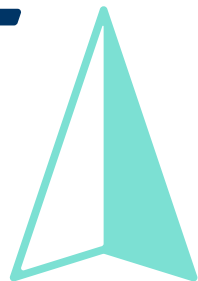


NORTH FIRST

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 Planned



Versatile R&D Project in North San Jose Location



Walking Distance to Orchard Light Rail Station



Excellent Access to Highways 101 and I-880



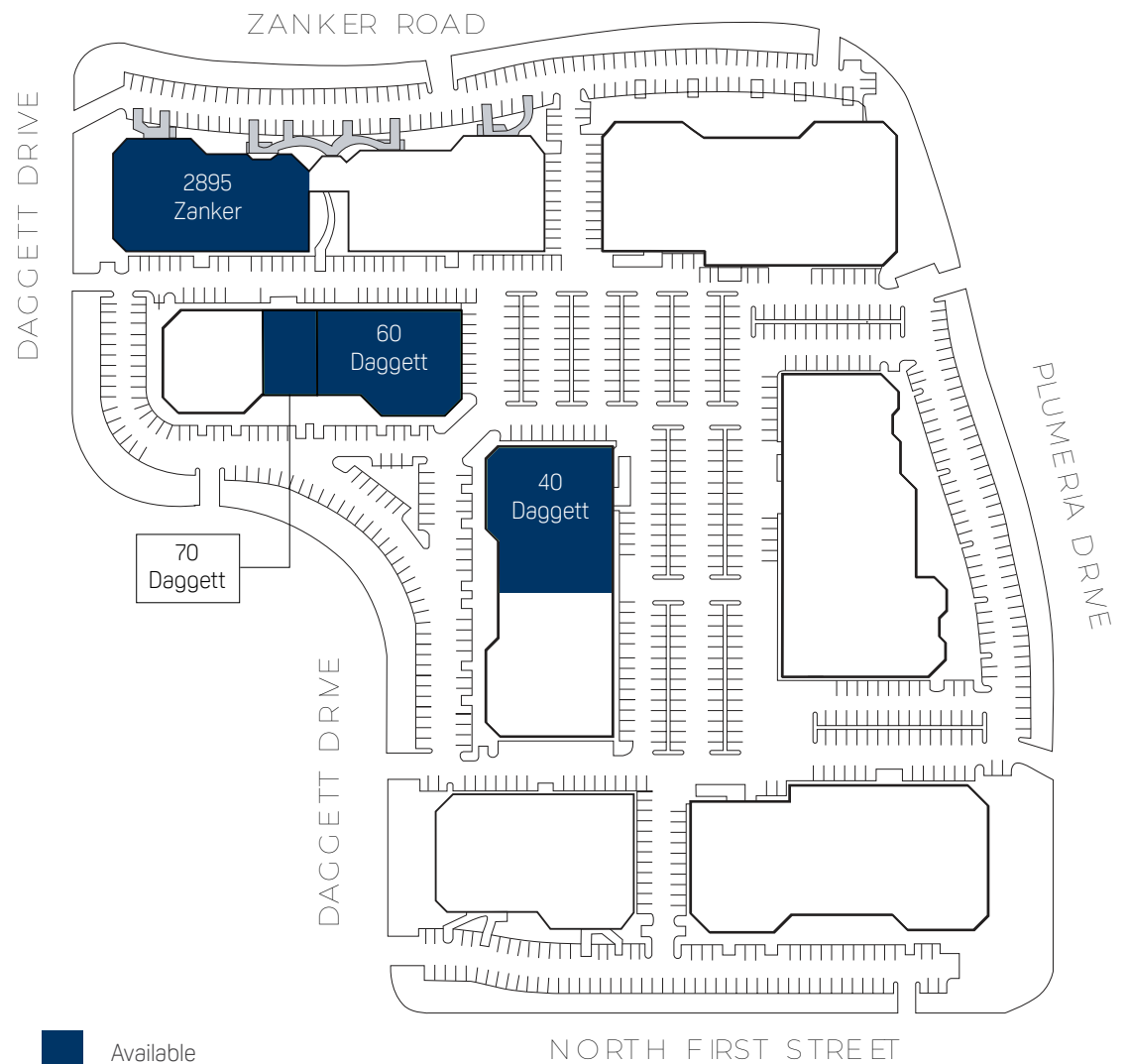
Close to San Jose International Airport, Hotels, Retail, and Restaurants



