

SILICON VALLEY CENTER

2540-2590 N. FIRST STREET | SAN JOSE, CA

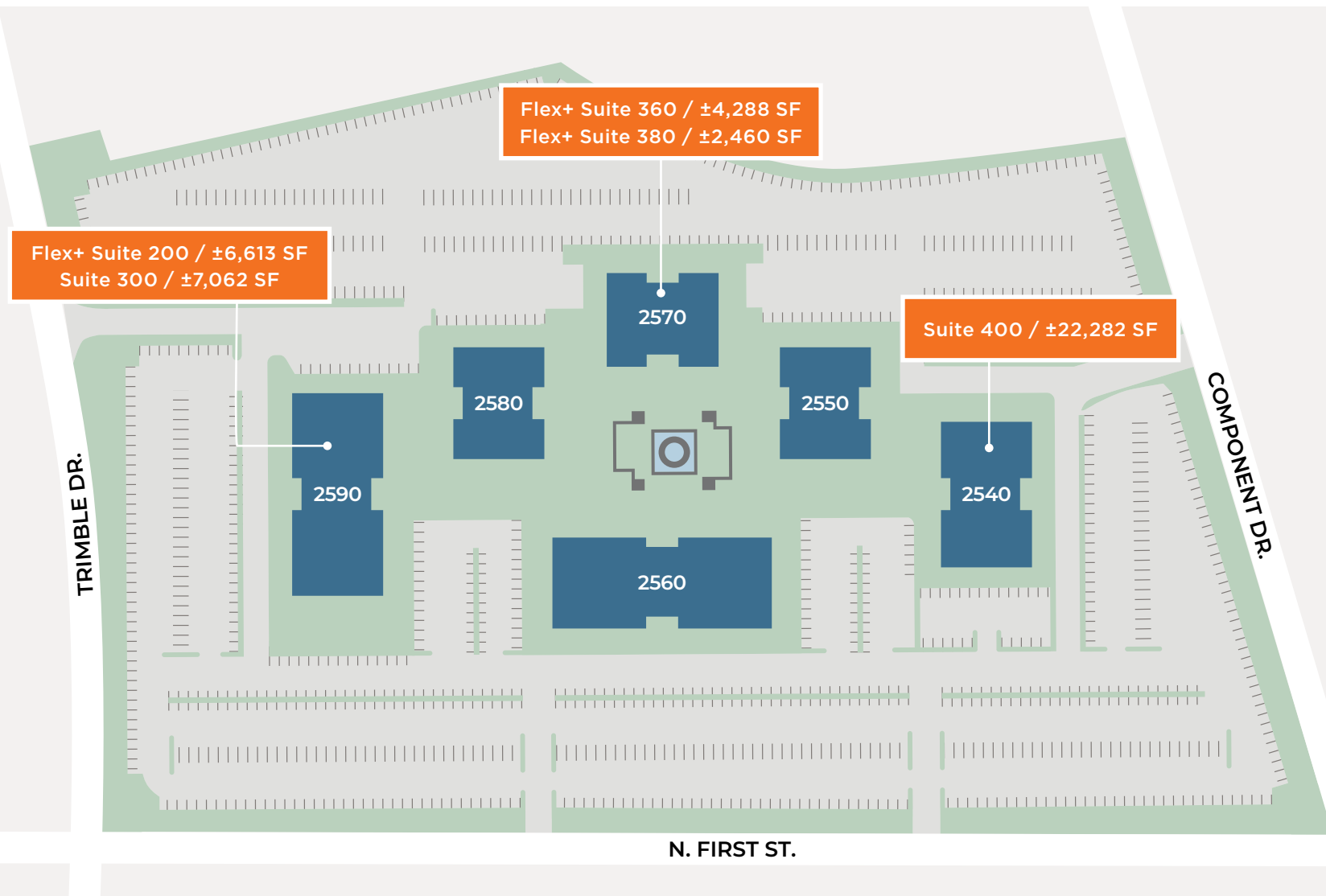


IRVINE COMPANY

CBRE

AVAILABILITIES

OVERVIEW



SILICON VALLEY CENTER

PROPERTY OVERVIEW

Workspace

- Six Class A office buildings, totaling ±441,903 SF
- Parking: 3.33:1,000
- LEED® Silver Certification with Green Operating Principles
- Newly renovated lobbies
- Prominent corporate identity featuring visibility along N. First Street, one of Silicon Valley's primary thoroughfares

