

# NORTH FIRST

Business  
Park



**NEW AVAILABLE SPACE**  
R&D / MANUFACTURING  
OFFICE FOR LEASE

SAN JOSE, CALIFORNIA  
**±5,600 SF - ±30,260 SF**

**CBRE** bxp

# PROPERTY HIGHLIGHTS

## Available Spaces:

2895 Zanker Road ±30,260 SF  
40 Daggett Drive ±25,462 SF  
60 Daggett Drive ±18,000 SF  
70 Daggett Drive ±5,660 SF



Market Ready Work Completed



Versatile R&D Project in North San Jose Location



Walking Distance to Orchard Light Rail Station



Excellent Access to Highways 101 and I-880



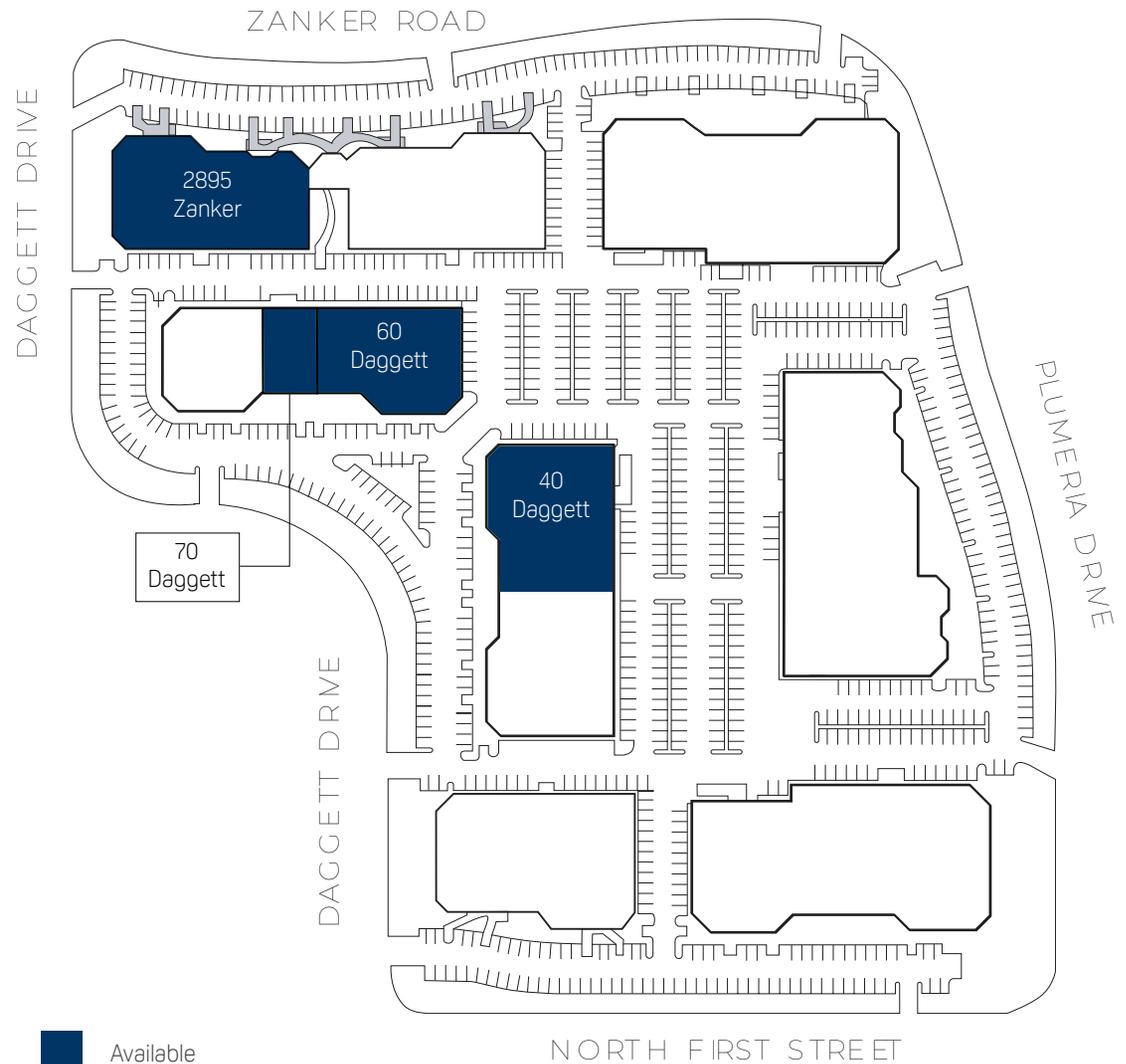
Close to San Jose International Airport, Hotels, Retail, and Restaurants



