



Silicon Valley Center



2540-2590 NORTH FIRST STREET
SAN JOSE, CA

 IRVINE COMPANY



Availabilities Overview

Suite 100 / 5,183 SF
Flex+ Suite 200 / 6,613 SF
Flex+ Suite 210 / 2,675 SF
Flex+ Suite 220 / 4,577 SF
Flex+ Suite 230 / 4,406 SF

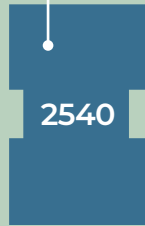
Suite 230 / 1,190 SF
Flex+ Suite 480 / 4,485 SF

Suite 100 / 1,902 SF

Flex+ Suite 101 / 3,170 SF
Suite 400 / 22,282 SF

TRIMBLE DR.

COMPONENT DR.



NORTH FIRST ST.

Property Highlights

- **Energize** at the **premier Kinetic fitness center** 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

SIX CLASS A OFFICE BUILDINGS, TOTALING ±438,988 SF

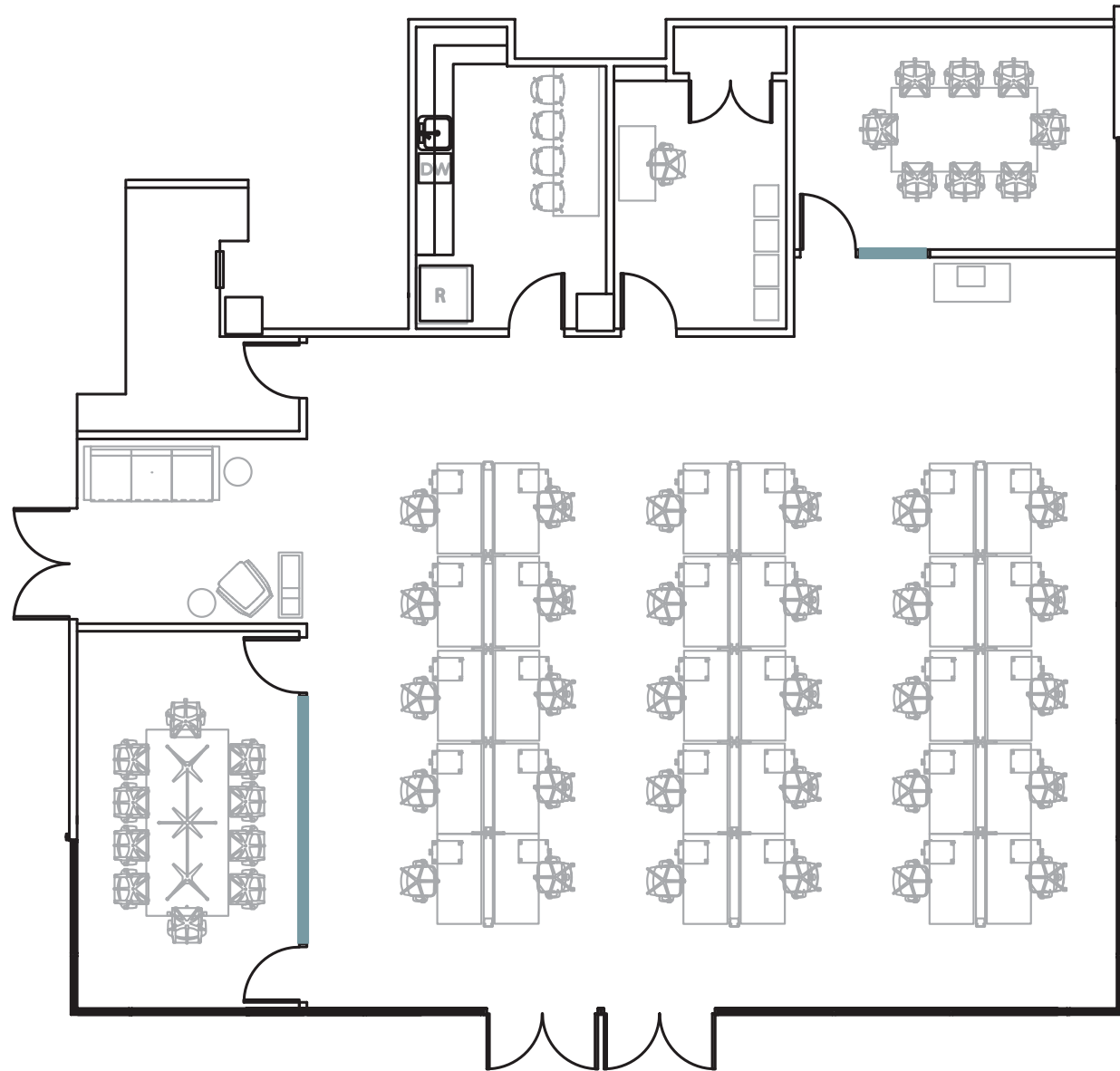
- Parking: 3,331,000
- LEED® Silver Certification with Green Operating Principles
- Newly renovated lobbies
- Prominent corporate identity featuring visibility along North First Street, one of Silicon Valley's primary thoroughfares