Amenities

- Energize at the premier Kinetic Fitness featuring cardio, strength training, stretching areas and, locker rooms
- Conference center offers ±1,706 SF of meeting and training space — fully equipped with audio-visual equipment and complimentary WiFi
- Extend productivity to the outdoor workspace with plush, comfortable seating and collaboration tables
- On-site dining, Flower Flour, features a sweet and savory menu along with illy coffee
- Light rail station directly in front of the property
- Direct access to Highway 101 and the 880 Freeway
- Less than one mile to San Jose International Airport

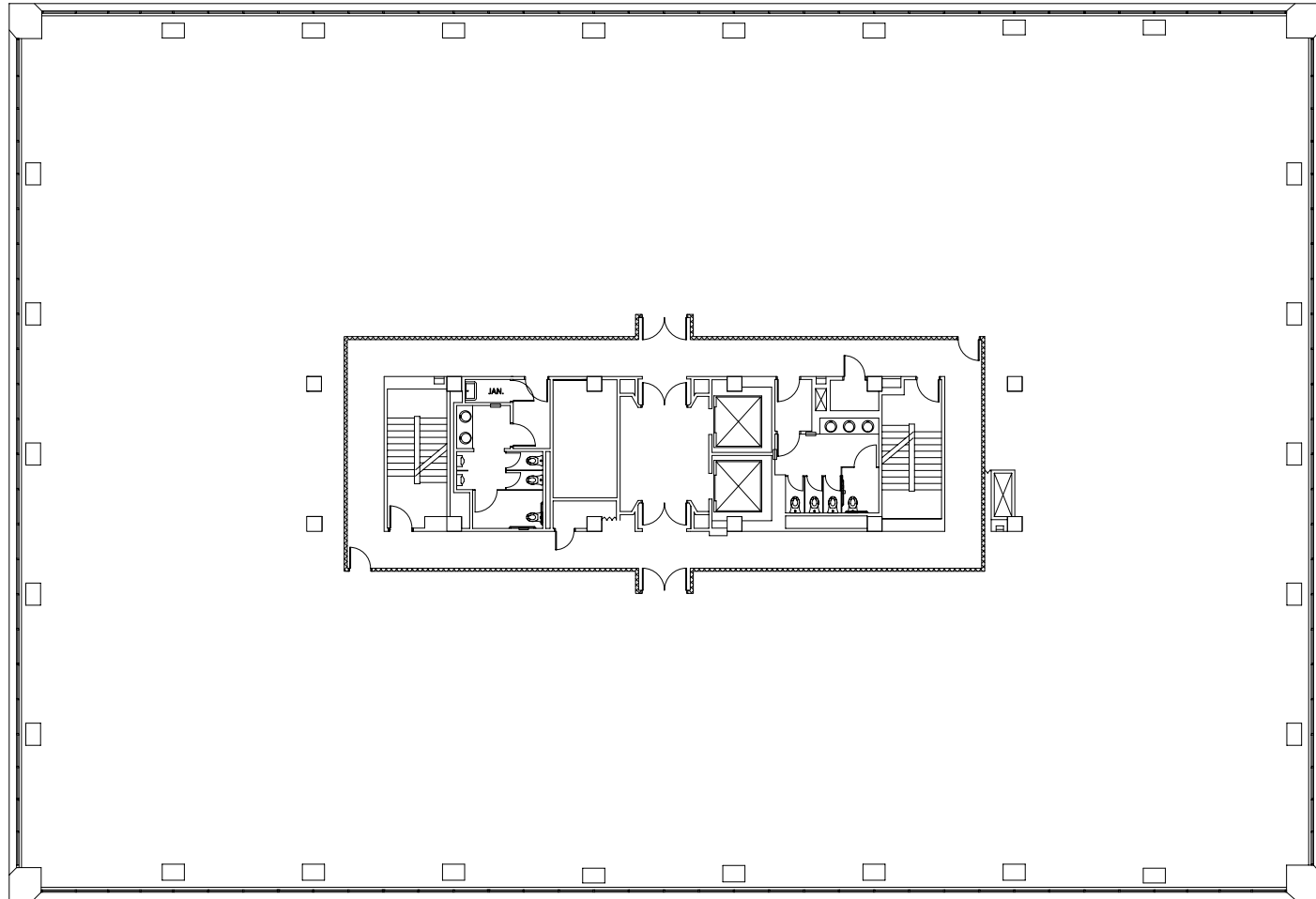


SILICON VALLEY CENTER

FLOOR PLAN

2540 N. First Street, Suite 400

- Full floor
- ±22,282 SF



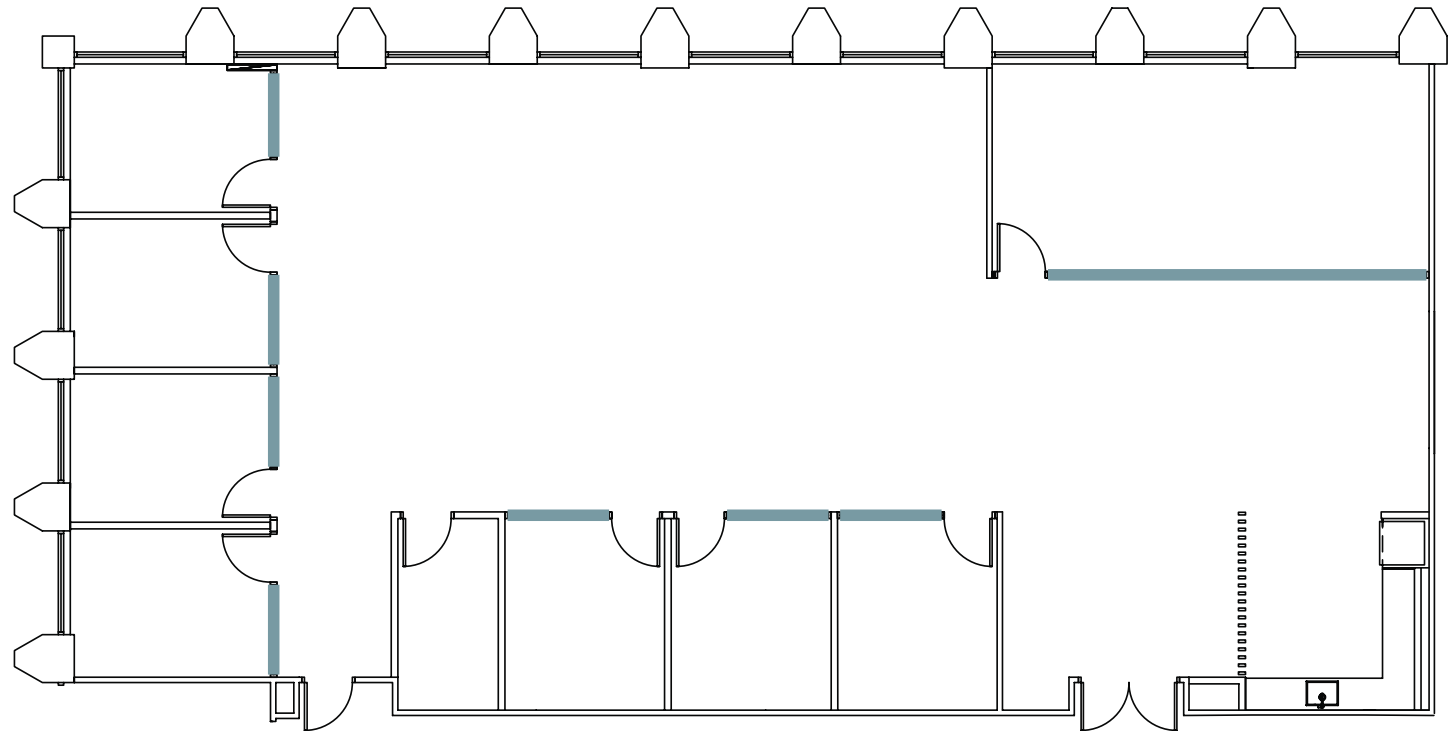
SILICON VALLEY CENTER

FLOOR PLAN

2570 N. First Street, Suite 360

PLANNED LAYOUT

- ±4,288 SF
- Boardroom
- Break area
- 7 Private offices
- IT / storage room
- Open workspace