3.8/1,000 Parking Ratio



Expansion Opportunities



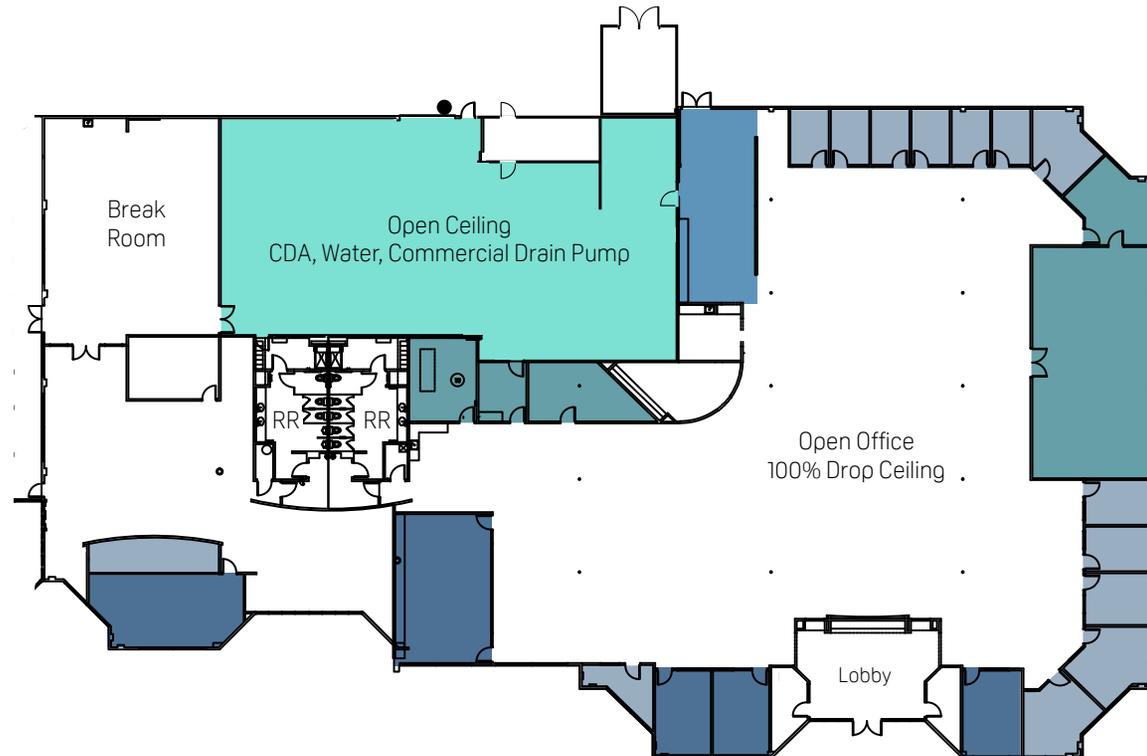
# 2895 ZANKER ROAD

## FLOOR PLAN

### AUTO LAB IMPROVEMENTS

#### HIGHLIGHTS

- ±30,260 SF
- Multiple Labs with VCT Flooring
- Grade Level Loading
- Open Ceiling Auto Lab Improvements
- 14' - 16' Clear Height
- 800 Amps @ 277/480V 3-Phase (To Be Determined)
- Conference Rooms
- Board Rooms
- Private Offices



■ Office   ■ Auto Lab   ■ Lab with VCT Tile   ■ Lab with Carpet   ■ Conference   ● Grade Level Door

