

2711 N FIRST STREET

San Jose, California

±76,568 SF

San Jose Class A Office/R&D
Available for Lease



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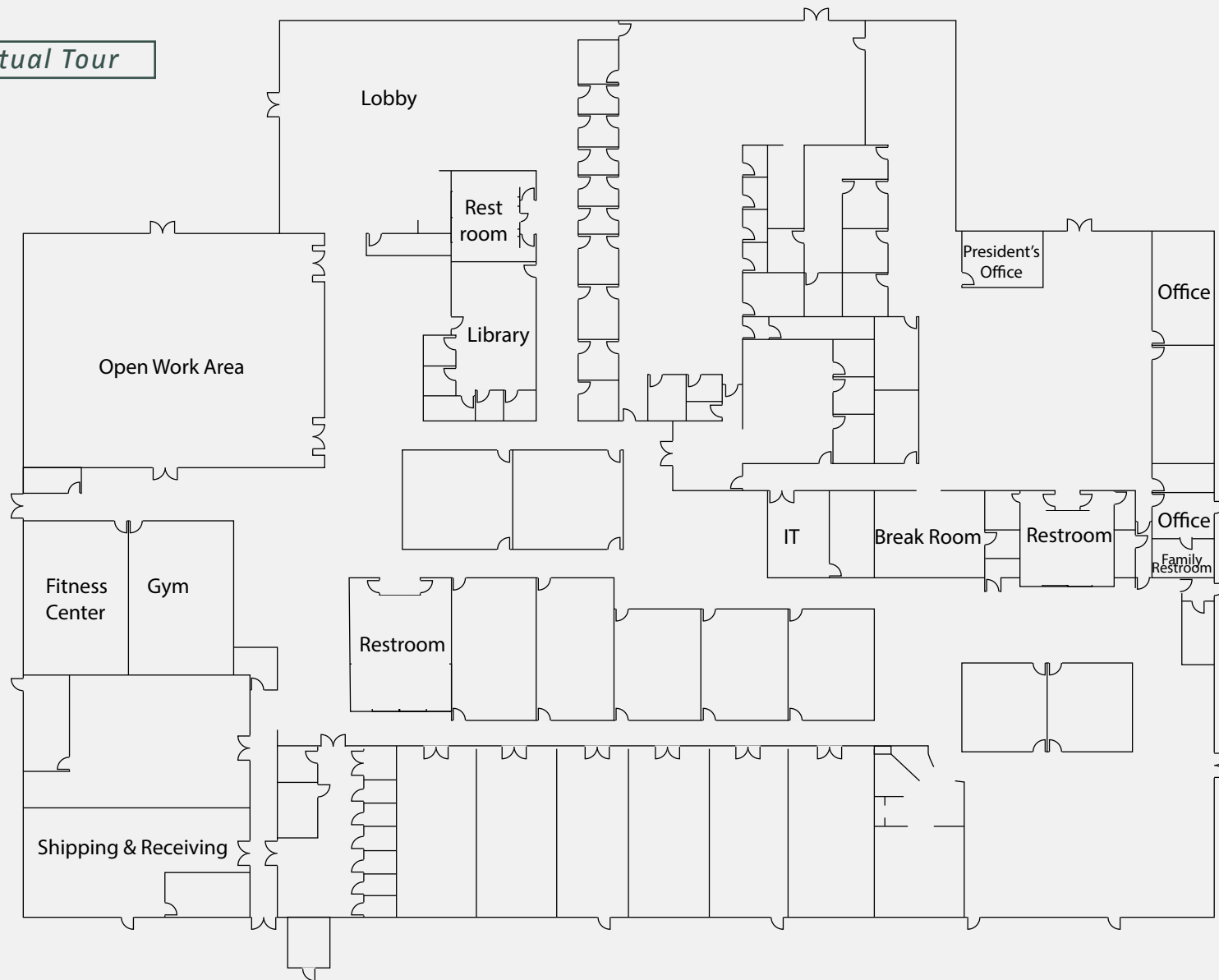
PROPERTY HIGHLIGHTS

- **Currently built out as classroom setting**
- **Mature landscape**
- Highly desirable location with building and monument signage opportunity
- Professionally managed by Lincoln Property Company with responsive local ownership
- Polished concrete floor
- 3.5/1000 parking ratio
- Convenient access to Highways 101, Montague Expressway and 880
- VTA light rail station directly in front of building
- 2 115 ton HVAC units
- 1 Dedicated 7.5 ton server unit
- Electrical: Multi-metered switchgear capacity of 2000Amps @277/480
- Showers
- Landlord will consider Medical Devices/ High Tech Manufacturing uses
- Extensive T.I. allowance
- Building is currently occupied by Tesla, contact listing agents for access
- Available for Direct lease as of April 1, 2026 * (call listing agents for details).