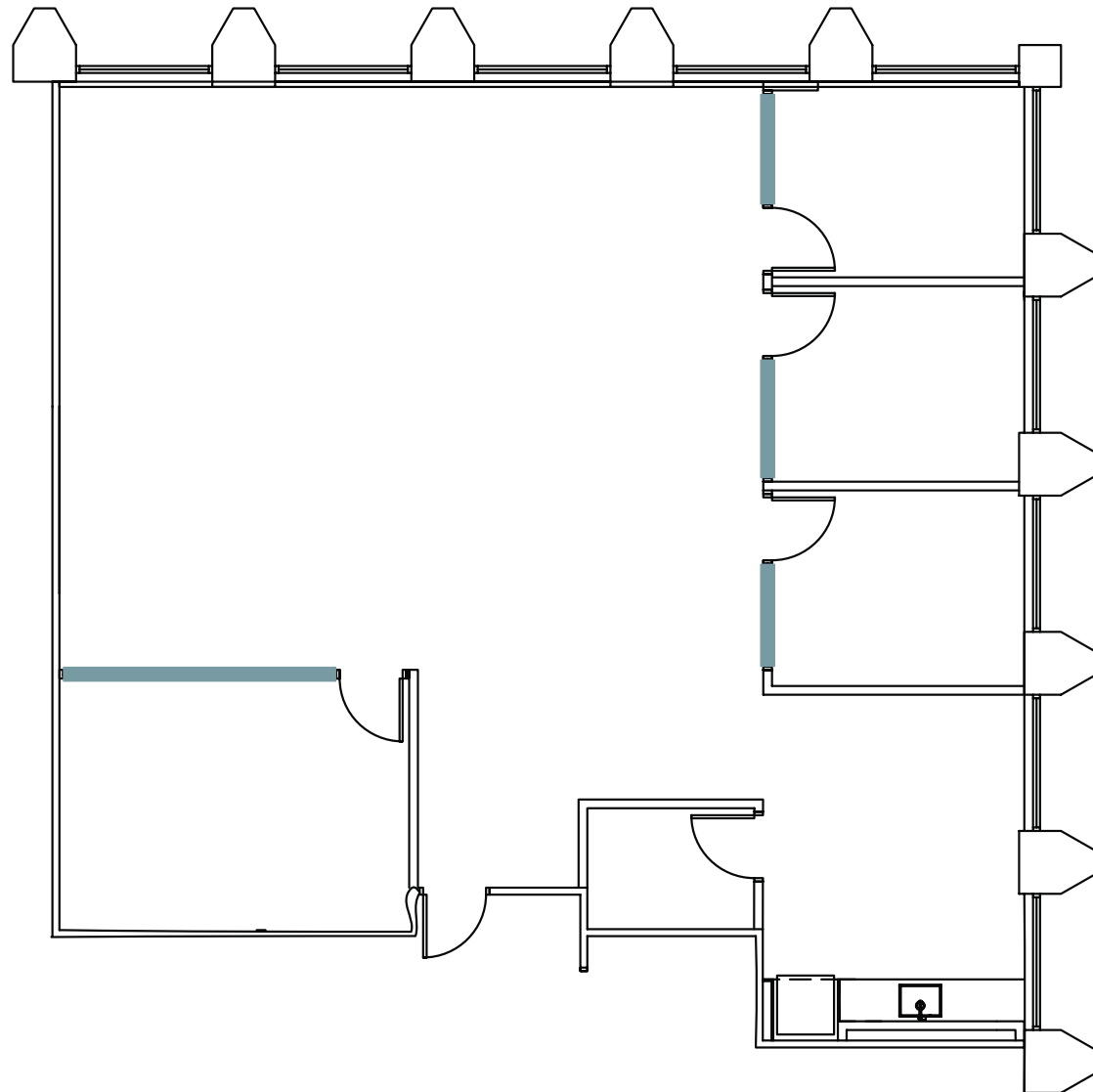
flex+
BY IRVINE COMPANY

SILICON VALLEY CENTER

FLOOR PLAN

2570 N. First Street, Suite 380
PLANNED LAYOUT

- ±2,460 SF
- Conference room
- IT closet
- Break area
- 3 private offices
- Open workspace



