



@NORTHFIRST

# NEWLY CONSTRUCTED FOUR BUILDING CLASS -A CAMPUS

inspire • imagine • innovate

±415,000 Square Feet

**NORTH FIRST STREET & NORTECH PARKWAY**  
SAN JOSE, CALIFORNIA



**LINCOLN  
PROPERTY  
COMPANY**





PROJECT OVERVIEW

**i3 @ North First, a Premier Silicon Valley Office  
Headquarters Destination**

Newly Constructed Class-A Campus

415,000 Total Square Feet Available

Divisible to ±83,000 Square Feet

FOUR BUILDINGS TOTAL:

**Two ±83,000 Square Feet 2-Story Buildings**

**Two ±124,500 Square Feet 3-Story Buildings**

Large, highly efficient floor plates averaging 41,500 square feet giving tenants greater flexibility. Providing premier brand visibility, i3 @ North First is located right off Highway 237 for easy access. Seamless indoor/outdoor environments and abundant amenities give a boost to recruiting and retention. It is a place for you to create tomorrow's success, today.

inspire creativity 



### THE CHOICE IS TRULY YOURS

Make a full building your own, craft a campus from two, or take all four for a true destination. Additional opportunities for expansion are available when you're ready.

### BE SEEN

With prime North First Street visibility and lots of opportunities for building signage your new location comes with premier brand recognition.

### COMPLETELY CUSTOM SPACES

Steel framed with a standard floor plate of 41,500 square feet and four Class-A buildings to choose from you can design a workspace customized to your needs.



imagine the possibilities

SAN JOSE | CALIFORNIA





## BUILDING FEATURES

- 3.3/1,000 Parking Ratio
- EV Charging Stations
- Floor-to-Ceiling Glass Lets in Abundant Natural Light
- Loading Door Option
- 2-Story Statement Lobbies in Each Building
- Option for Open Interior Stairwells
- 1-on-1 Meeting Areas
- All-Hands Meeting Space
- Casual Lounges
- Game Areas
- Outdoor Kitchens
- LEED Certified Silver