3.8/1,000 Parking Ratio



Expansion Opportunities



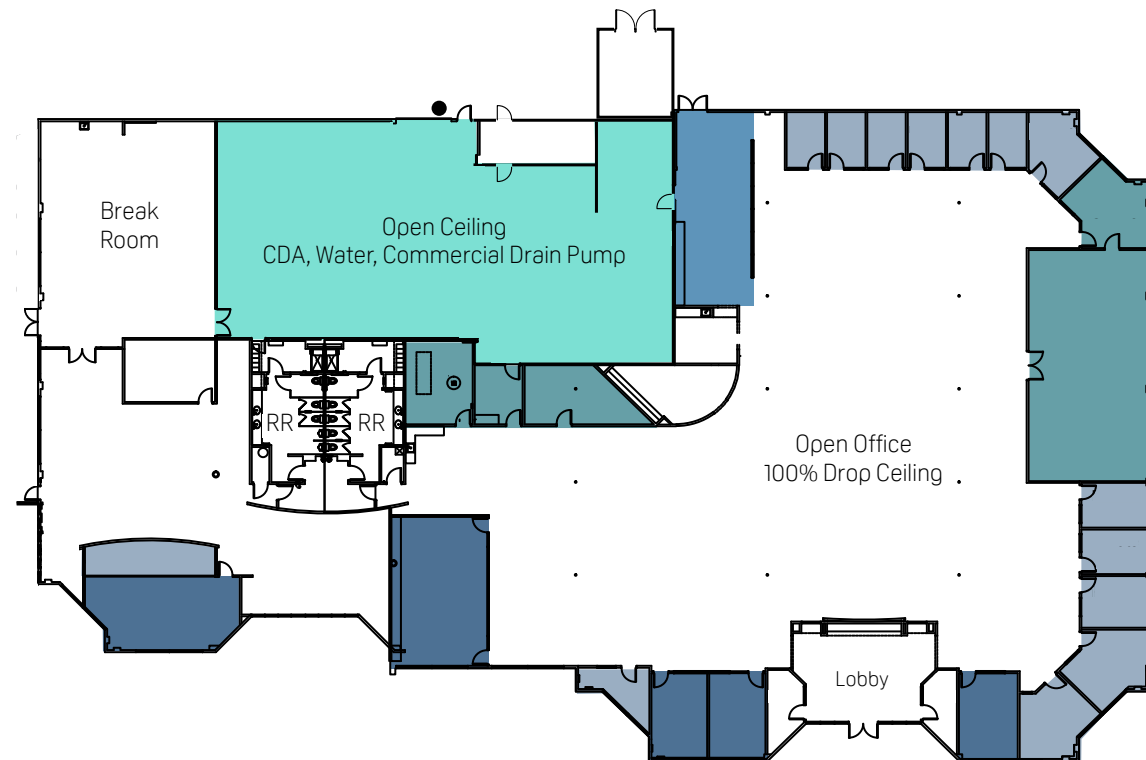
2895 ZANKER ROAD

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

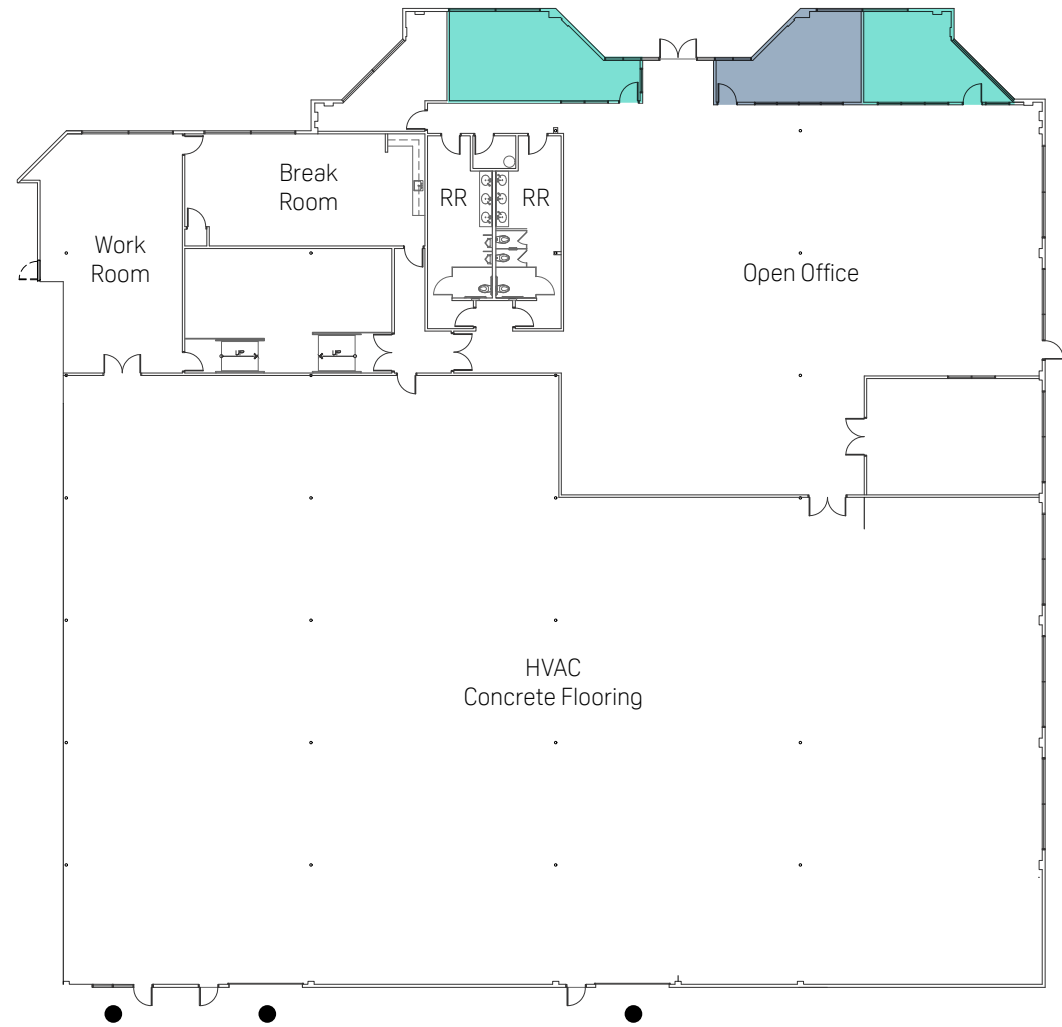
40 DAGGETT DRIVE

FLOOR PLAN

MARKET READY WORK PLANNED

HIGHLIGHTS

- ±25,462 SF
- Mix of Office, Lab, and Open Ceiling Manufacturing/Warehouse
- 30% Drop Ceiling Office/Lab
- 70% Open Ceiling with HVAC
- 1 Private Office
- 2 Conference Rooms
- Break Room
- 3 Grade Level Doors
- 14' - 16' Clear Height