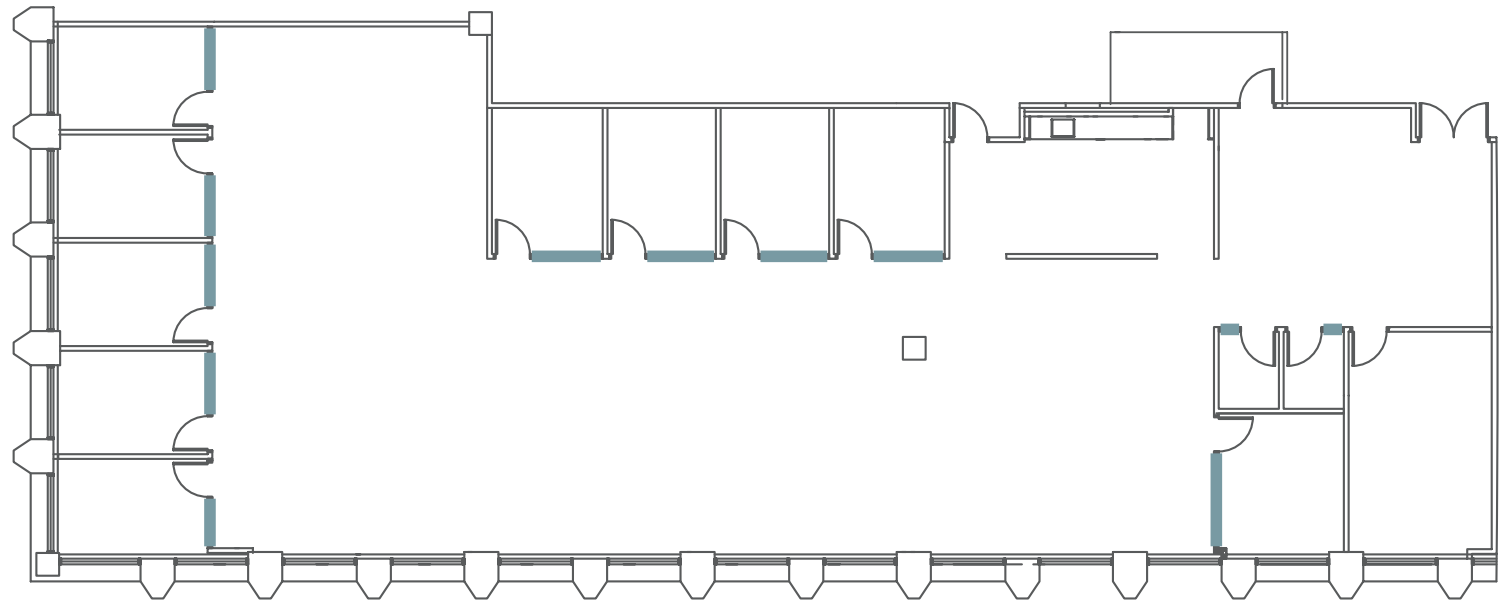
flex+
BY IRVINE COMPANY

SILICON VALLEY CENTER

FLOOR PLAN

2590 N. First Street, Suite 200

- ±6,613 SF
- 9 Private offices
- Reception area
- 2 Conference rooms
- 2 Phone rooms
- Semi-enclosed break area
- Open workspace



