

1737 N. FIRST STREET SAN JOSE, CA

— FOR LEASE

Colliers

JOHN COLYAR

+1 408 282 3913

john.colyar@colliers.com

CA License No. 01918293

JAKE SMART

+1 408 282 3909

jake.smart@colliers.com

CA License No. 02031308

RYAN MCLAUGHLIN

+1 408 282 3947

ryan.mclaughlin@colliers.com

CA License No. 02233856



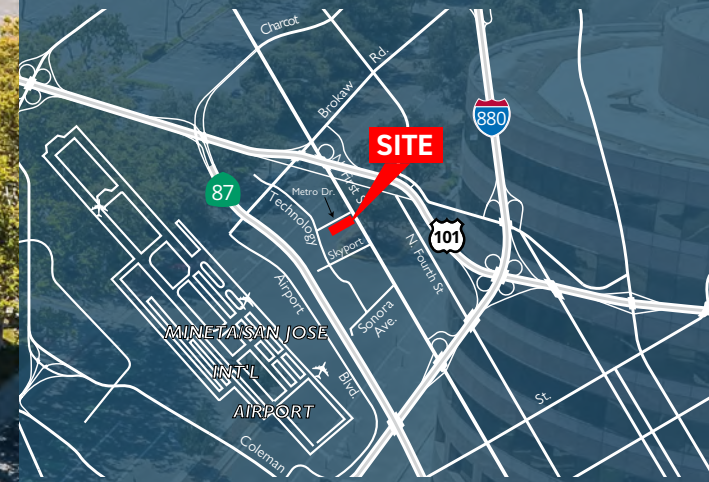


1737 N. FIRST STREET
SAN JOSE, CA

PROPERTY HIGHLIGHTS

FEATURES

- Contemporary Interiors & Exteriors
- Well-Maintained Building
- Excellent N. First Street Identity
- Onsite Deli & Property Management
- Generous 3.5/1000 Parking Ratio
- Credit & Noteworthy Tenant Mix
- Most Competitive Leasing Terms in the Market



LOCATION

- San Jose Airport Nearby
- Easy Access to Highways 101, 87 & Interstate 880
- Adjacent to VTA Light Rail Station
- Walking Distance to 24 Restaurants & 5 Hotels