Floor Plan

2540 N FIRST STREET
SUITE 101

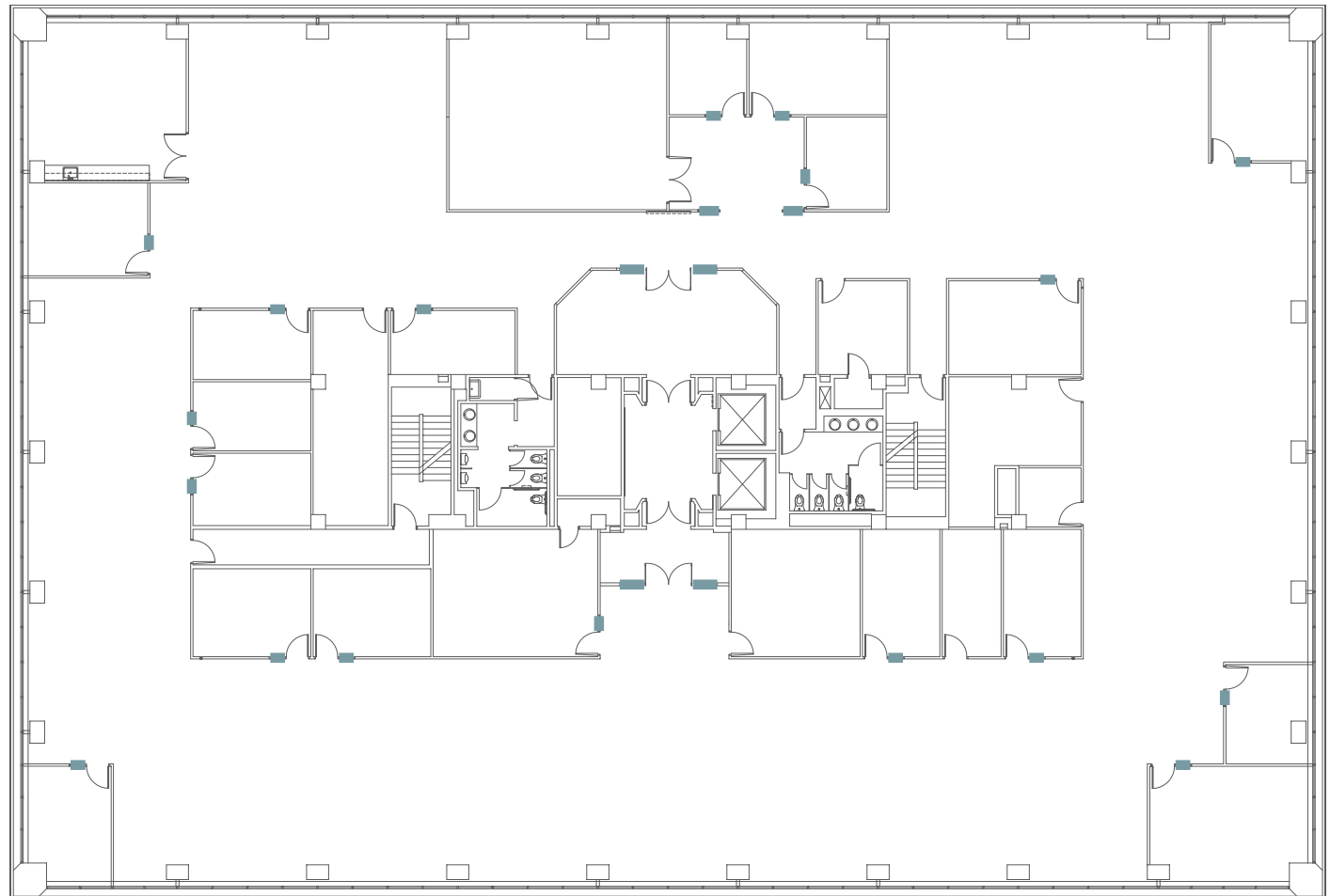
- Available now
- +/- 3,170 SF
- 2 conference rooms
- 1 storage room
- 1 IT room supported by 12.5T supplemental HVAC.
- 1 break room
- Open workspace