■ Office ■ Lab ● 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

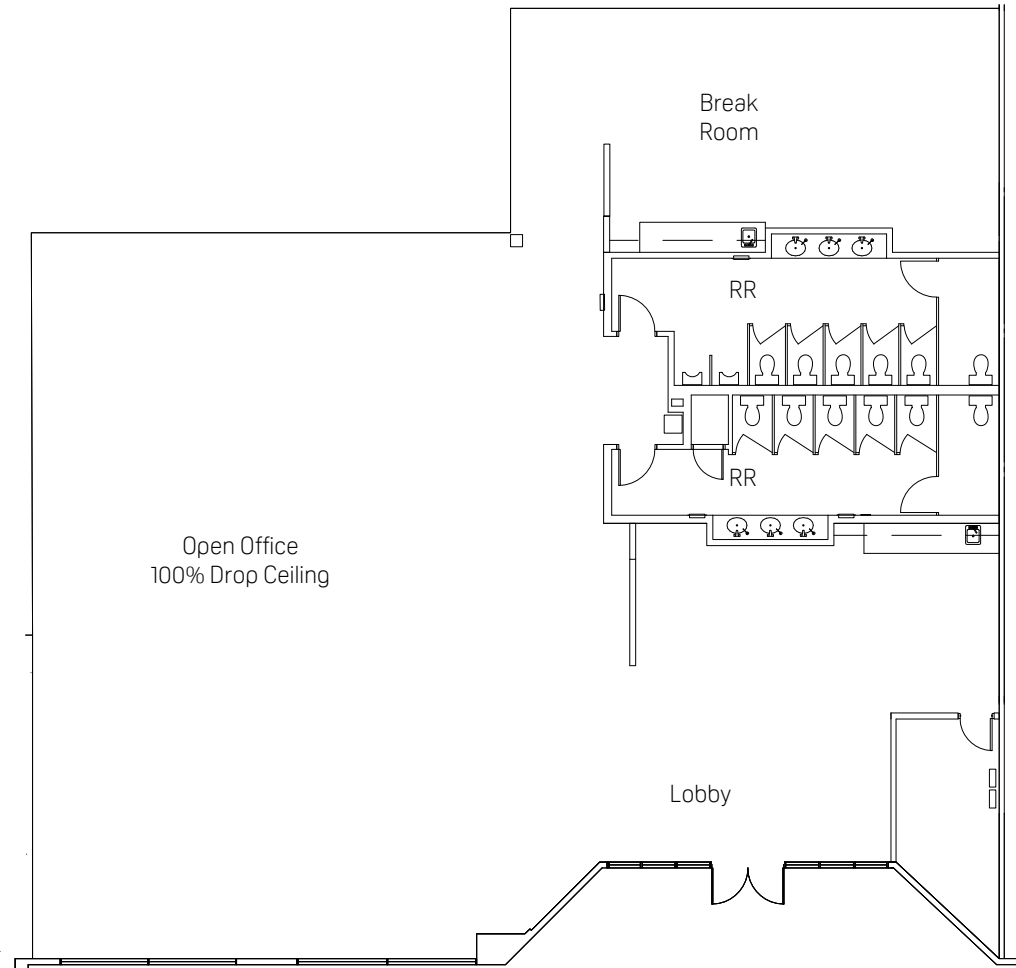
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70 DAGGETT DRIVE