innovate for the future 

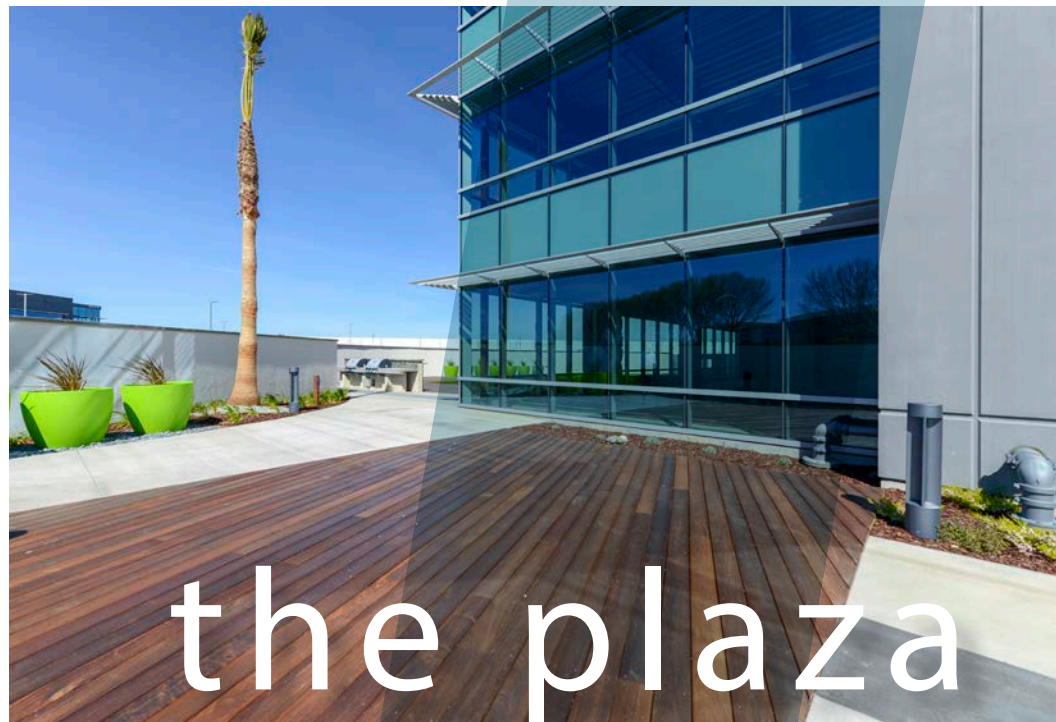
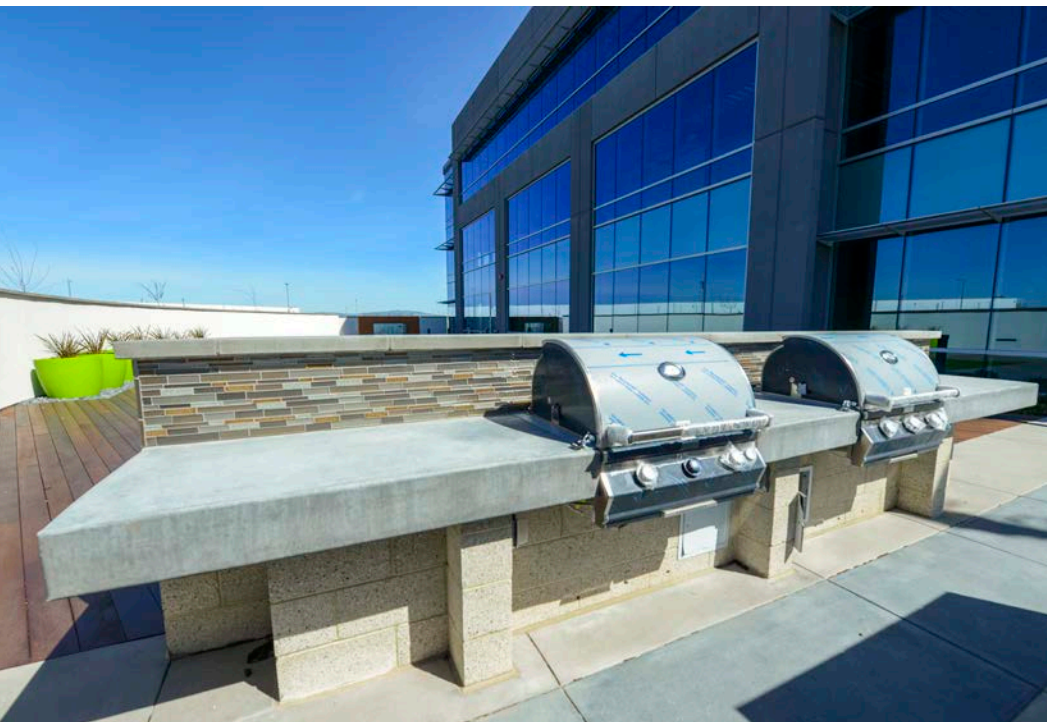