Not to Scale

# 40 DAGGETT DRIVE

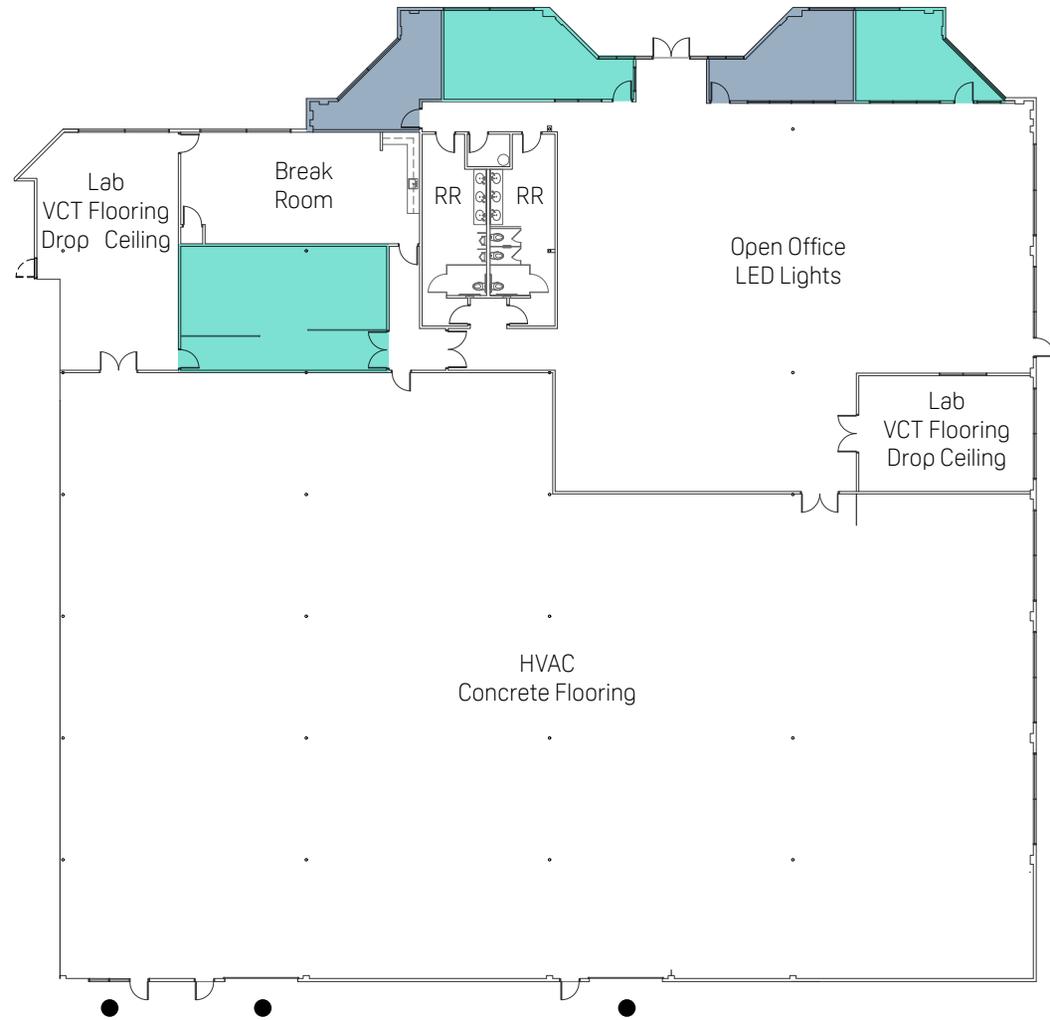
## FLOOR PLAN

MARKET READY WORK COMPLETED

[▶ VIRTUAL TOUR](#)

### HIGHLIGHTS

- ±25,462 SF
- Mix of Office, Lab, and Open Ceiling Manufacturing/Warehouse
- 30% Drop Ceiling Office/Lab
- 70% Open Ceiling with HVAC
- 1,000 Amps @ 277/480V
- 1 Private Office
- 2 Conference Rooms
- Break Room
- 3 Grade Level Doors
- 14' - 16' Clear Height
- New Market-Ready Work Includes New LED Lights, Paint, and VCT flooring



■ Office   ■ Conference   ● Grade Level Door

Not to Scale

# 60 DAGGETT DRIVE

## FLOOR PLAN

### HIGHLIGHTS

- ±18,000 SF
- 100% Drop Ceiling
- 6 Private Offices
- 600 Amps @ 277/480V 3-Phase
- 3 Conference Rooms
- 1 Grade Level Door
- 3 Labs