Floor Plan

2540 N FIRST STREET
SUITE 400

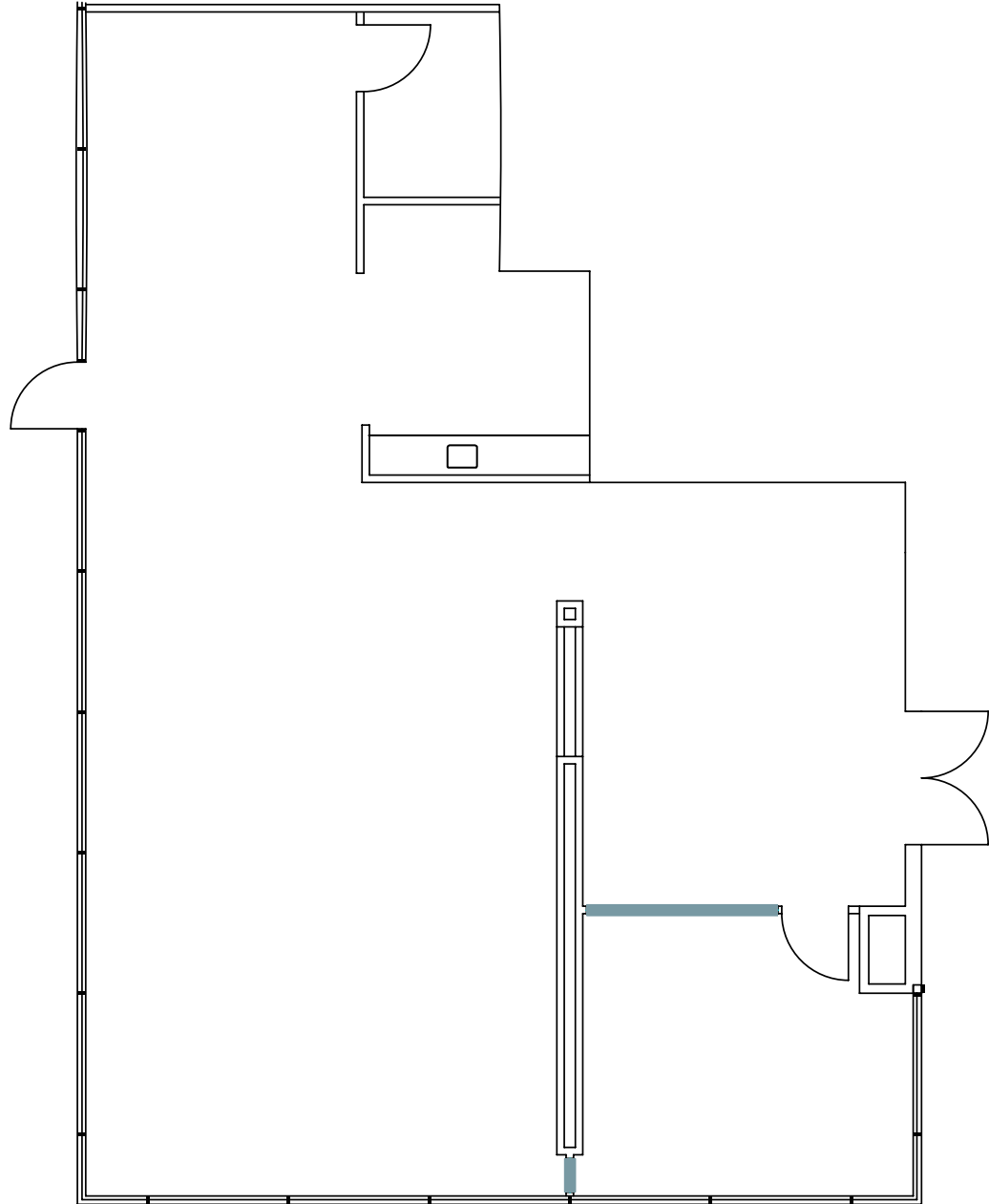
- Full Floor
- ±22,282 SF
- Secured Lobby
- Private Restrooms (Newly Renovated)
- 11 Private Offices
- Board Room
- 6 Conference Rooms
- Break Room
- IT Room
- Wellness Room
- 3 Storage Rooms
- Copy Room
- Open Workspace



Floor Plan

2550 N FIRST STREET SUITE 100

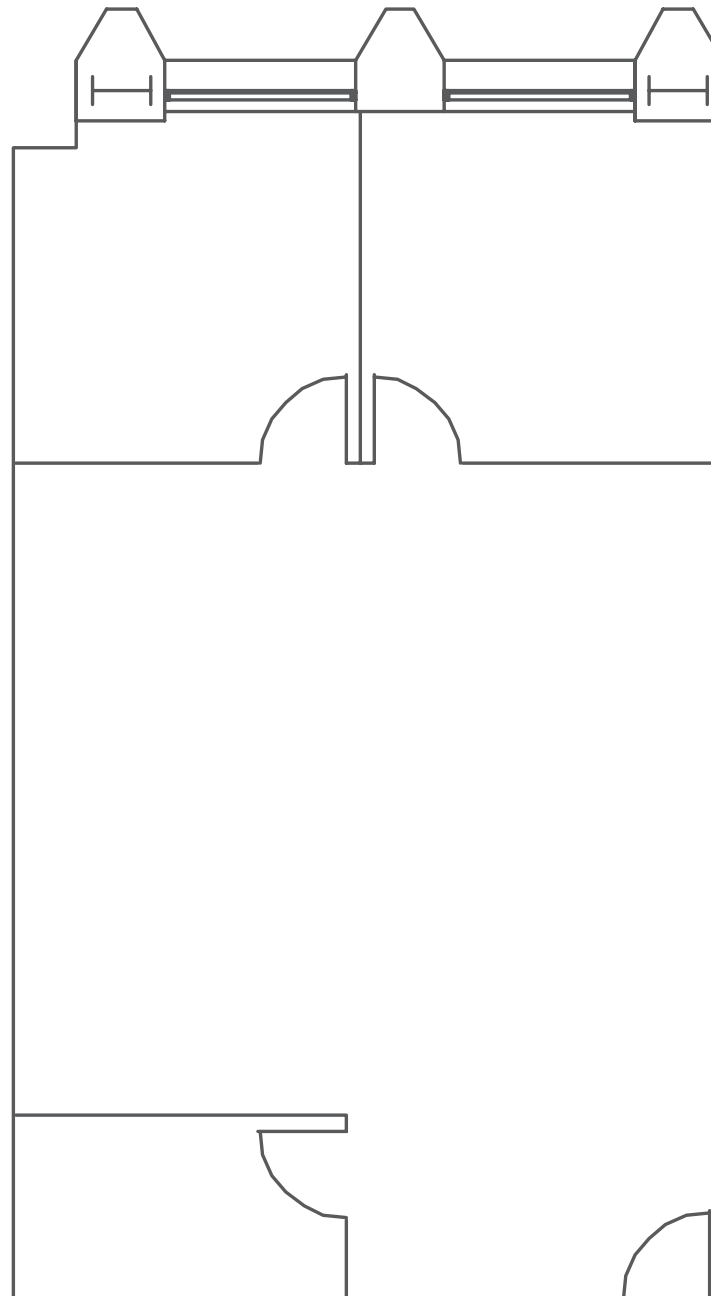
- ±1,902 SF
- Double door entry from the building lobby
- 12' Ceiling height
- 1 Conference room
- 1 Break room area
- 1 Storage closet
- Open workspace