# The Plaza

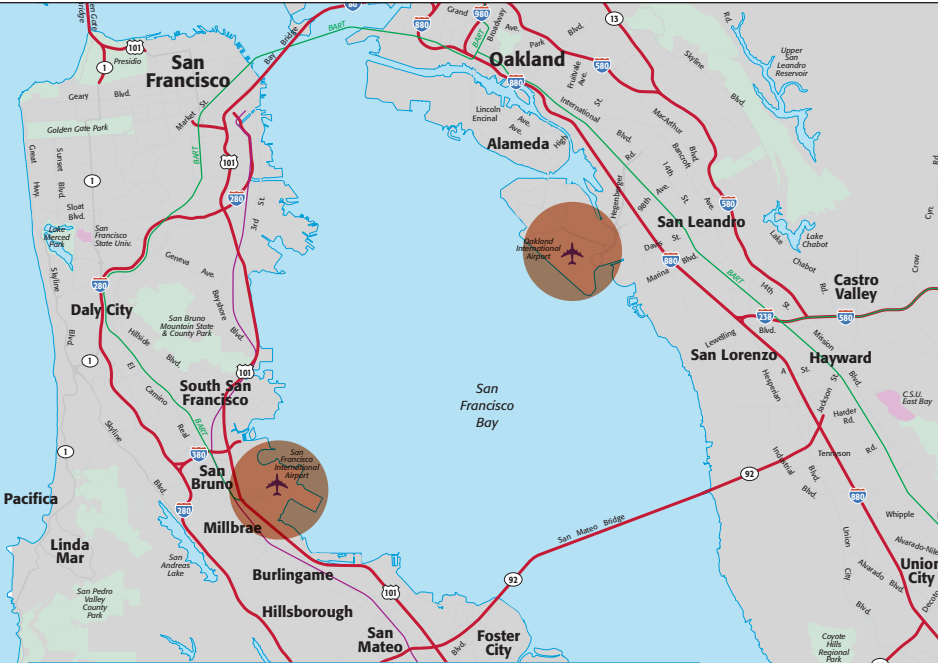
-  **DESIGN**  
Meet or relax in a unique environment with elements of luxury residential and resort properties integrated into a office setting to create a tranquil ambiance throughout the campus
-  **FEATURES**  
Wide range of amenities include fire pits, BBQ grills, wood stage, fitness area, lawns, food truck plaza, electric car charging
-  **COLLABORATION**  
Several areas are designed for group meetings or just relaxation space, to keep workers engaged with each other and close to work





the plaza





**AREA DISTANCES**

DOWNTOWN MOUNTAIN VIEW	6.7 MILES
MILPITAS	2.5 MILES
SUNNYVALE	4.0 MILES
SANTA CLARA	1.75 MILES
HWY 237	DIRECT ACCESS
I-880	2.5 MILES
HWY 101	3.8 MILES
SAN FRANCISCO AIRPORT	31.2 MILES
OAKLAND AIRPORT	30.7 MILES
SAN JOSE AIRPORT	5.0 MILES



**i@NORTHFIRST**





TOPGOLF

Google™

This project will include Topgolf Entertainment Complex a 200-Room Hotel & a proposed ±110,000 Square Feet of Retail.

North First Street

Nortech Parkway

237







**@FIRST**

- |                                 |                           |
|---------------------------------|---------------------------|
| Target                          | Panda Express             |
| CVS Pharmacy                    | Pasta Pomodoro            |
| Chick-fil-A                     | Premier Pizza             |
| Chipotle Mexican Grill          | Rok Steakhouse & Grill    |
| Coffee Bean & Tea Leaf          | Sweet Tomatoes            |
| Five Guys Famous Burger & Fries | Hyatt Place               |
| Panera Bread                    | Courtyard Marriott        |
|                                 | Sprint & Verizon Wireless |

**NICHOLSON PLAZA**

- Subway
- Round Table
- Extreme Pizza
- Mina's Korean BBQ
- Greek Cafe



**PROPOSED MICROSOFT CAMPUS**  
 ±65 - Acre Parcel  
 ±1.2 Million SF of Light Industrial



**PROPOSED**  
 City Place - ±240 Acres Mixed Use Development



**PROPOSED**  
 The Shops @ Terra  
 ±110,000 Square Feet Retail Center





# ALVISO TRAIL MAP







## TOPGOLF

Topgolf is a premier global sports entertainment community headquartered in Dallas, Texas with locations throughout the United States and the UK. Topgolf operates 40 venues worldwide, employs more than 10,000 Associates, serves 13 million guests annually, and has the world's largest digital golf audience. The Topgolf games can be enjoyed by all ages and skill levels, and the microchipped golf balls score themselves, providing players with instant feedback on each shot's accuracy and distance. Each Topgolf venue features climate-controlled hitting bays for year-round play, food, beverage, music and hundreds of HDTVs on which various sports games are shown, such as football, rugby and boxing as well as golf. Topgolf also offers golf lessons, leagues, tournaments, corporate and social events and more.

