

SILICON VALLEY CENTER

FACT SHEET

LOCATION:	Centrally located in Silicon Valley's Golden Triangle with direct access to Highway 101 and the 880 Freeway via Trimble Road, which border the property to the North.
ADDRESS:	2540, 2550, 2560, 2570, 2580 & 2590 N. First Street, San Jose, CA 95131
ACCESS:	Convenient access to Highways 101 and 237 as well as I-880. Located directly on VTA light rail station and less than one mile from the San Jose International Airport. Ingress and egress for the property via four driveways (Component, First Street and Trimble Road)
SIZE:	4-story, approximately 73,305 rentable square feet – 2540 N. First Street 5-story, approximately 70,981 rentable square feet – 2550 N. First Street 3-story, approximately 79,508 rentable square feet – 2560 N. First Street 5-story, approximately 70,981 rentable square feet – 2570 N. First Street 5-story, approximately 70,981 rentable square feet – 2580 N. First Street 3-story, approximately 73,242 rentable square feet – 2590 N. First Street
FLOOR PLATES:	Rentable space per floor +/- 20,000 rentable square feet – 2540 N. First Street Rentable space per floor +/- 15,000 rentable square feet – 2550 N. First Street Rentable space per floor +/- 26,000 rentable square feet – 2560 N. First Street Rentable space per floor +/- 15,000 rentable square feet – 2570 N. First Street Rentable space per floor +/- 15,000 rentable square feet – 2580 N. First Street Rentable space per floor +/- 23,000 rentable square feet – 2590 N. First Street
PARKING:	Surface parking surrounding the property with 1,615 parking spaces
ELEVATORS:	Two overhead traction elevators – 2450 N. First Street Two overhead traction elevators – 2550 N. First Street Two hydraulic elevators – 2560 N. First Street Two overhead traction elevators – 2570 N. First Street Two overhead traction elevators – 2580 N. First Street Two hydraulic elevators – 2590 N. First Street
EXTERIOR:	Pre-cast and steel construction with an extensive glass line
WINDOWS:	Ground floors consist of plate glass and windows on the upper floors consist of tempered glass
SYSTEMS:	HVAC system controlled by a DDC energy management system, card access controlled buildings, electric radiant panels for heating on each floor, & fire/life safety

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AMENITIES:

- On-site Customer Resource Center
- Located on the Property: Specialty's Café & Bakery
- Fitness center
- Conference room
- Inviting outdoor courtyard
- Regional access throughout Silicon Valley with proximity to San Jose International Airport (one mile south), executive housing, restaurants, hotels, and retailers

ARCHITECT:

The Weaver Arch. Group

YEAR CONSTRUCTED/ RENOVATED:

1986/2010 –2540 N. First Street
1986/2010 –2550 N. First Street
1985/2010 –2560 N. First Street
1985/2010 –2570 N. First Street
1985/2010 –2580 N. First Street
1985/2010 –2590 N. First Street

SUSTAINABILITY:

LEED Silver certified properties