Floor Plan

2580 N FIRST STREET
SUITE 230

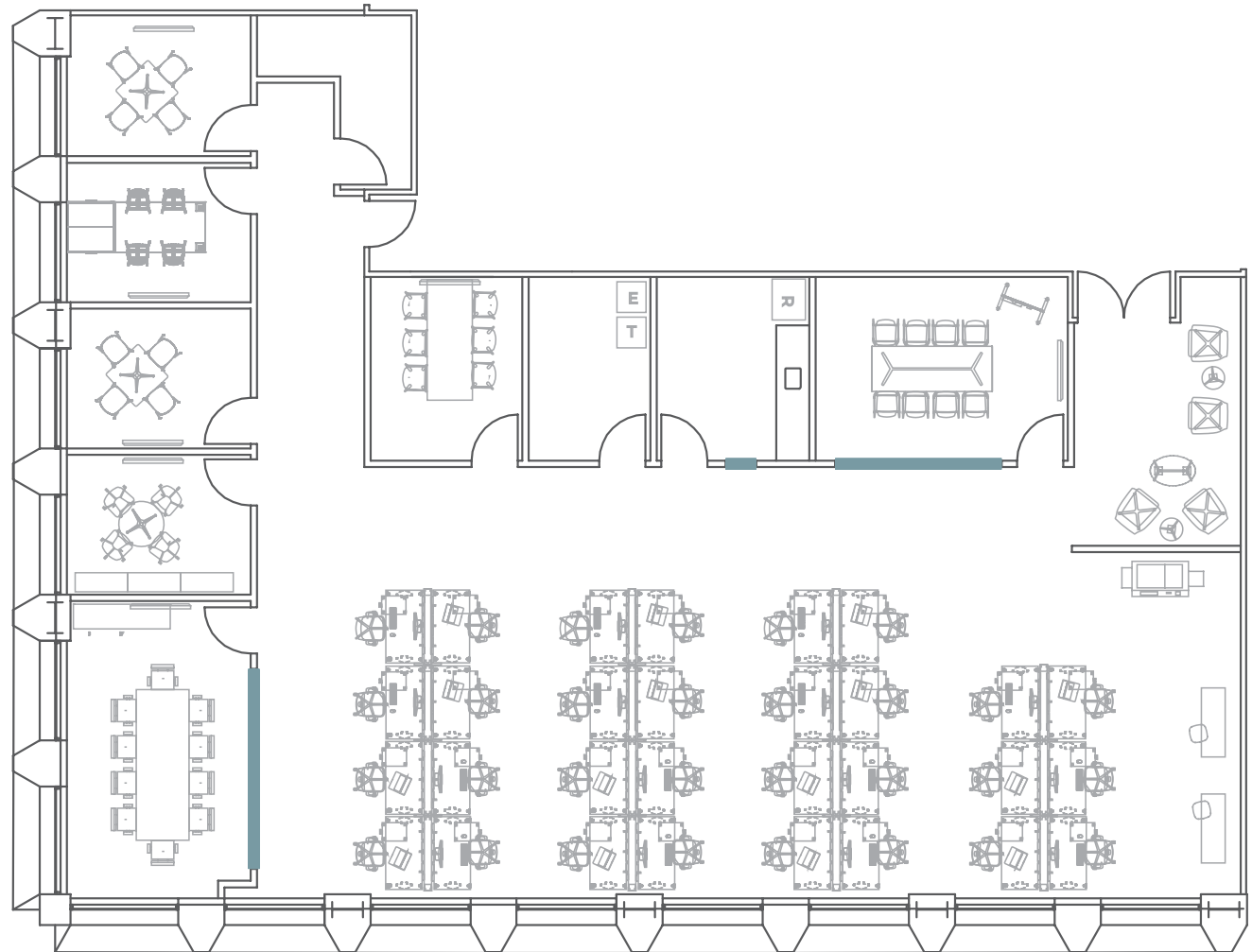
- ±1,190 SF
- 2 private offices
- 1 IT closet
(with supplement 24/7 HVAC)
- Open workspace area