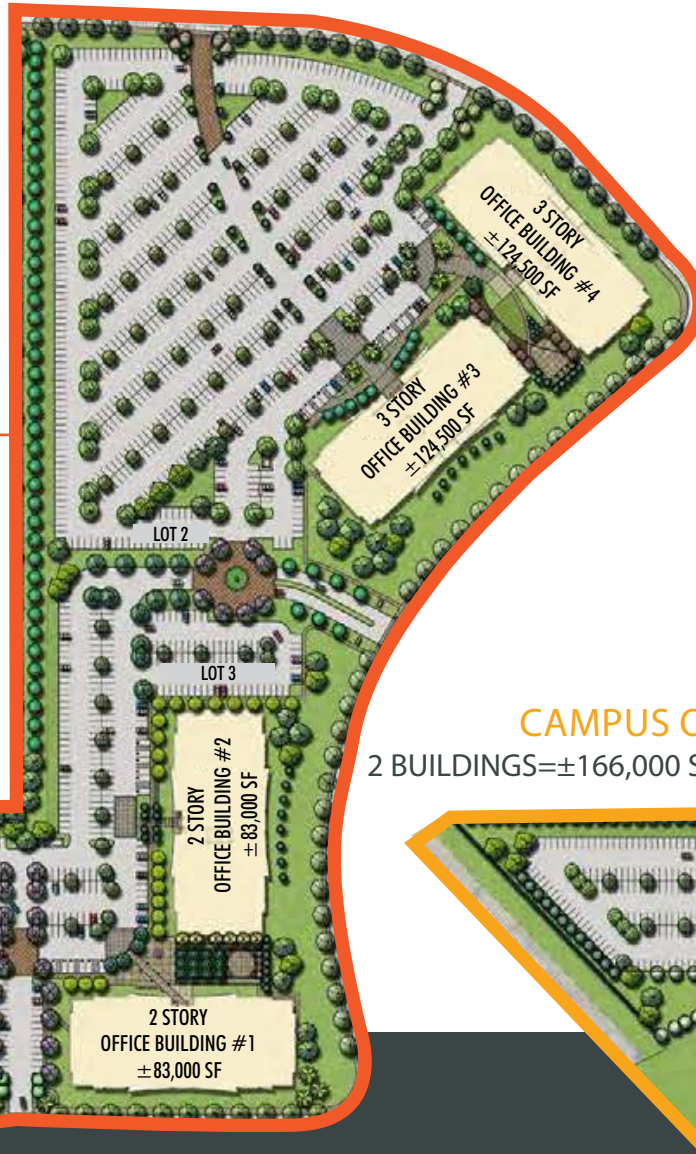




# SITE PLAN - Single Building or Campus Option

## CAMPUS OPTION 1

4 BUILDINGS = ±415,000 Square Feet