FLOOR PLAN

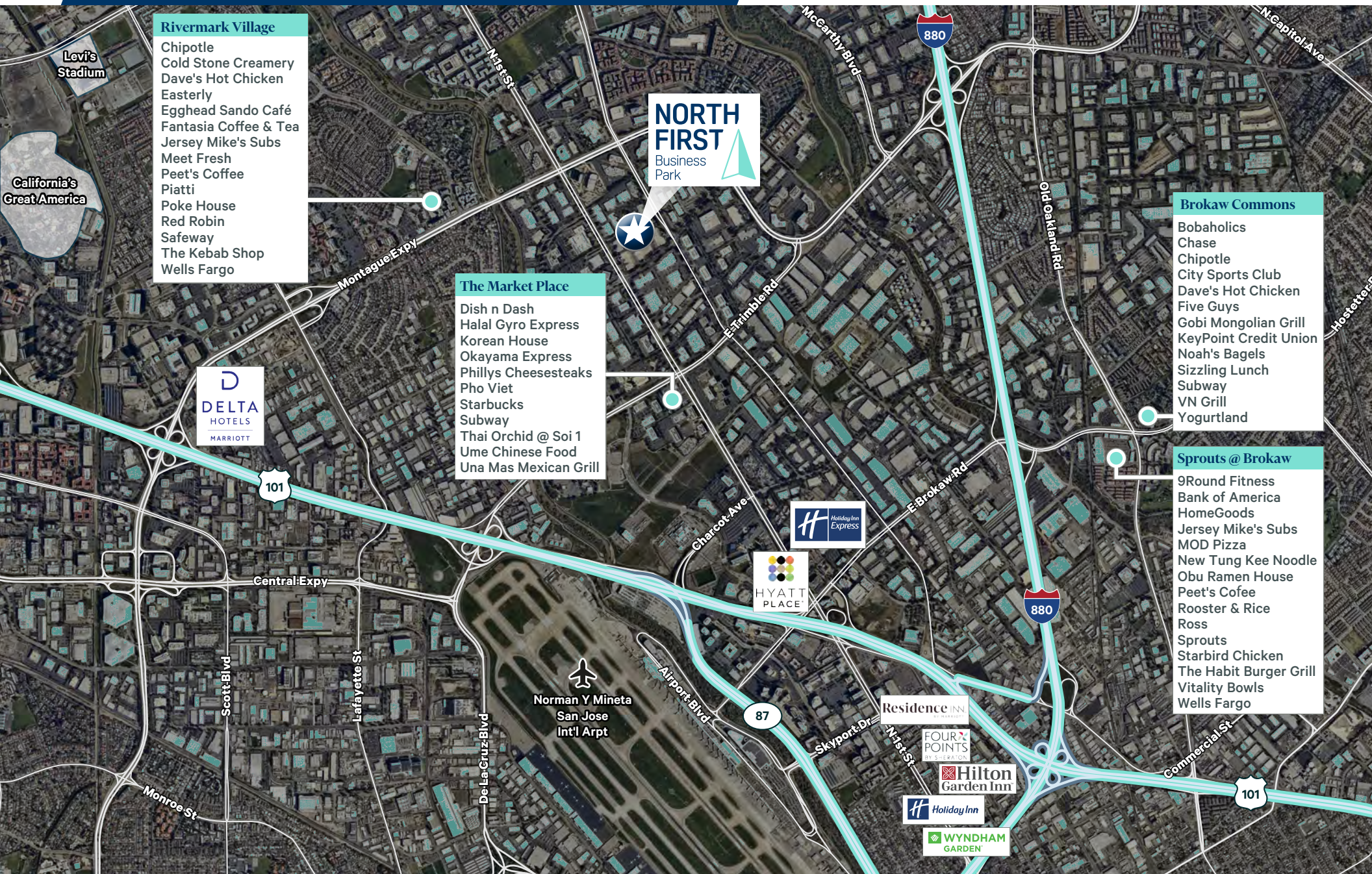
HIGHLIGHTS

- ±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

NORTH FIRST Business Park

The Market Place

Dish n Dash
 Halal Gyro Express
 Korean House
 Okayama Express
 Philly's 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