Floor Plan

2580 N FIRST STREET
SUITE 480

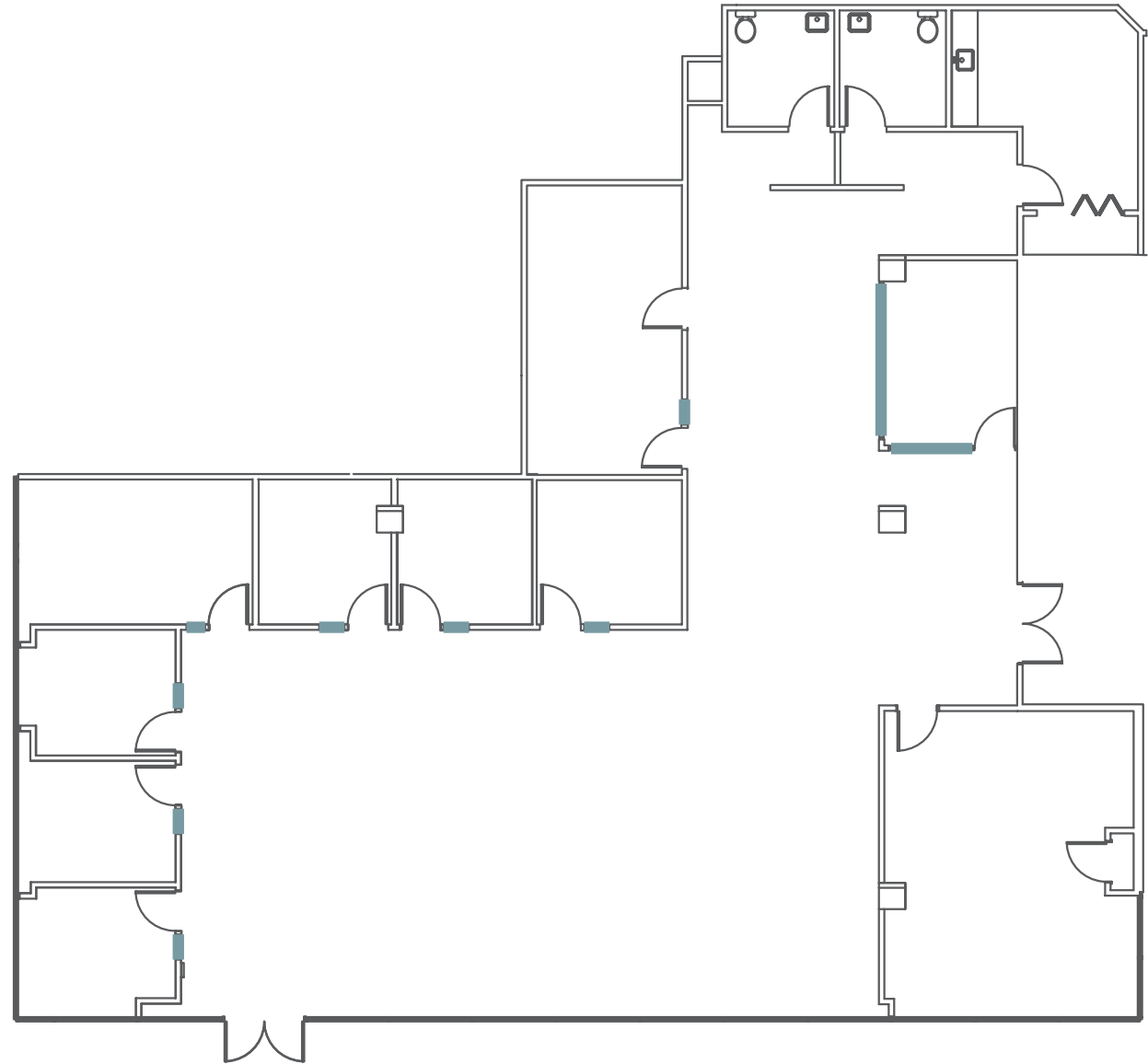
- ±4,485 SF
- 5 Private Offices
- 2 Conference Rooms
- Reception Area
- Break Room
- Server Room
- Storage Room
- Open Workspace



Floor Plan

2590 N FIRST STREET SUITE 100

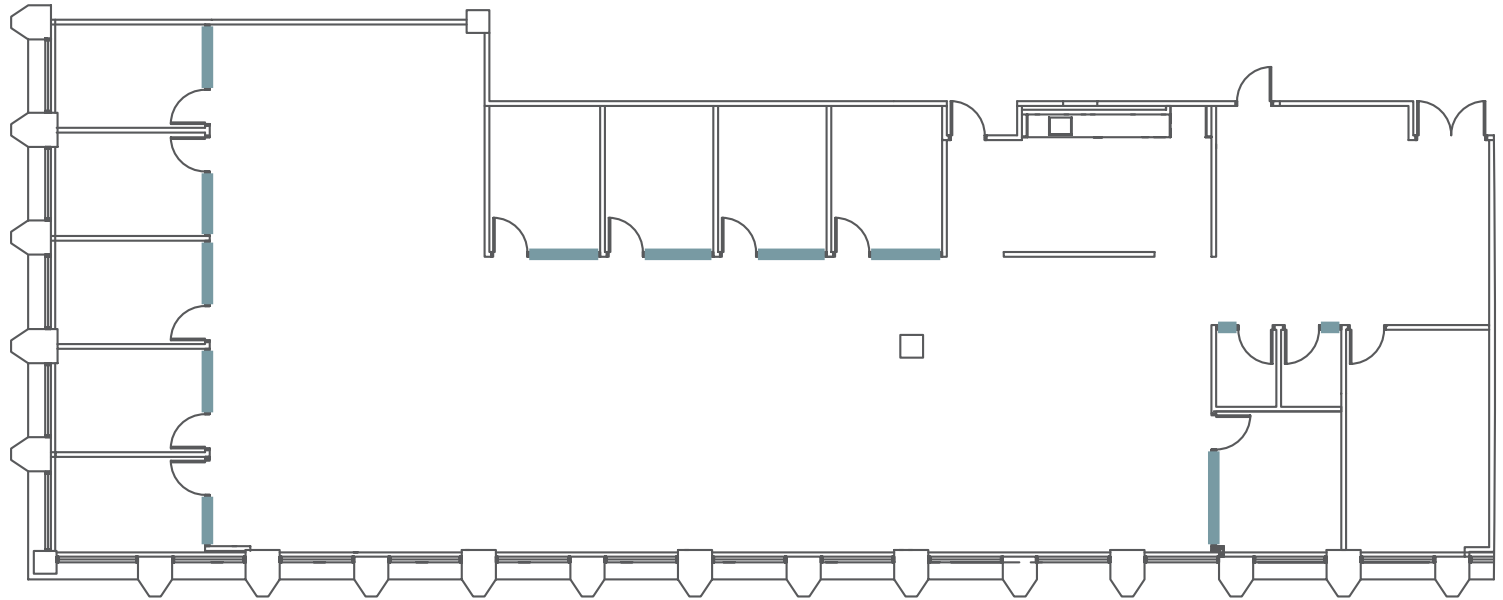
- ±5,183 SF
- Reception Area
- 3 Private Offices
- Conference Room
- Board Room
- Break Area
- IT/Lab
- 2 Closets
- 2 Private Gender Neutral Restrooms
- Open Workspace