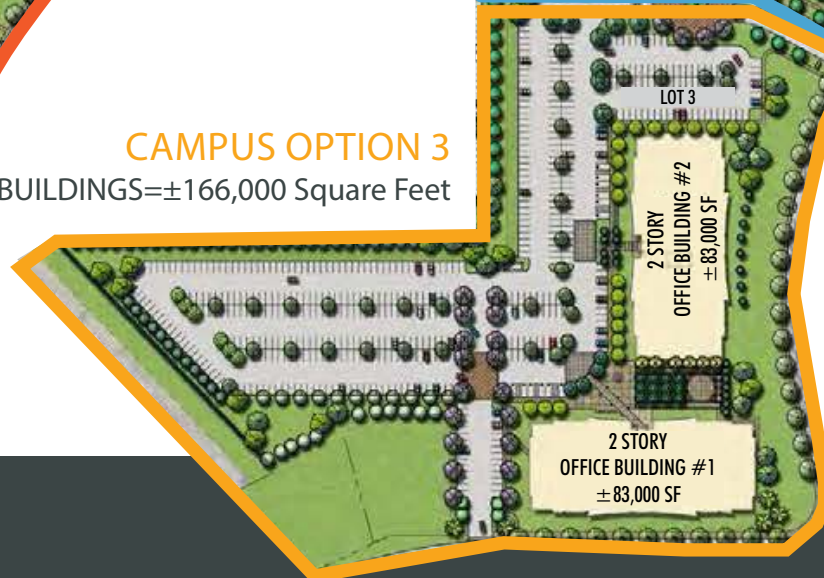
## CAMPUS OPTION 2

2 BUILDINGS = ±249,000 Square Feet

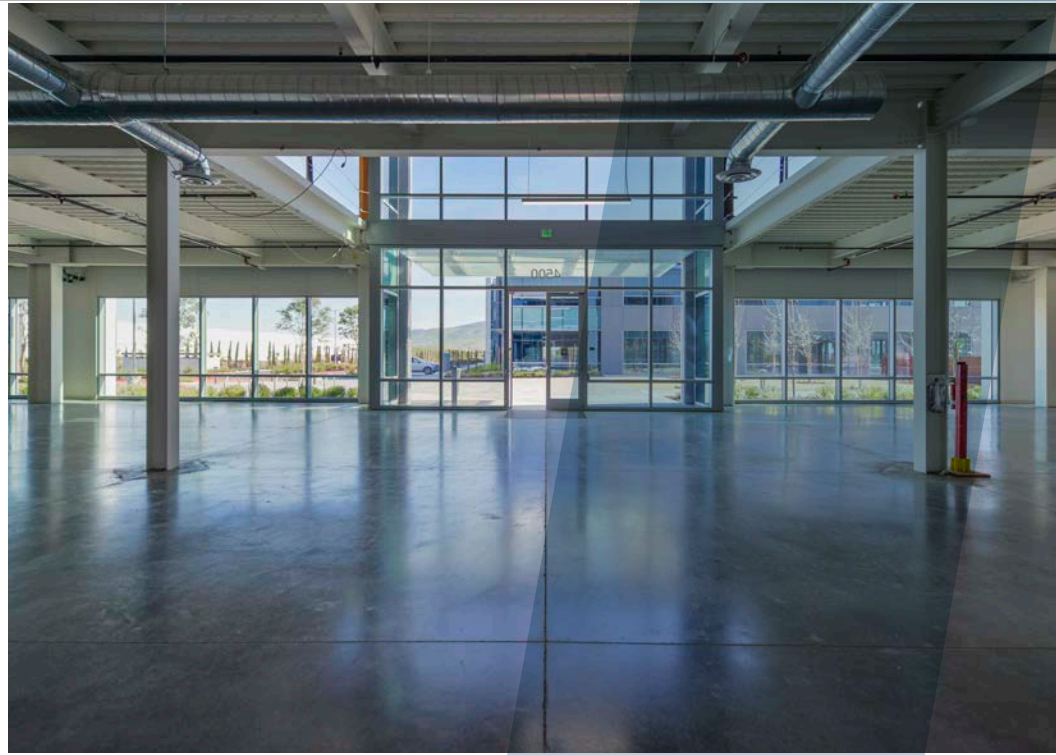
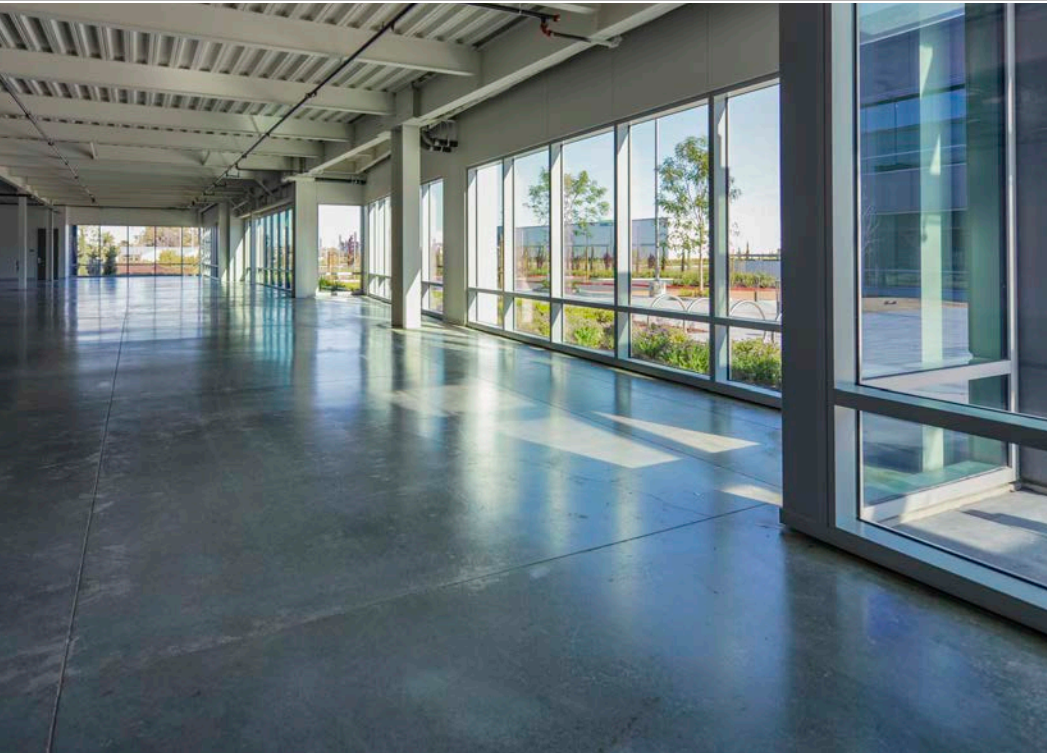