EXISTING PLAN



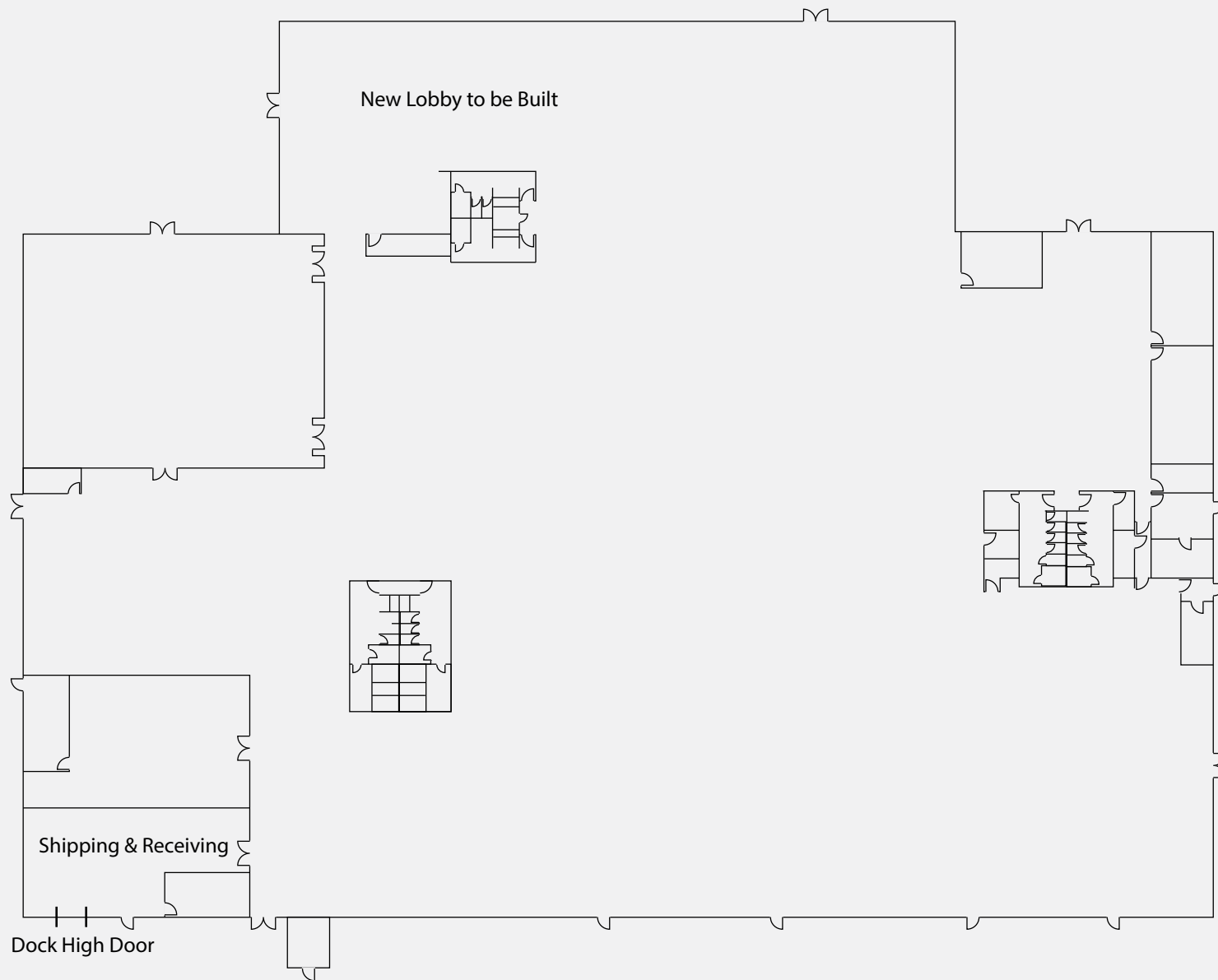
Virtual Tour



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FLOOR PLAN - POST DEMO



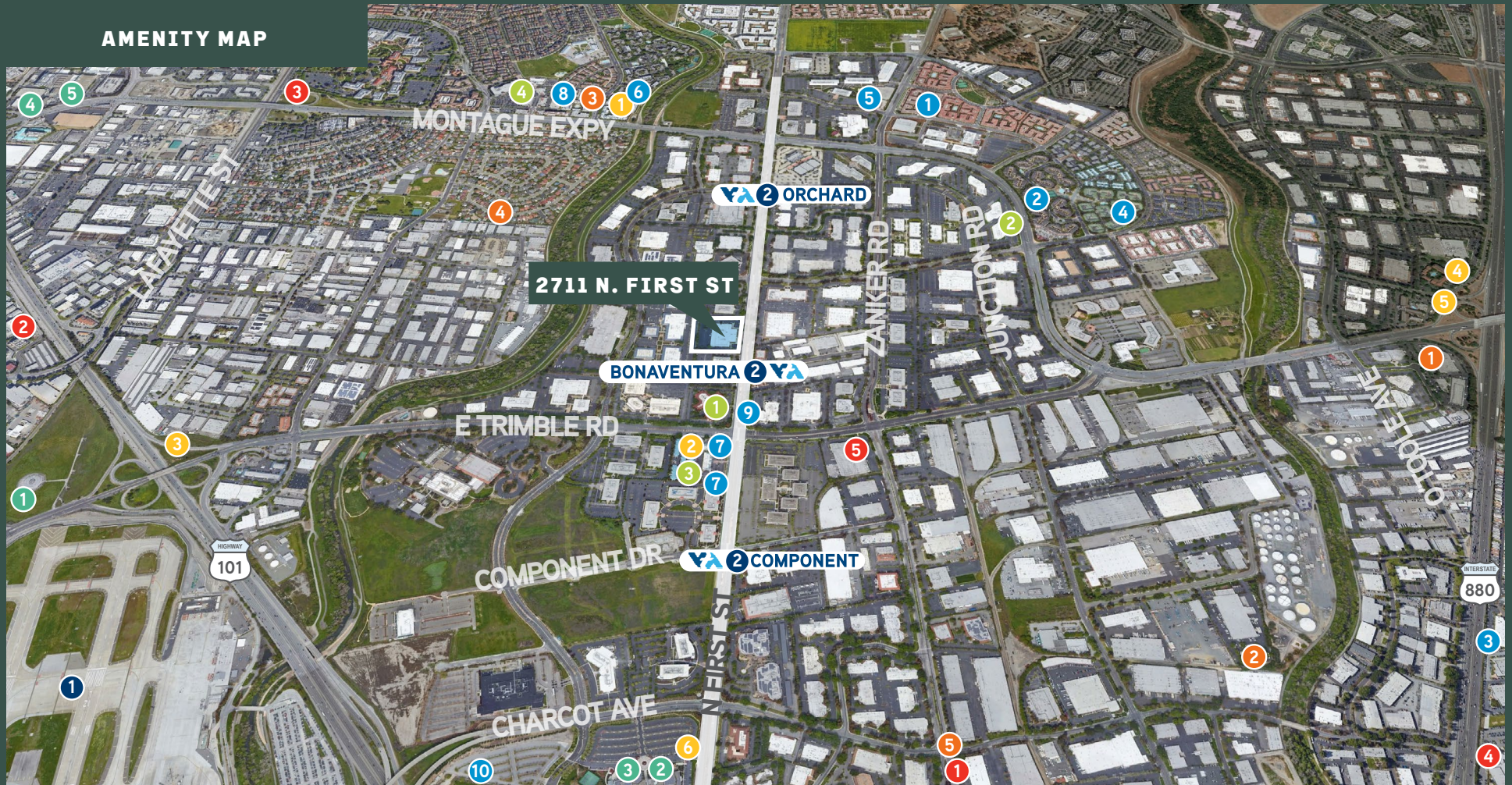
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LOBBY RENDERINGS



AMENITY MAP



HOTELS

- 1 Hyatt House Santa Clara
- 2 Homewood Suites by Hilton San Jose
- 3 La Quinta Inn & Suites SJ Airport
- 4 Sheraton San Jose Hotel
- 5 Sonesta Silicon Valley
- 6 DoubleTree by Hilton Hotel San Jose

ENTERTAINMENT

- 1 Avaya Stadium
- 2 Bay 101
- 3 Casino M8trix

- 4 Great America
- 5 Levi's Stadium

FITNESS

- 1 24 Hour Fitness
- 2 American Barbell Clubs
- 3 Bar Method
- 4 City Sports Club
- 5 Kinetic Fitness Center

TRANSPORTATION

- 1 San Jose Int'l Airport
- 2 VTA Lightrail

RESTAURANTS

- 1 Curry Up Now
- 2 Falafels N More
- 3 Gen House
- 4 Hoebee's
- 5 Paxti's
- 6 Piatti
- 7 Pho Viet
- 8 Red Robin
- 9 Ume Chinese Food
- 10 Vito's Trattoria

MAIL SERVICES

- 1 Everyone Net
- 2 FedEx Ship Center
- 3 Postal Annex
- 4 Olympic Mailing Services
- 5 UPS

FINANCIAL INSTITUTIONS

- 1 Bank of America Financial Center
- 2 Chase Bank
- 3 United Business Bank
- 4 Wells Fargo

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