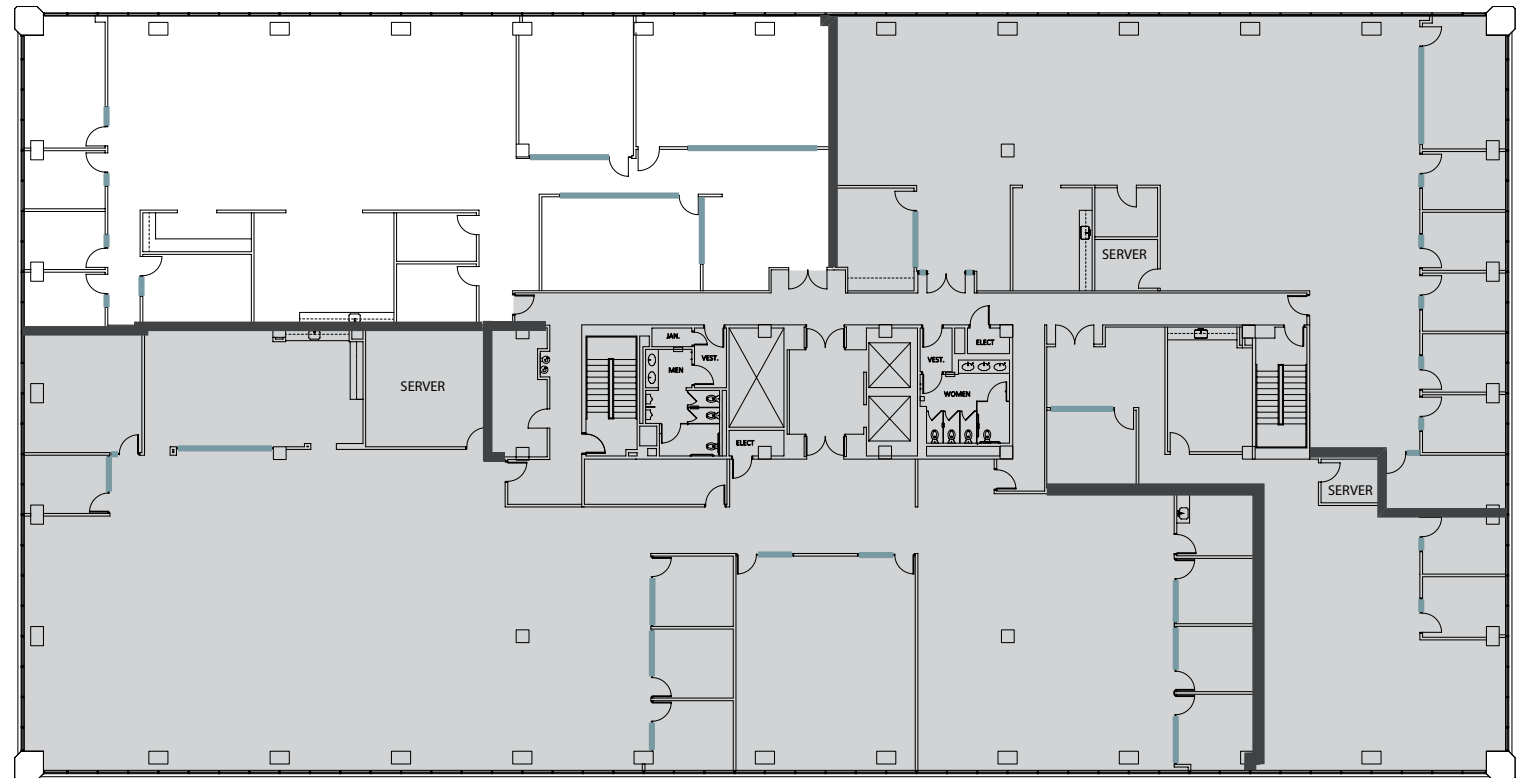
flex+
BY IRVINE COMPANY

SILICON VALLEY CENTER

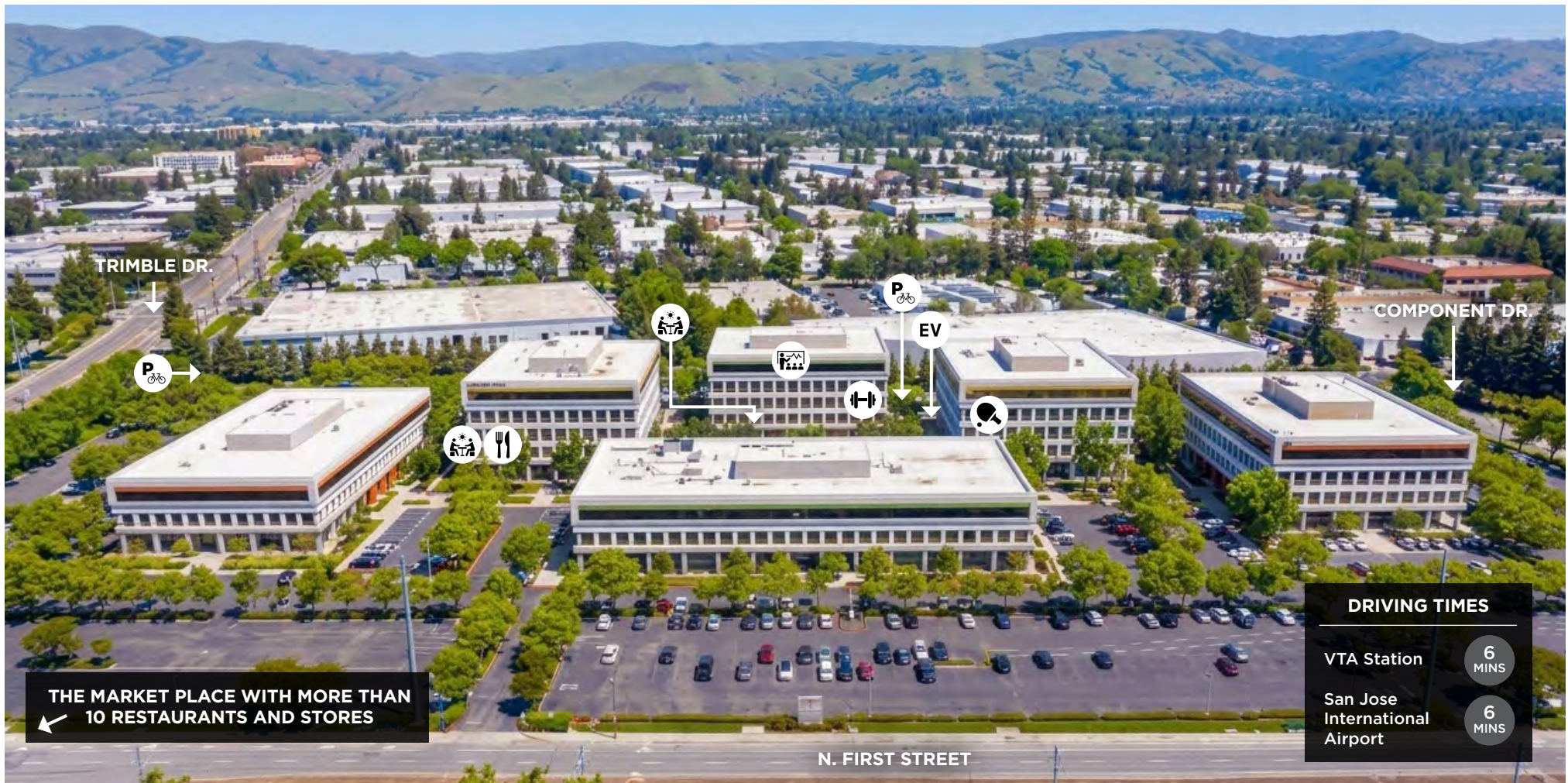
FLOOR PLAN

2590 N. First Street, Suite 300

- Available 12/1/2026
- ±7,062 SF
- 4 Private offices
- 4 Conference rooms
- Boardroom
- Phone room
- Reception area
- Break area
- Copy/print area
- Open workspace



SILICON VALLEY CENTER



PROPERTY MAP

Silicon Valley Center's convenient amenities, including spaces for fitness, dining, and collaboration, make coming to work an experience.