## CAMPUS OPTION 3

2 BUILDINGS = ±166,000 Square Feet







interior space



# FLOOR PLANS

## "HYPOTHETICAL" - FIRST FLOOR ±41,500 SQUARE FEET - 167 WORKSEATS

8 offices (10' x 13')

98 workstations (6' x 8')

106 employee seats total (this level)

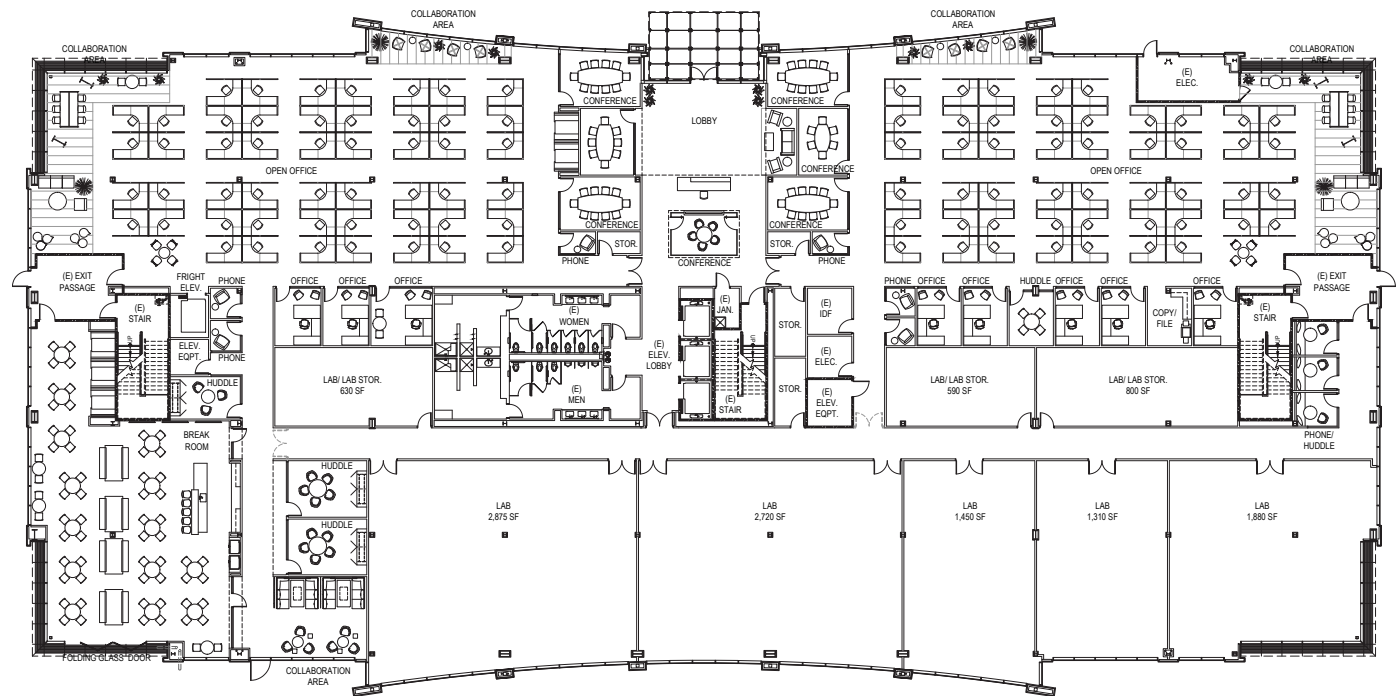
7 conference rooms (65 seats total)