Floor Plan

2590 N FIRST STREET
SUITE 200

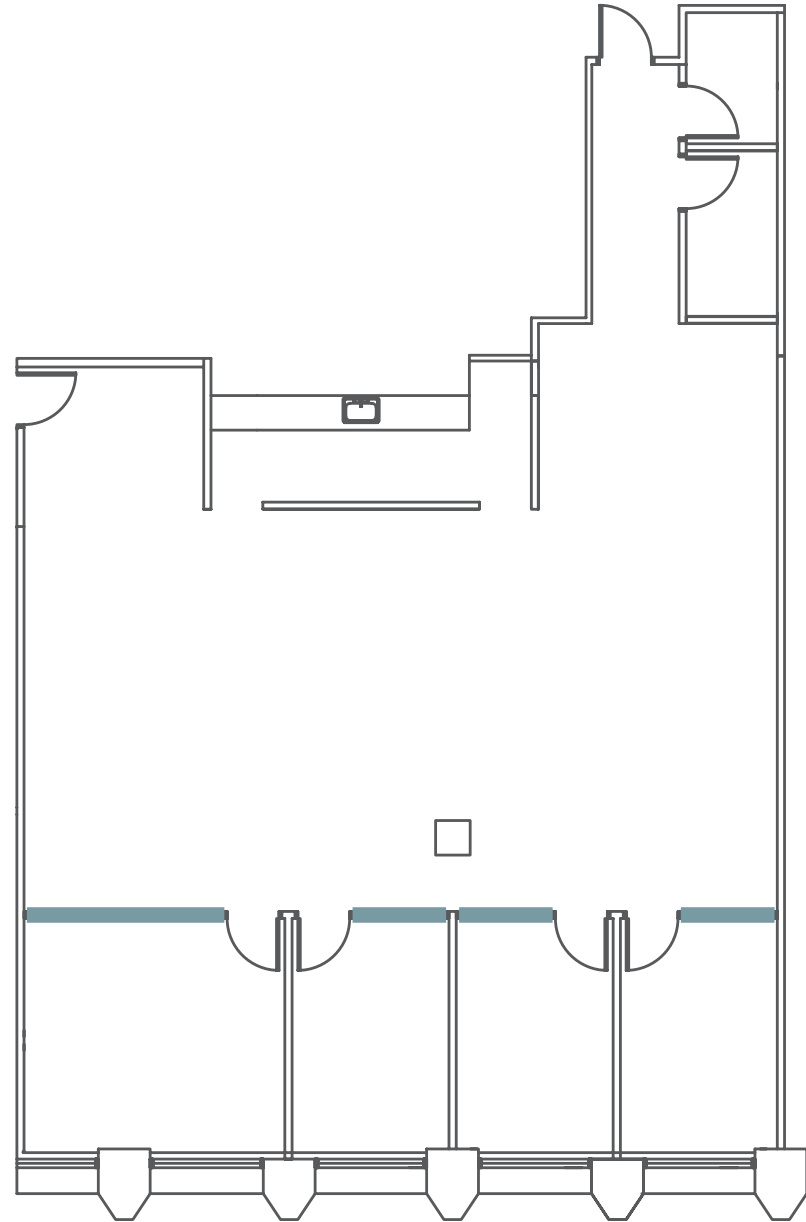
- ±6,613 SF
- Team Size: 29
- 9 Private Offices
- 3 Meeting Rooms