1737 N. FIRST STREET
SAN JOSE, CA

AVAILABLE SPACE

THIRD FLOOR

Suite 300 7,145 SF



VIRTUAL TOUR

FOURTH FLOOR

Suite 400* 4,864 RSF



VIRTUAL TOUR

FIFTH FLOOR

Suite 500 5,515 RSF

SIXTH FLOOR

Suite 680 5,490 RSF

Available 7/1/26

*Plug & Play



1737 N. FIRST STREET
SAN JOSE, CA

Third Floor Plan | Suite 300 ±7,145 RSF



Available Now

8 Offices

Conference Room

Kitchen

Server Room - 1.5 Ton Supplemental Unit

Storage

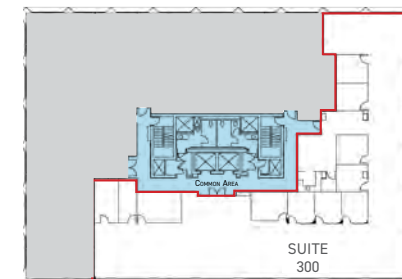
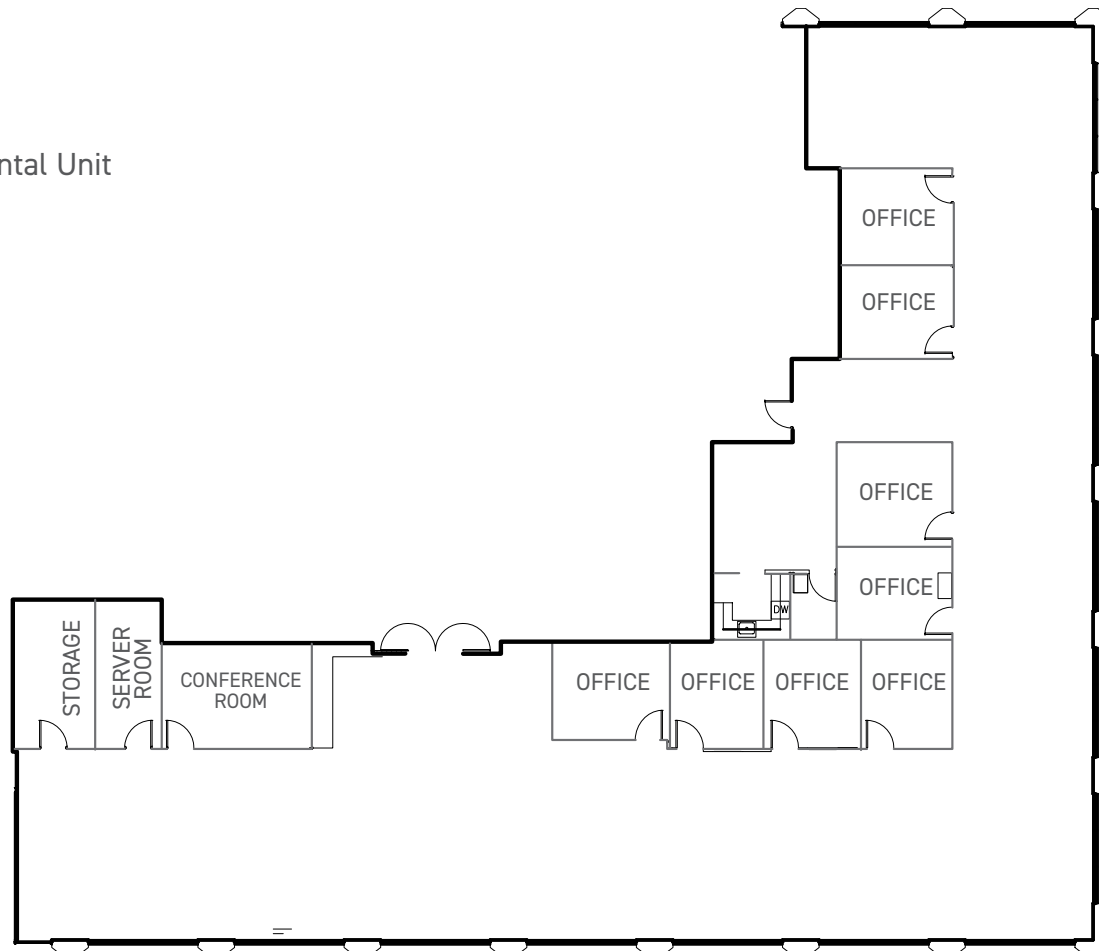
—
JOHN COLYAR
+1 408 282 3913
john.colyar@colliers.com
CA License No. 01918293

JAKE SMART
+1 408 282 3909
jake.smart@colliers.com
CA License No. 02031308

RYAN MCLAUGHLIN
+1 408 282 3947
ryan.mclaughlin@colliers.com
CA License No. 02233856



COLLIERS
Silicon Valley
225 West Santa Clara Street
10th Floor, Suite 1000
San Jose, CA 95113
www.colliers.com/siliconvalley