7 huddle rooms (26 seats total)

6 phone rooms (1-person each)

5 collaboration (70 seats total this level)

12,255 square feet of lab/ lab storage space (this level)





# FLOOR PLANS

## "HYPOTHETICAL" - SECOND FLOOR

±41,500 SQUARE FEET - 187 WORKSEATS

10 offices (10' x 13')

7 huddle rooms (22 seats total)

152 workstations (6' x 8')

8 phone rooms (1-person each)

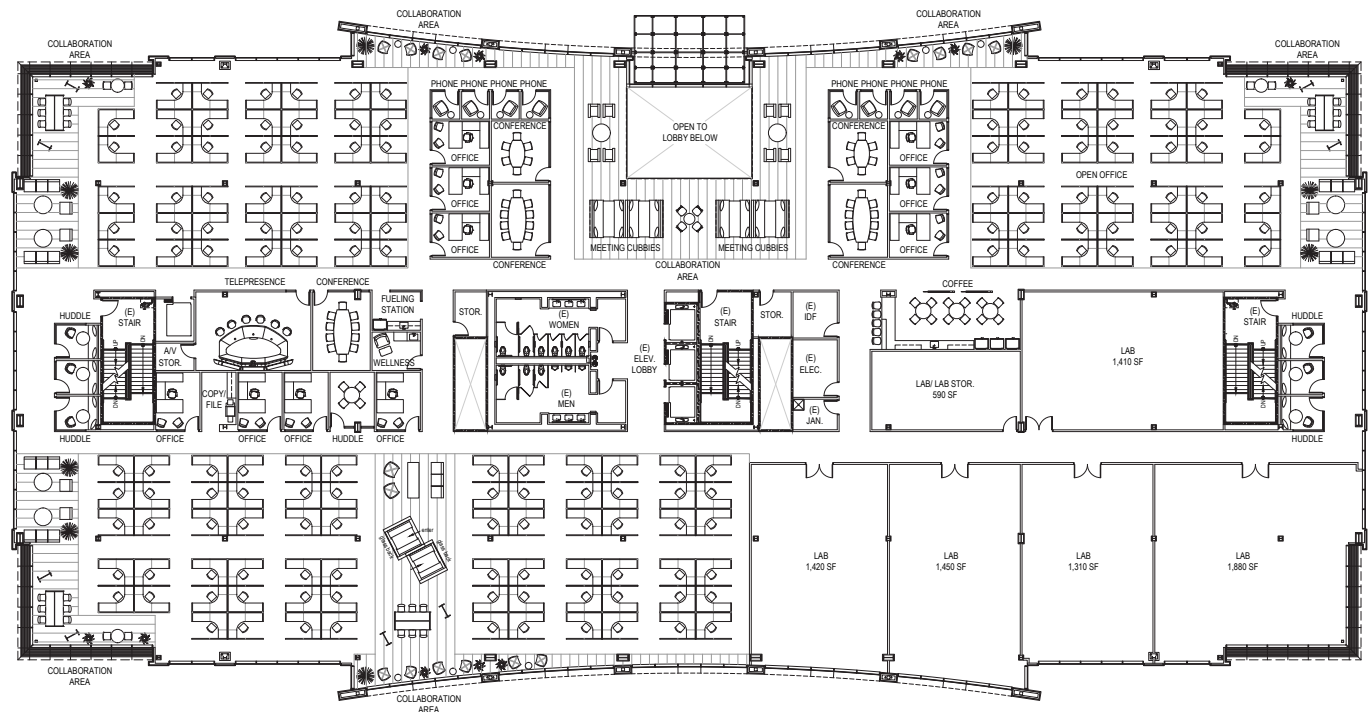
162 employee seats total (this level)