Floor Plan

2590 N FIRST STREET
SUITE 210

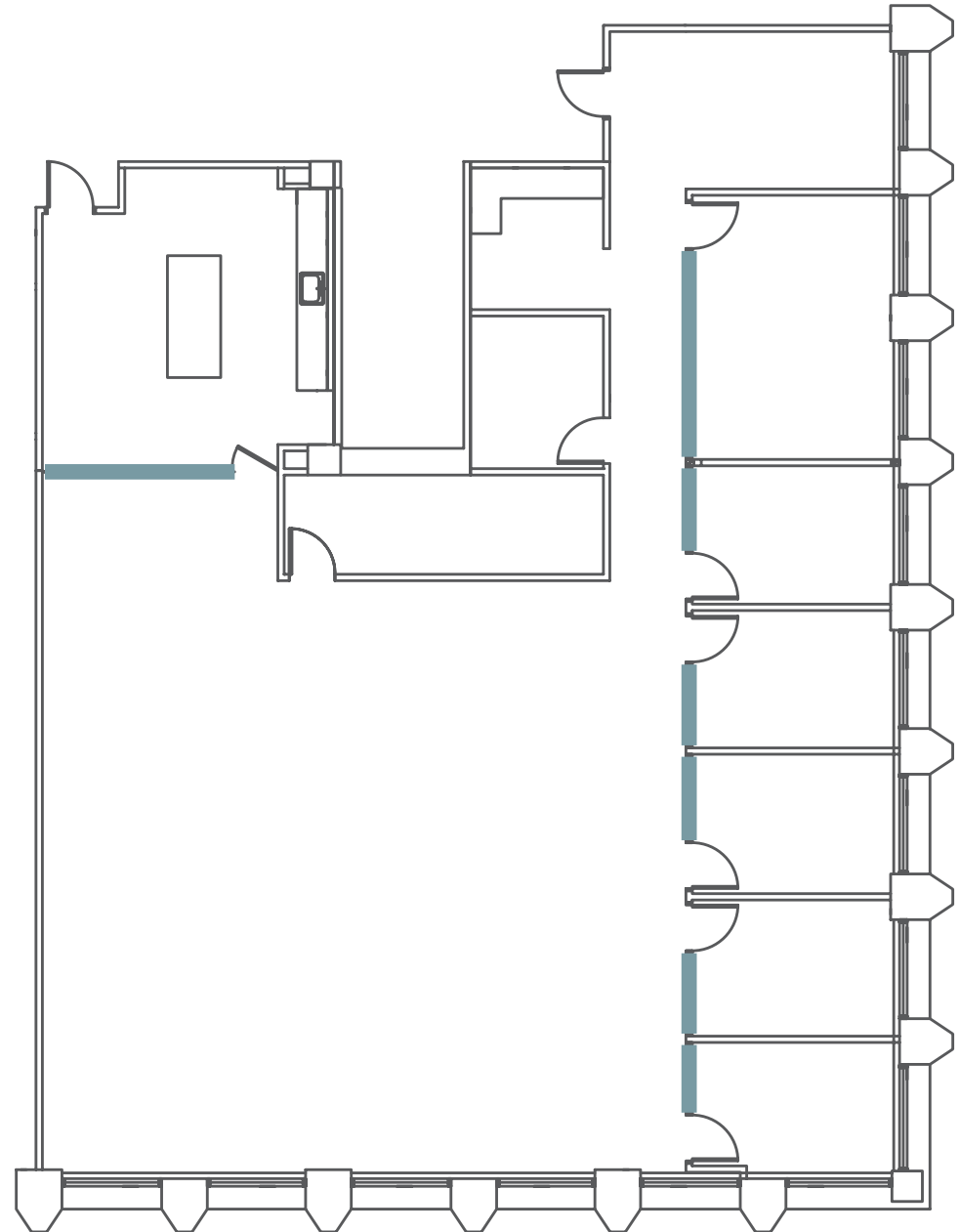
- ±2,675 SF
- Team Size: 12
- 3 Private Offices
- 1 Meeting Room



Floor Plan

2590 N FIRST STREET
SUITE 220

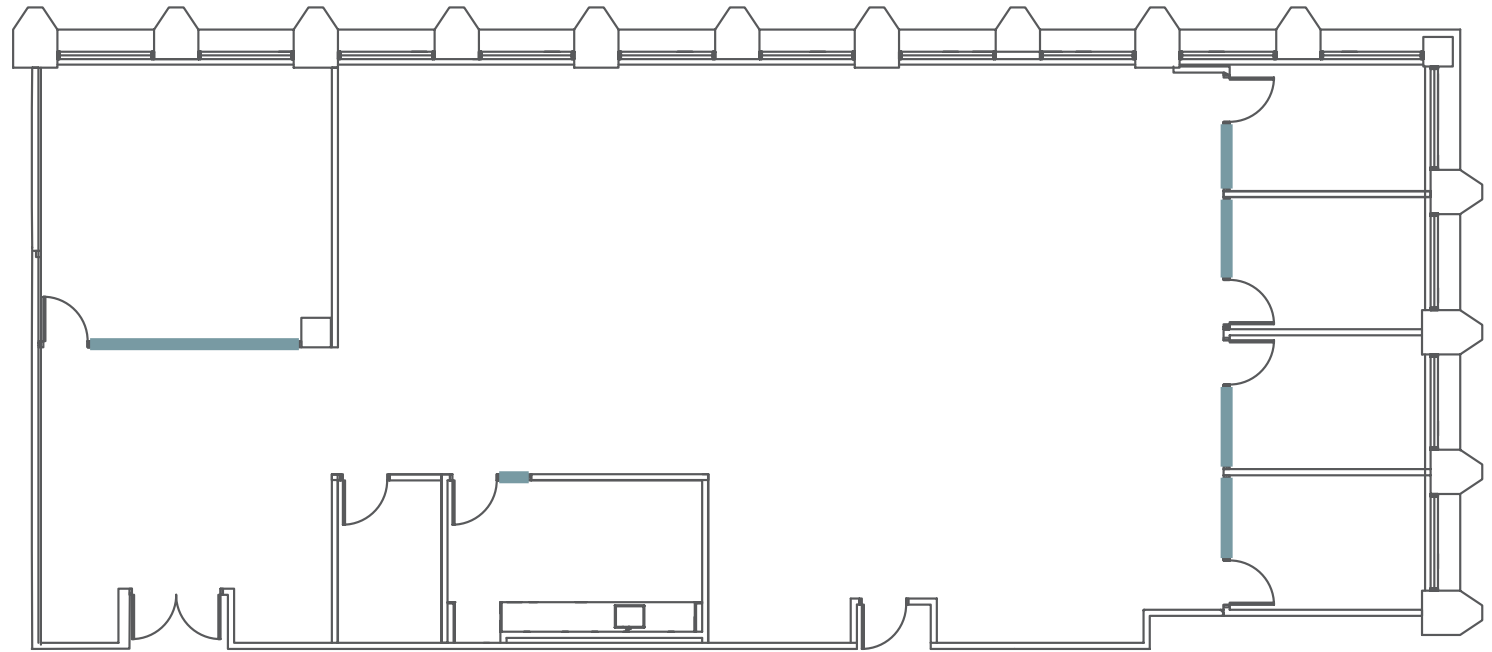
- ±4,577 SF
- Team Size: 20
- 5 Private Offices
- 1 Meeting Room