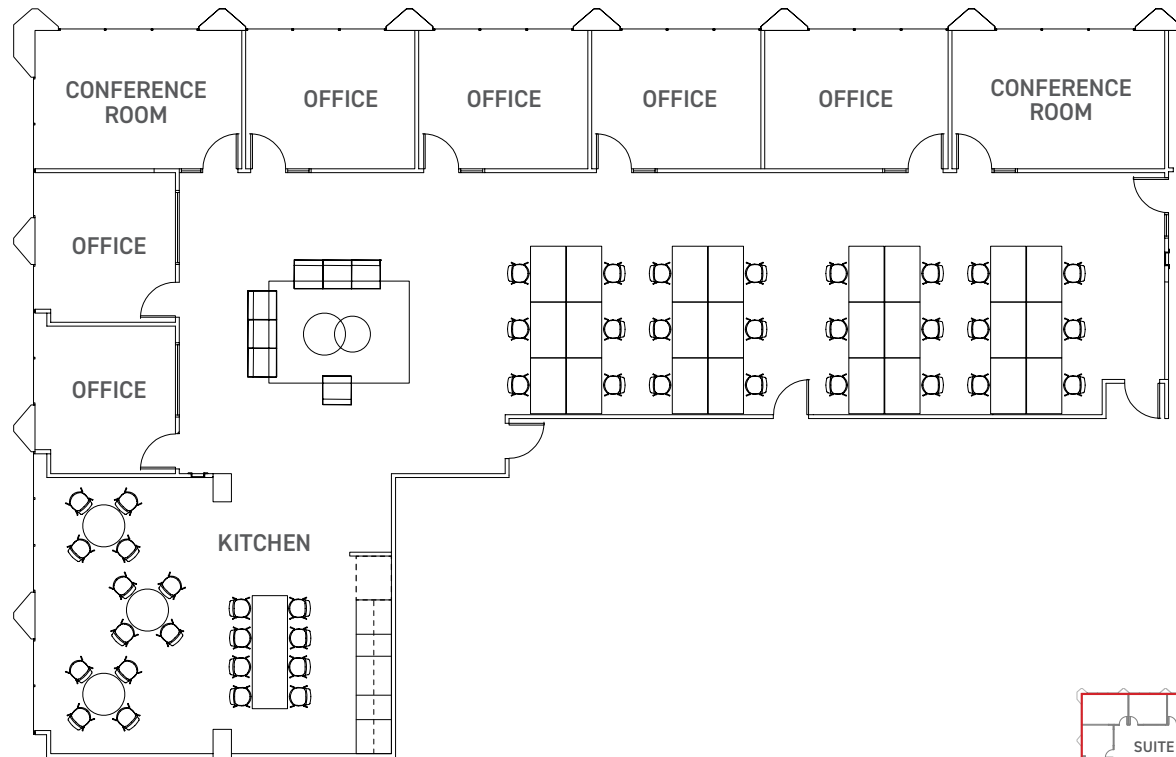
Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2026 Colliers International

1737 N. FIRST STREET
SAN JOSE, CA

Fourth Floor Plan | Suite 400 ±4,864 RSF



- Plug & Play
- Market-Ready
- Available Now
- 6 Private Offices
- 2 Conference Rooms
- Kitchen
- Copy Room
- Open Space



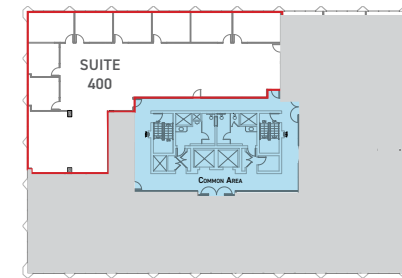
—
JOHN COLYAR
+1 408 282 3913
john.colyar@colliers.com
CA License No. 01918293

JAKE SMART
+1 408 282 3909
jake.smart@colliers.com
CA License No. 02031308

RYAN MCLAUGHLIN
+1 408 282 3947
ryan.mclaughlin@colliers.com
CA License No. 02233856



COLLIERS
Silicon Valley
225 West Santa Clara Street
10th Floor, Suite 1000
San Jose, CA 95113
www.colliers.com/siliconvalley



Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2026 Colliers International

1737 N. FIRST STREET
SAN JOSE, CA

Fifth Floor Plan | Suite 500 ±5,515 RSF

- Market-Ready
- Available Now
- 7 Private Offices
- Conference Room
- Kitchen
- Server Room
- Open Space