7 collaboration (109 seats total this level)

5 conference rooms (42 seats total)

8,060 square feet of lab/ lab storage space (this level)

1 telepresence room (6 seats total)

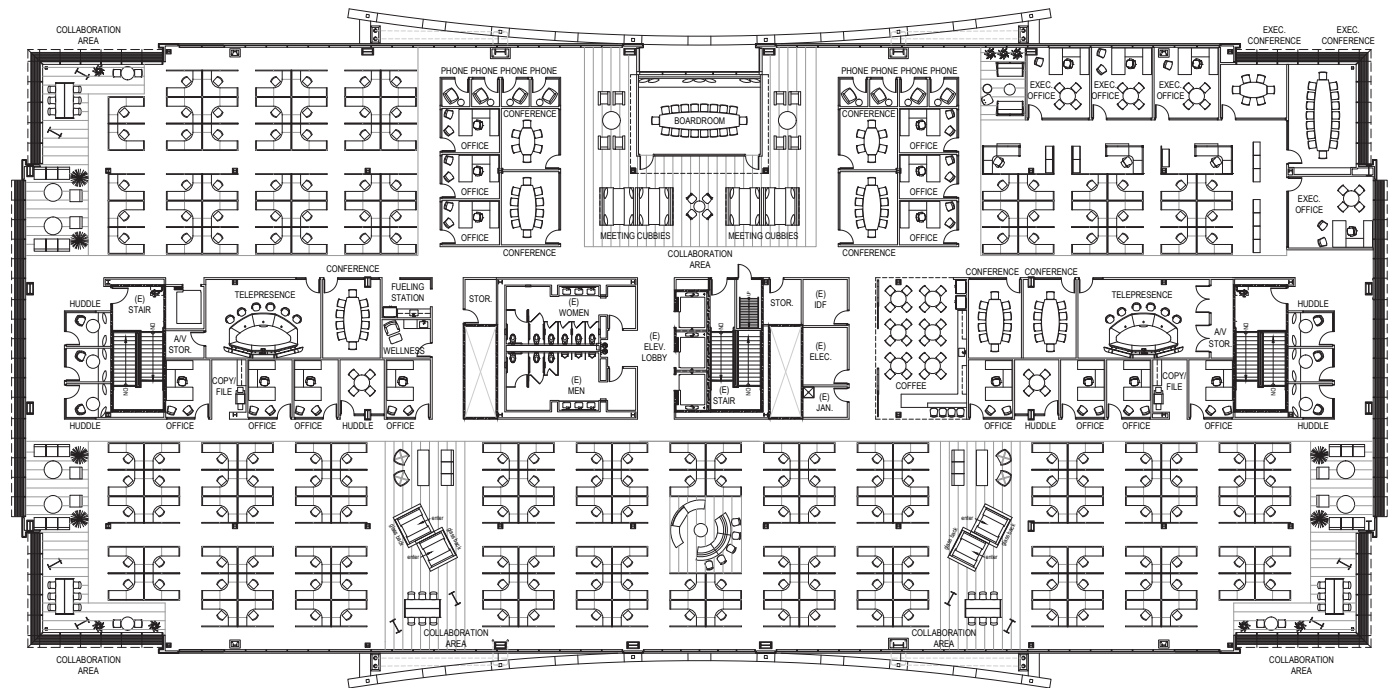




# FLOOR PLANS

## "HYPOTHETICAL" - THIRD FLOOR ±41,500 SQUARE FEET - 268 WORKSEATS

- 14 offices (10' x 13')
- 4 executive offices (14' x 16')
- 3 exec. Admin. Workstations (6' x 16')
- 183 workstations (6' x 8')
- 204 employee seats total (this level)
- 7 conference rooms (62 seats total)
- 2 exec. Conference rooms (22 seats total)
- 2 telepresence rooms (12 seats total)
- 1 boardroom (18 seats at table)
- 8 huddle rooms (26 seats total)
- 8 phone rooms (1-person each)
- 7 collaboration (120 seats total this level)







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