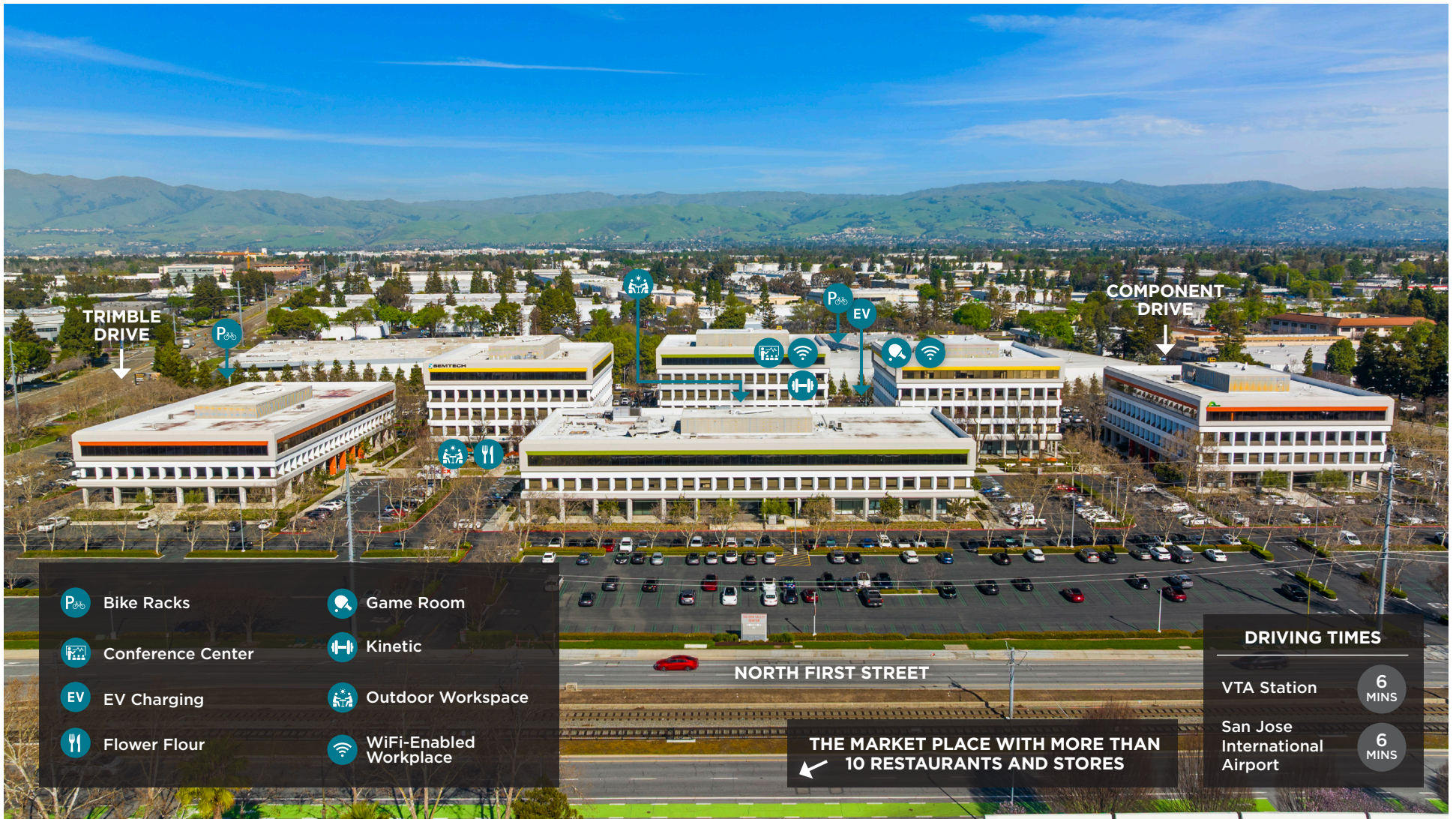


Floor Plan

2590 N FIRST STREET
SUITE 230

- ±4,406 SF
- Team Size: 20
- 4 Private Offices
- 1 Meeting Room





- Bike Racks
- Game Room
- Conference Center
- Kinetic
- EV Charging
- Outdoor Workspace
- Flower Flour
- WiFi-Enabled Workplace

DRIVING TIMES	
VTA Station	6 MINS
San Jose International Airport	6 MINS

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
SENIOR ASSOCIATE
 925.683.5210
 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 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.