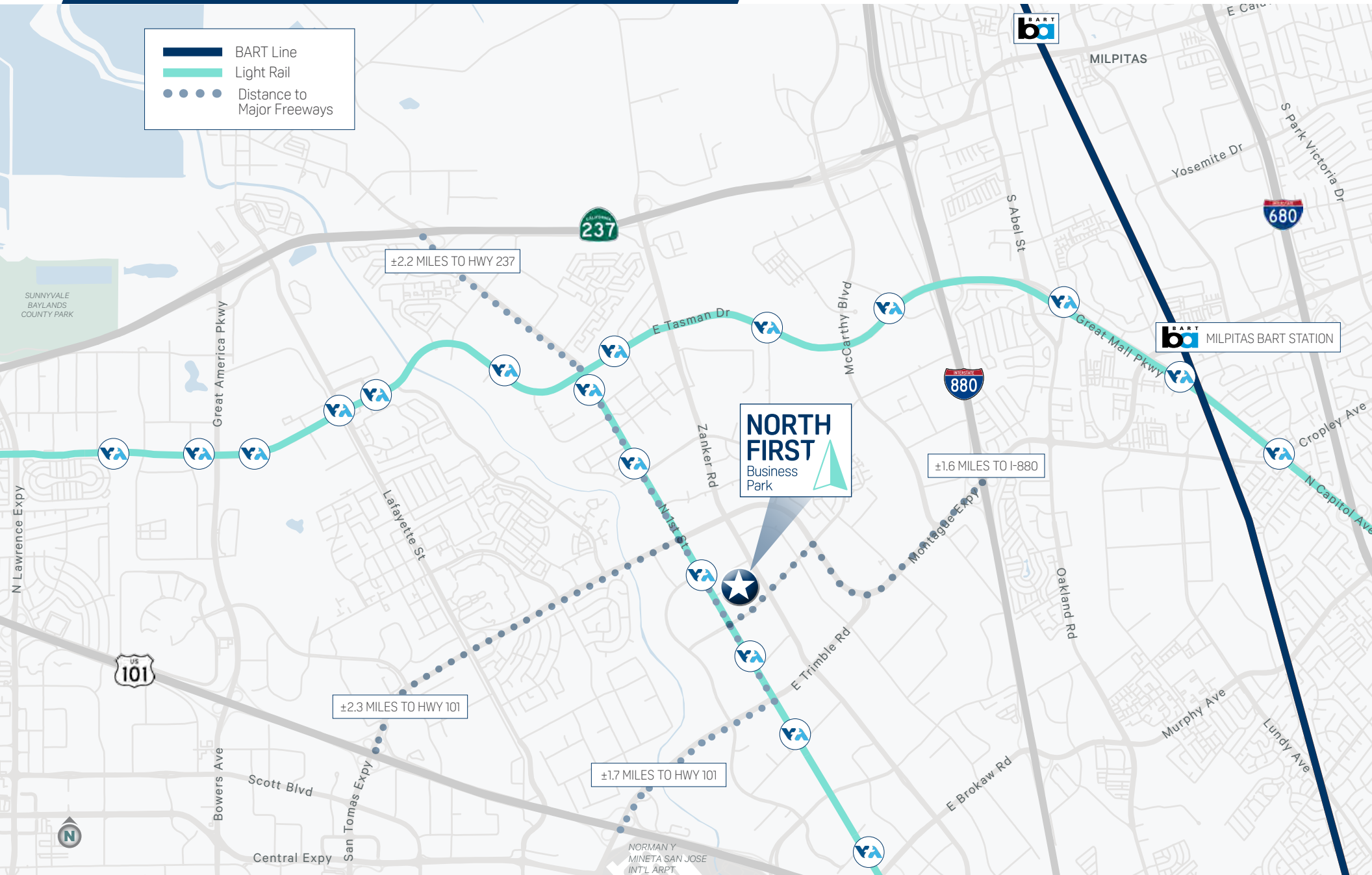
9Round Fitness
 Bank of America
 HomeGoods
 Jersey Mike's Subs
 MOD Pizza
 New Tung Kee Noodle
 Obu Ramen House
 Peet's Coffee
 Rooster & Rice
 Ross
 Sprouts
 Starbird Chicken
 The Habit Burger Grill
 Vitality Bowls
 Wells Fargo



Norman Y Mineta
 San Jose
 Int'l Arpt

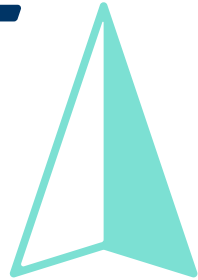


TRANSPORTATION MAP



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