■ Office ■ Lab ■ Conference ● Grade Level Door

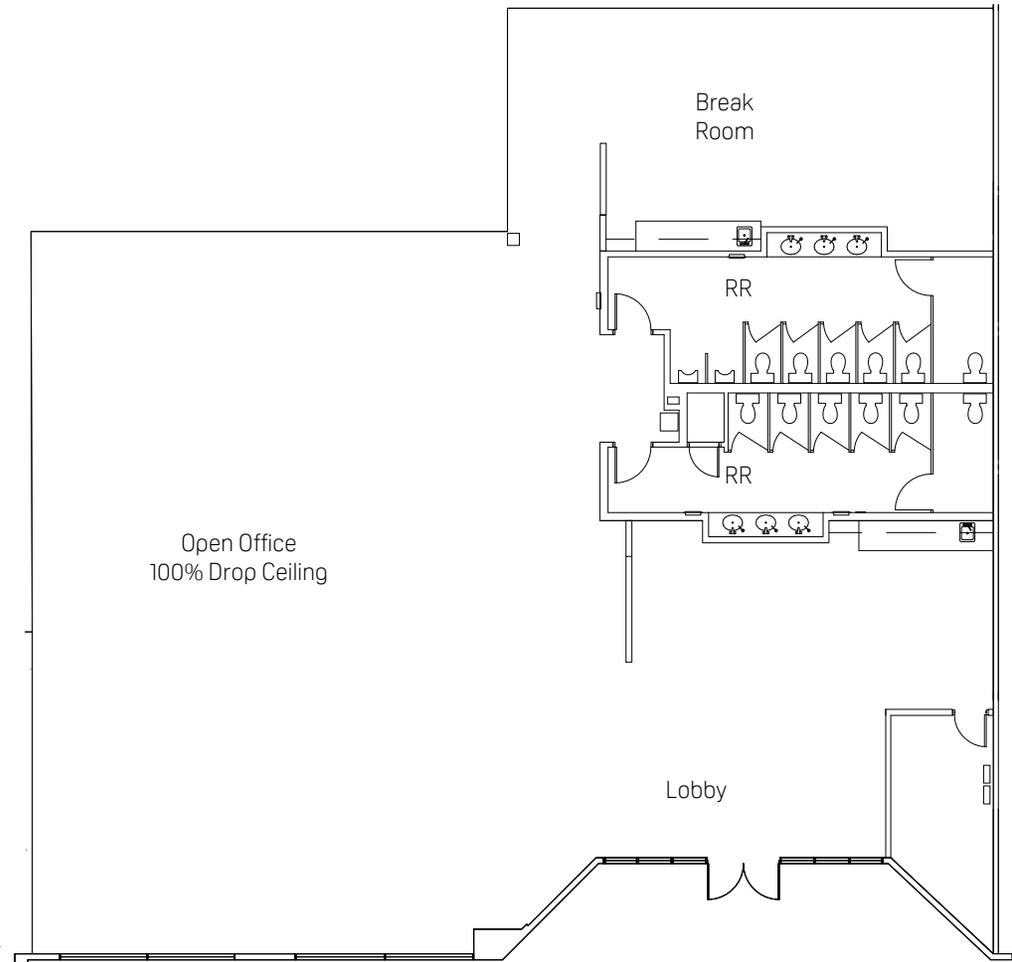
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# 70 DAGGETT DRIVE