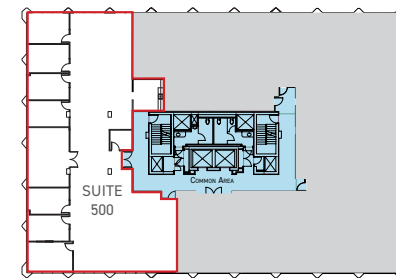
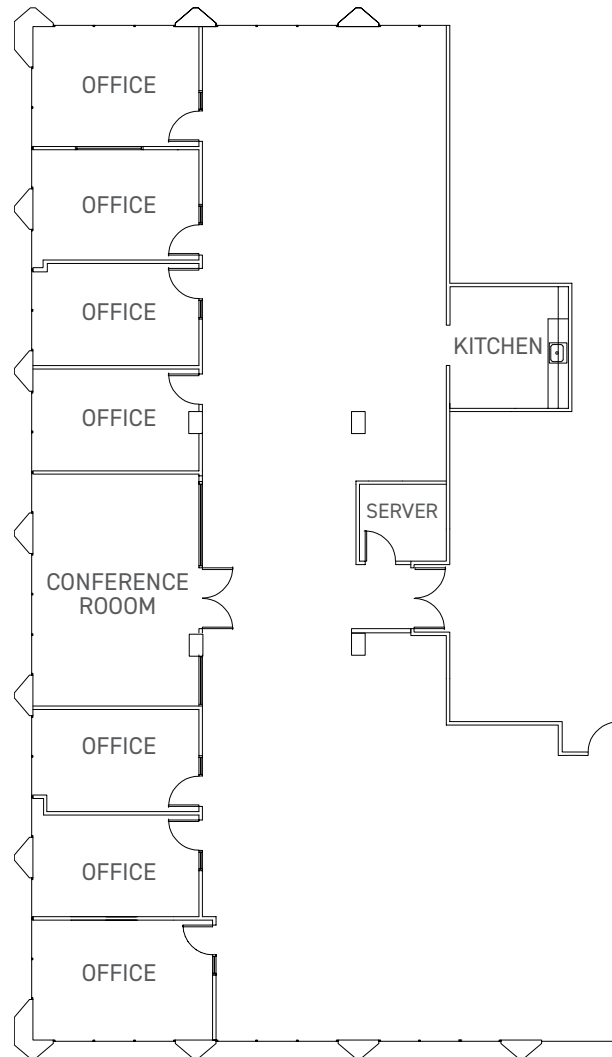
—
JOHN COLYAR
+1 408 282 3913
john.colyar@colliers.com
CA License No. 01918293

JAKE SMART
+1 408 282 3909
jake.smart@colliers.com
CA License No. 02031308

RYAN MCLAUGHLIN
+1 408 282 3947
ryan.mclaughlin@colliers.com
CA License No. 02233856



COLLIERS
Silicon Valley
225 West Santa Clara Street
10th Floor, Suite 1000
San Jose, CA 95113
www.colliers.com/siliconvalley



1737 N. FIRST STREET
SAN JOSE, CA

Sixth Floor Plan | Suite 680 ±5,490 RSF

- Available 7/1/26
- 4 Private Offices
- 2 Conference Rooms
- Kitchen
- Phone Room
- Open Space

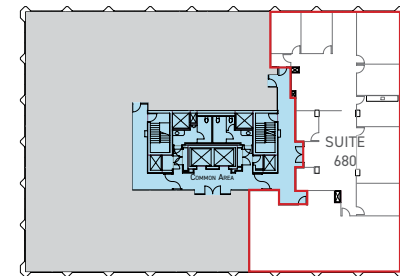
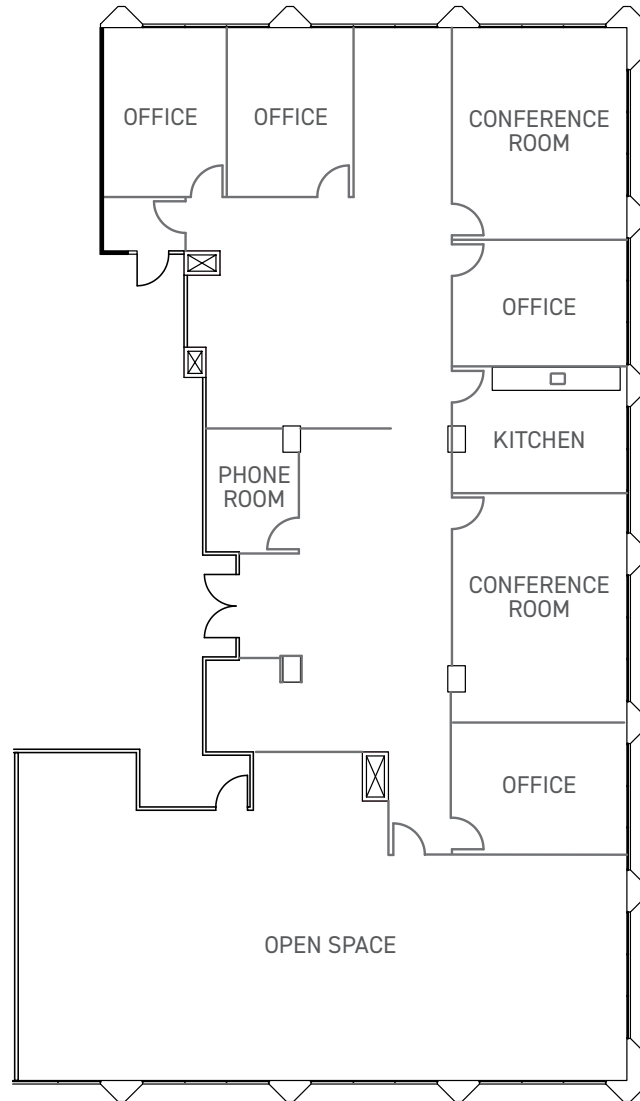
—
JOHN COLYAR
+1 408 282 3913
john.colyar@colliers.com
CA License No. 01918293