BIKE PARKING



CONFERENCE CENTER



EV CHARGING



FLOWER FLOOR



GAME LOUNGE



FITNESS



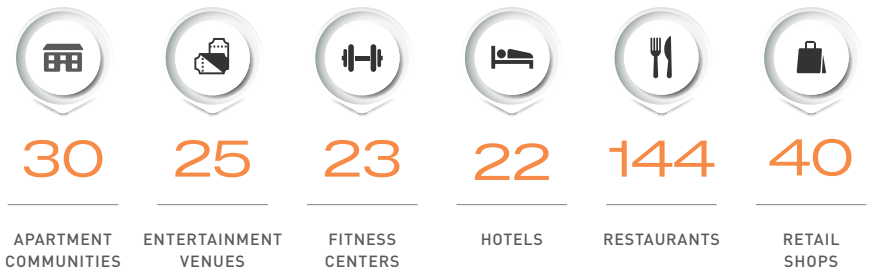
OUTDOOR WORKSPACE (WIFI-ENABLED)

SILICON VALLEY CENTER



SILICON VALLEY CENTER AREA MAP

See why industry leaders choose Silicon Valley Center, a thriving business hub that connects teams to the best of north San Jose.



WITHIN A 5-MILE RADIUS

SILICON VALLEY CENTER



WE CREATE PLACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18M people choose to live, work, shop, stay, and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

Industry-Leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times, and personalized service ensure worry-free workdays.

Ready for What's Next

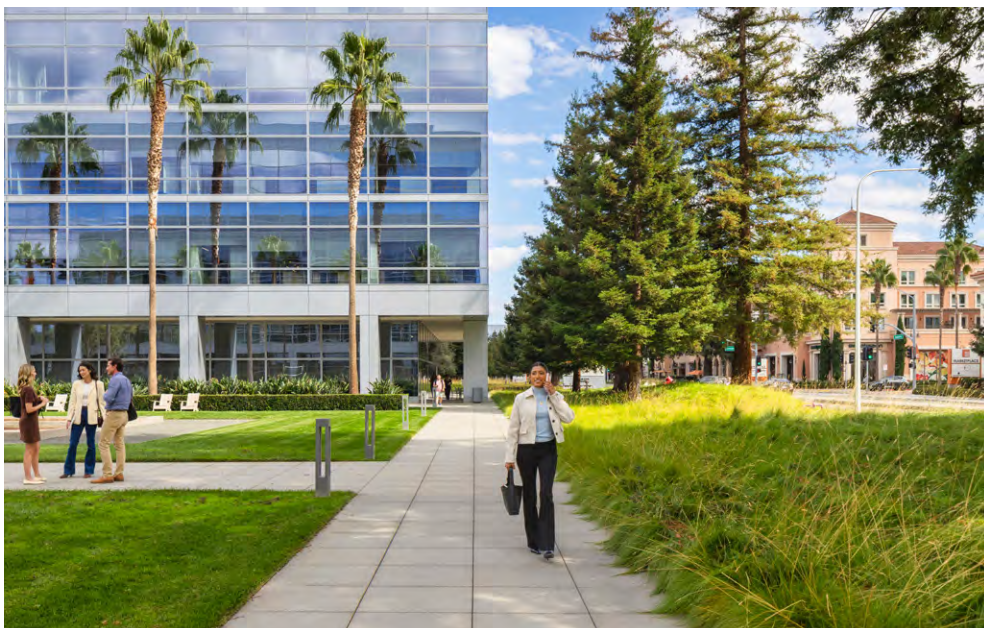
From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability by Design

We strive to lead and innovate for the preservation of environmental resources.



SILICON VALLEY CENTER



OWNED AND MANAGED BY



LINDA CANNATELLI
SENIOR DIRECTOR, LEASING
 408.330.0129
lcannatelli@irvinecompany.com
 CA Lic. 01766061

FOR LEASING



BEN KNIGHT
EXECUTIVE VICE PRESIDENT
 408.453.7441
ben.knight@cbre.com
 CA Lic. 01850353

WILL SCHMIDT
SENIOR VICE PRESIDENT
 408.453.7408
will.schmidt@cbre.com
 CA Lic. 01988485

GEOFF GONZALEZ
MANAGING DIRECTOR
 408.453.7413
geoff.gonzalez@cbre.com
 CA Lic. 02038965

©2026 CBRE, Inc. and Irvine Management Company. All rights reserved. This information has been obtained from sources believed reliable, but CBRE and Irvine Management Company make no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All renderings, floor plans, pictures shown are for information and illustration purposes only and are subject to change. Images may not be to scale. May not show final material and finishes. Products, features, and amenities subject to availability. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. The Sunwave, Flex+ and Irvine Company are registered trademarks of Irvine Management Company. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.