## FLOOR PLAN

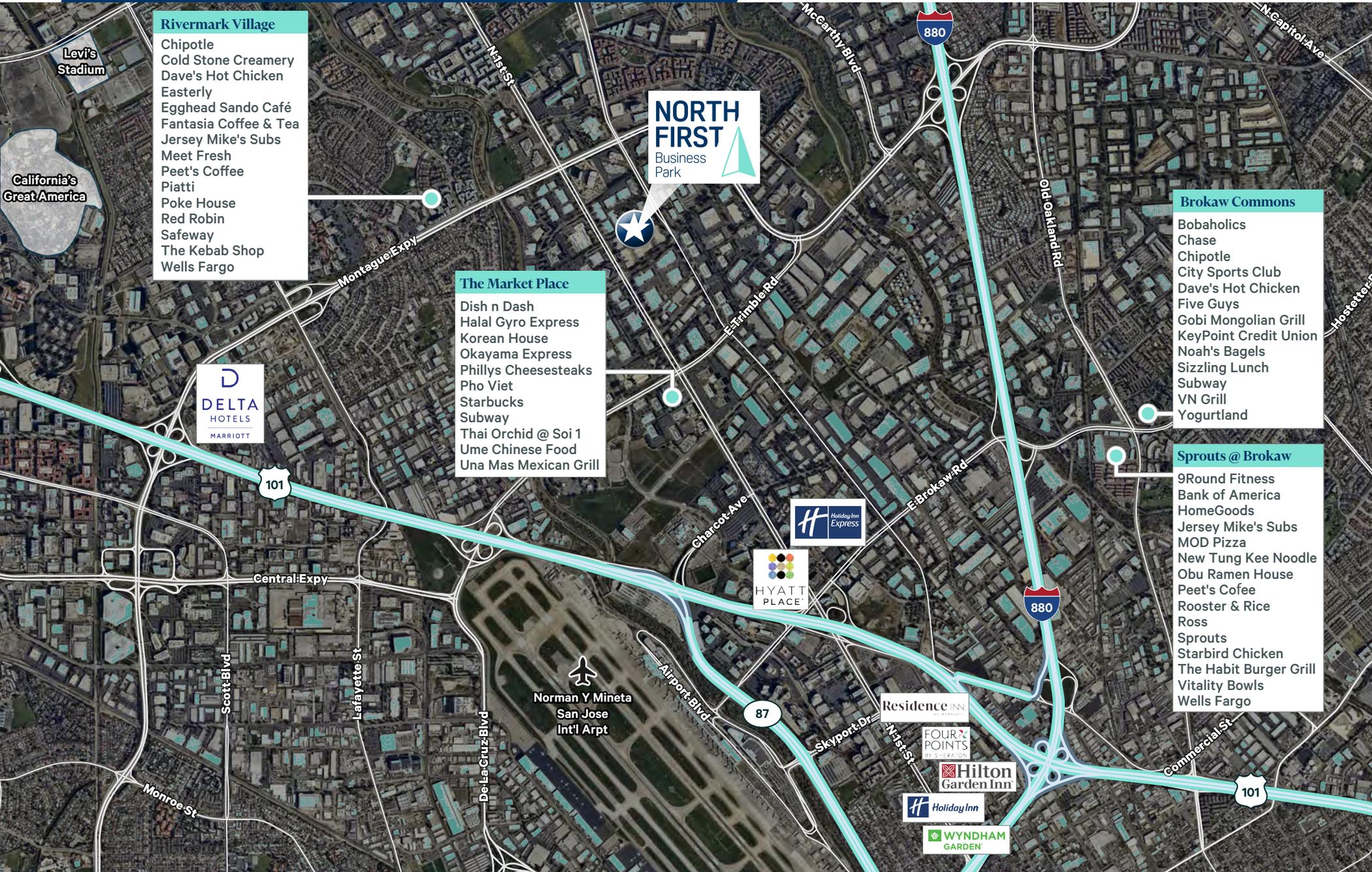
### HIGHLIGHTS

- ±5,660 SF
- Open Office
- Break Room
- Individual Entrance
- Private Restrooms



Not to Scale

# NEARBY AMENITIES



- Rivermark Village**
- Chipotle
  - Cold Stone Creamery
  - Dave's Hot Chicken
  - Easterly
  - Egghead Sando Café
  - Fantasia Coffee & Tea
  - Jersey Mike's Subs
  - Meet Fresh
  - Peet's Coffee
  - Piatti
  - Poke House
  - Red Robin
  - Safeway
  - The Kebab Shop
  - Wells Fargo

- The Market Place**
- Dish n Dash
  - Halal Gyro Express
  - Korean House
  - Okayama Express
  - Phillys Cheesesteaks
  - Pho Viet
  - Starbucks
  - Subway
  - Thai Orchid @ Soi 1
  - Ume Chinese Food
  - Una Mas Mexican Grill

- Brokaw Commons**
- Bobaholics
  - Chase
  - Chipotle
  - City Sports Club
  - Dave's Hot Chicken
  - Five Guys
  - Gobi Mongolian Grill
  - KeyPoint Credit Union
  - Noah's Bagels
  - Sizzling Lunch
  - Subway
  - VN Grill
  - Yogurtland

- Sprouts @ Brokaw**
- 9Round Fitness
  - Bank of America
  - HomeGoods
  - Jersey Mike's Subs
  - MOD Pizza
  - New Tung Kee Noodle
  - Obu Ramen House
  - Peet's Cofee
  - Rooster & Rice
  - Ross
  - Sprouts
  - Starbird Chicken
  - The Habit Burger Grill
  - Vitality Bowls
  - Wells Fargo