JAKE SMART
+1 408 282 3909
jake.smart@colliers.com
CA License No. 02031308

RYAN MCLAUGHLIN
+1 408 282 3947
ryan.mclaughlin@colliers.com
CA License No. 02233856



COLLIERS
Silicon Valley
225 West Santa Clara Street
10th Floor, Suite 1000
San Jose, CA 95113
www.colliers.com/siliconvalley



Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2026 Colliers International

1737 N. FIRST STREET
SAN JOSE, CA

AMENITIES MAP

FINANCIAL INSTITUTIONS

1. Wells Fargo Bank
2. Provident Credit Union
3. Chase

RESTAURANTS

1. Starbucks, TGI Sushi, Bagel Street Café, Fred's Burgers
2. Vito's Trattoria
3. Spencer's
4. Starbucks, Chipotle, Pho Viet, iSlice, Subway, Wong Kok
5. In-N-Out Burger, Starbucks, Smoking Pig, MOD Pizza, Chipotle
6. Denny's
7. Zone 8 Sports Bar & Grill
8. Oasis Deli
9. Star Cafe
10. Taco Mania
11. San Jose Market Center: Jamba Juice, Starbucks, Subway, El Pollo Loco, Carl's Jr., SAJJ Mediterranean, Blue Mango, Panda Express, L&L Hawaiian BBQ, Chili's, Happy Lemon, BJ's, Wing Stop, Panera Bread

MAIL SERVICES

1. FedEx Office
2. FedEx & UPS Drop Boxes

CAR RENTALS & SERVICES

1. Hertz Rent-A-Car
2. 76 Gas Station
3. Chevron Gas Station

LODGING & CONFERENCE FACILITIES

1. Doubletree Hotel
2. Courtyard by Marriott
3. Sonesta ES Suites San Jose Airport
4. Fairfield Inn & Suites by Marriott
5. Comfort Inn
6. Residence Inn by Marriott
7. Hyatt Place
8. Holliday Inn
9. Four Points by Sheraton

ADDITIONAL SERVICES & CONVENIENT SHOPPING

1. PetSmart, Office Depot, GameStop, Sally Beauty Supply, Michael's, Cost Plus World Market
2. Target
3. Mattress Firm, Trader Joe's
4. T-Mobile, Diamond Dental, Supercuts, American Nail & Tan, European Wax Center
5. Blu Cocoon Med Spa
6. 24 Hour Fitness
7. Lowe's
8. Kaiser Permanente Medical Offices
9. Bright Horizons



1737 N. FIRST STREET
SAN JOSE, CA

- Light Rail Stations
- Light Rail
- Free VTA/SJC Airport Flyer



1737 N. FIRST STREET
SAN JOSE, CA

