

Silicon Valley Center

2540-2590 N. FIRST ST.
SAN JOSE, CALIFORNIA





OVERVIEW

Put Your Team at the Center

Silicon Valley Center offers a complete collection of engaging amenities, exceptional value and a prime location, creating the ideal workplace for companies to scale their success.

San Jose's Best Value

Position your business alongside the world's leading companies with flexible lease terms and prominent signage options.

All the Amenities

Engage top talent with on-site dining, ample outdoor workspace, a private Kinetic fitness center, our Venue meeting and event space and a game room.

Move-In Ready Workspaces

Your team's ideal office is within reach, offering a variety of move-in ready spaces and a fast, simple leasing process.

Certifications



// SILICON VALLEY CENTER

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

What Teams Want

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



6-building campus,
440K SF



Flower Flour Cafe



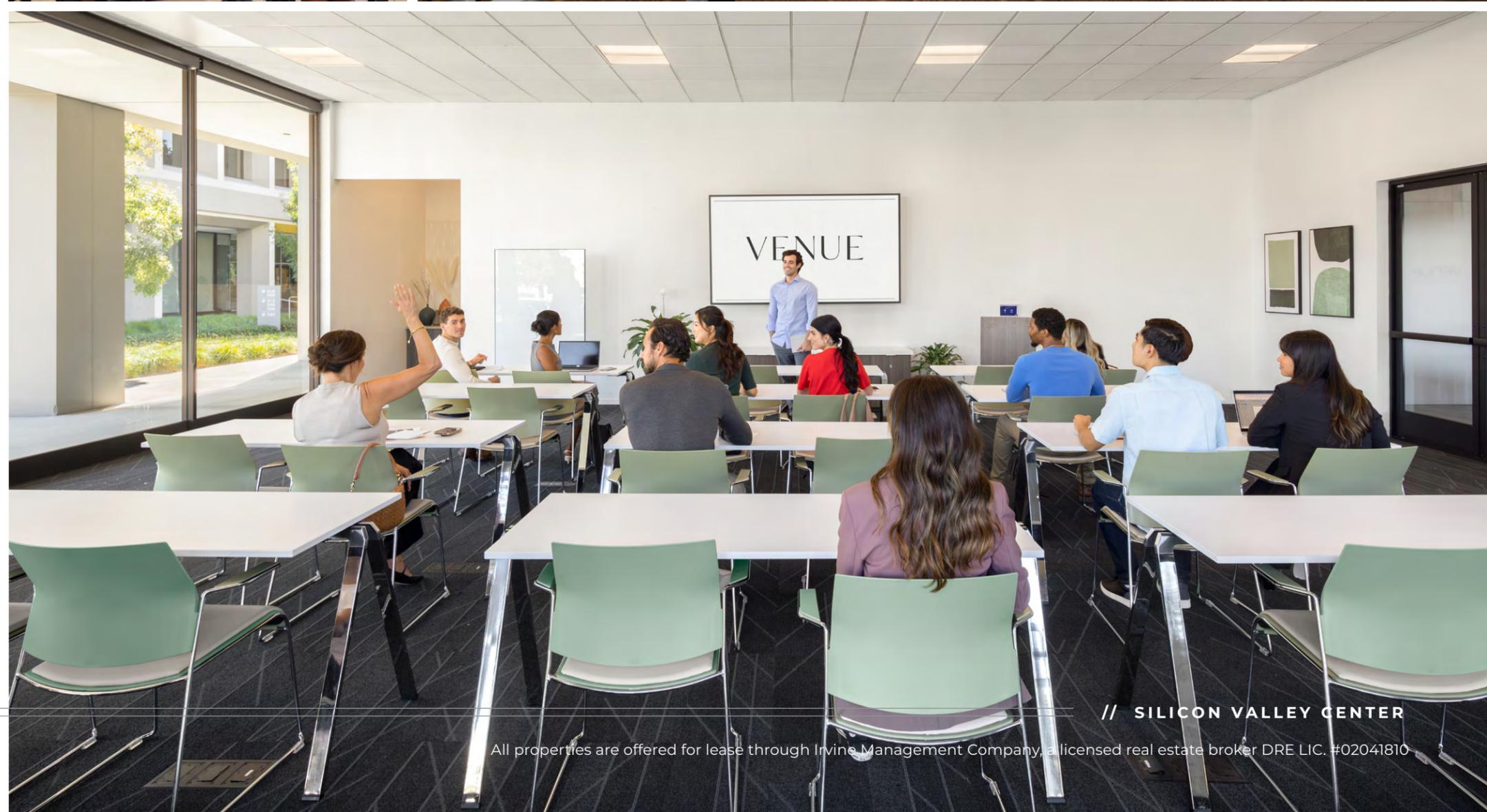
Kinetic fitness center

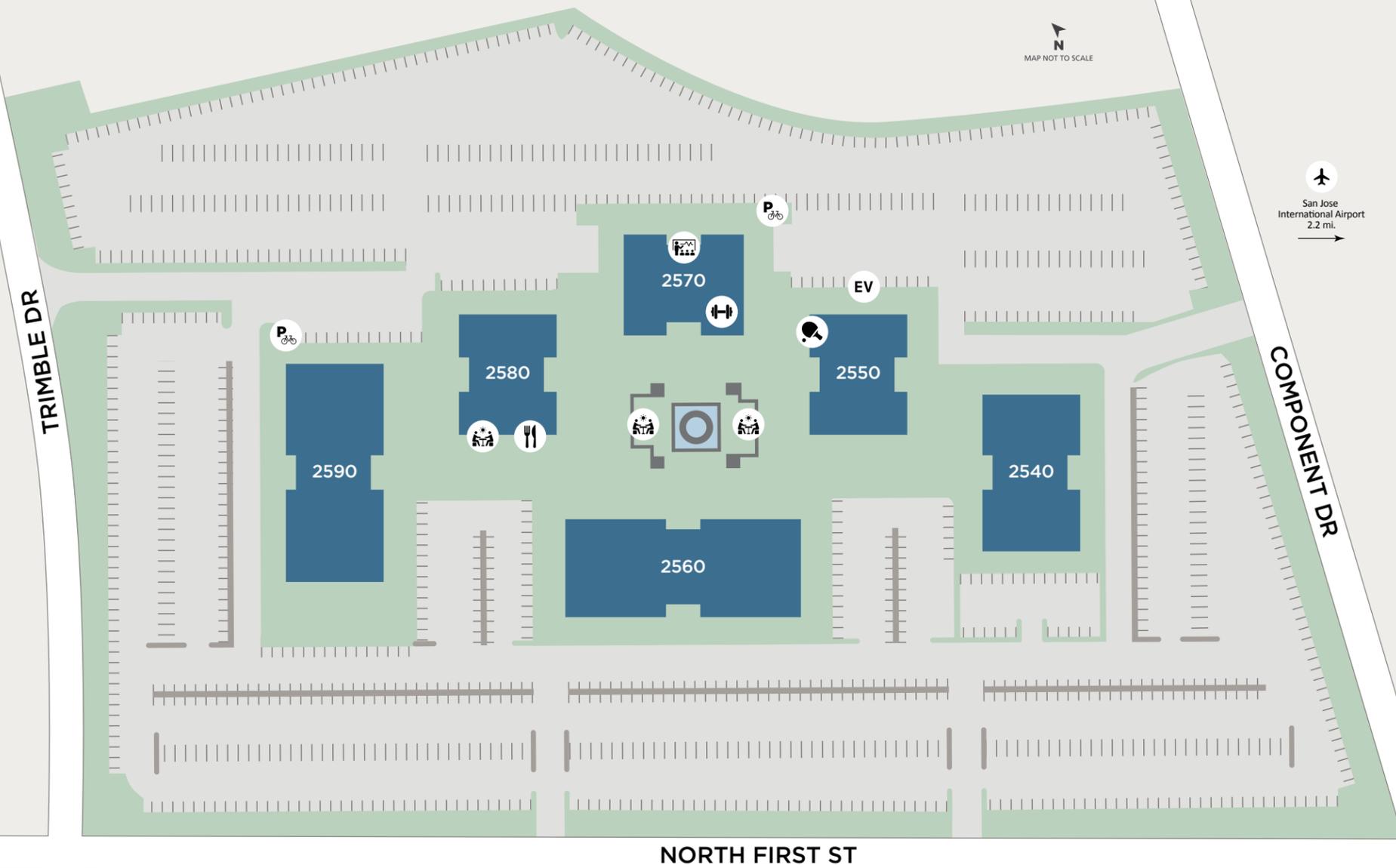


The Commons
outdoor workspace



Venue meeting
& event center





LOCATION

Silicon Valley Center *Property Map*

Streamline the workday with easy access to the Component Drive light-rail station, San Jose International Airport, retail, 10+ dining destinations, major freeways and resort-style living.

 BIKE RACKS	 CONFERENCE CENTER	 EV CHARGING	 FITNESS CENTER
 FLOWER FLOUR CAFE	 GAME ROOM	 OUTDOOR WORKSPACE	 SAN JOSE INTERNATIONAL AIRPORT



Move-in Ready Workspaces

Private, premium spaces where experience-driven amenities and HQ-quality design meet the speed and flexibility your team needs.



premium private suites

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.



move-in ready

Move in fast, thanks to work-ready space with no upfront capital and available furniture.



scalable options

Unmatched flexibility, with lease terms starting at 6 months, makes it easy to scale across our portfolio.



frictionless experience

A simple leasing experience and concierge service keep you focused on what matters.

get started at flexplus.com



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We Create Places that *Bring People Together to Succeed*

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129 million 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 Attracted & 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.





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