**NORTH FIRST**  
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**DELTA**  
HOTELS  
MARRIOTT

**Holiday Inn Express**

**HYATT PLACE**

Norman Y Mineta  
San Jose  
Int'l Arpt

**Residence Inn**

**FOUR POINTS**  
BY SHERATON

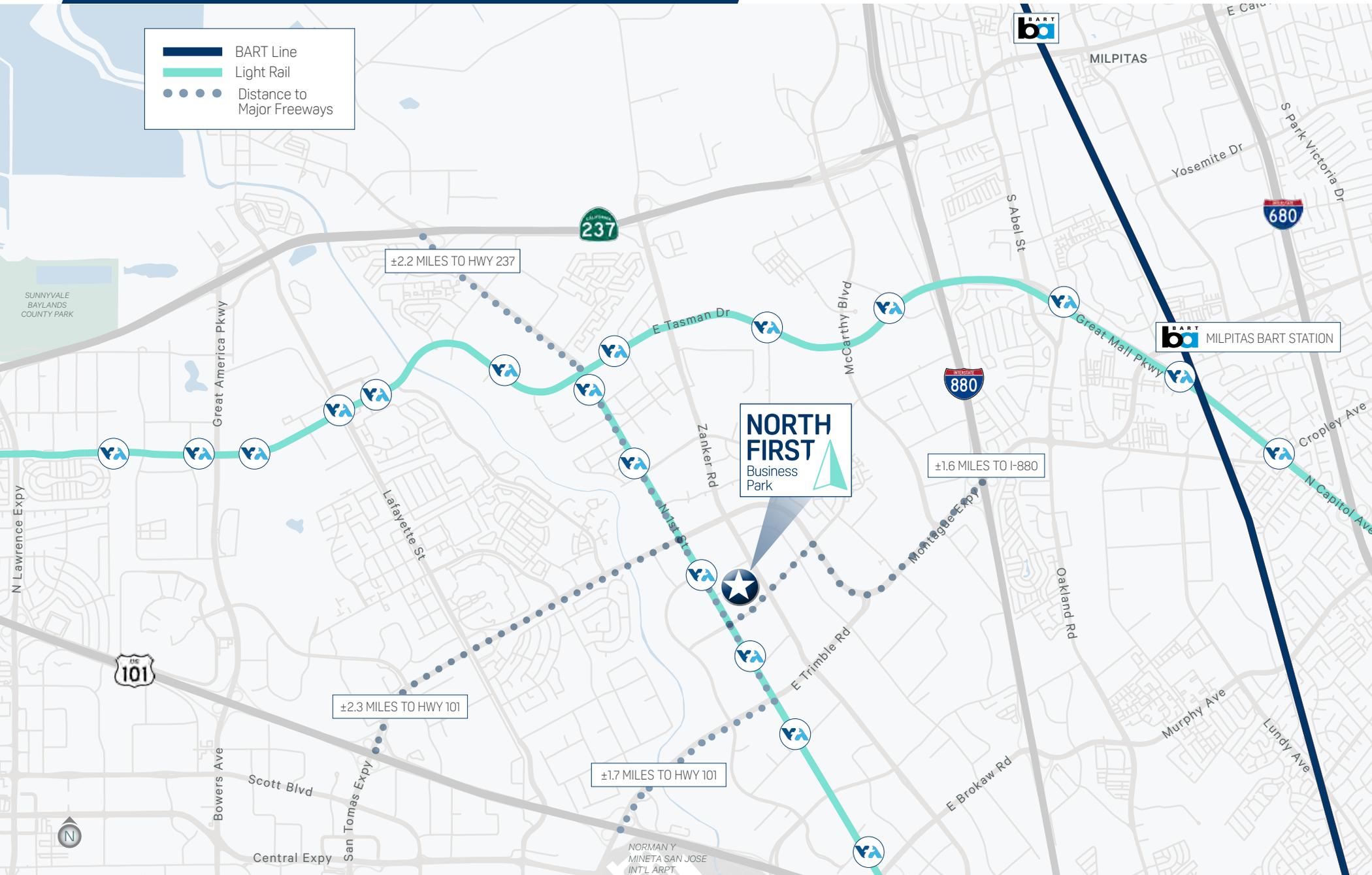
**Hilton Garden Inn**

**Holiday Inn**

**WYNDHAM GARDEN**

# TRANSPORTATION MAP

-  BART Line
-  Light Rail
-  Distance to Major Freeways



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