



±4,485 SF | 2580 NORTH FIRST STREET, SUITE 480
SAN JOSE, CA

 IRVINE COMPANY

 CBRE

Property Highlights

- **Energize** at the **premier Kinetic fitness center** featuring cardio, strength training, stretching areas, and locker rooms
- **Conference Center** offers 1,706 sq. ft. of meeting and training space – fully equipped with audio visual equipment and complimentary WiFi
- **Extend productivity** to the **outdoor workspace** with plush, comfortable seating, collaboration tables and complimentary WiFi for the ideal mobile office
- Nearby dining, lodging, recreation, retail amenities
- **Light Rail Station** directly in front of property
- **Direct access** to Highway 101 and the 880 Freeway
- **Less than one mile** to San Jose International Airport

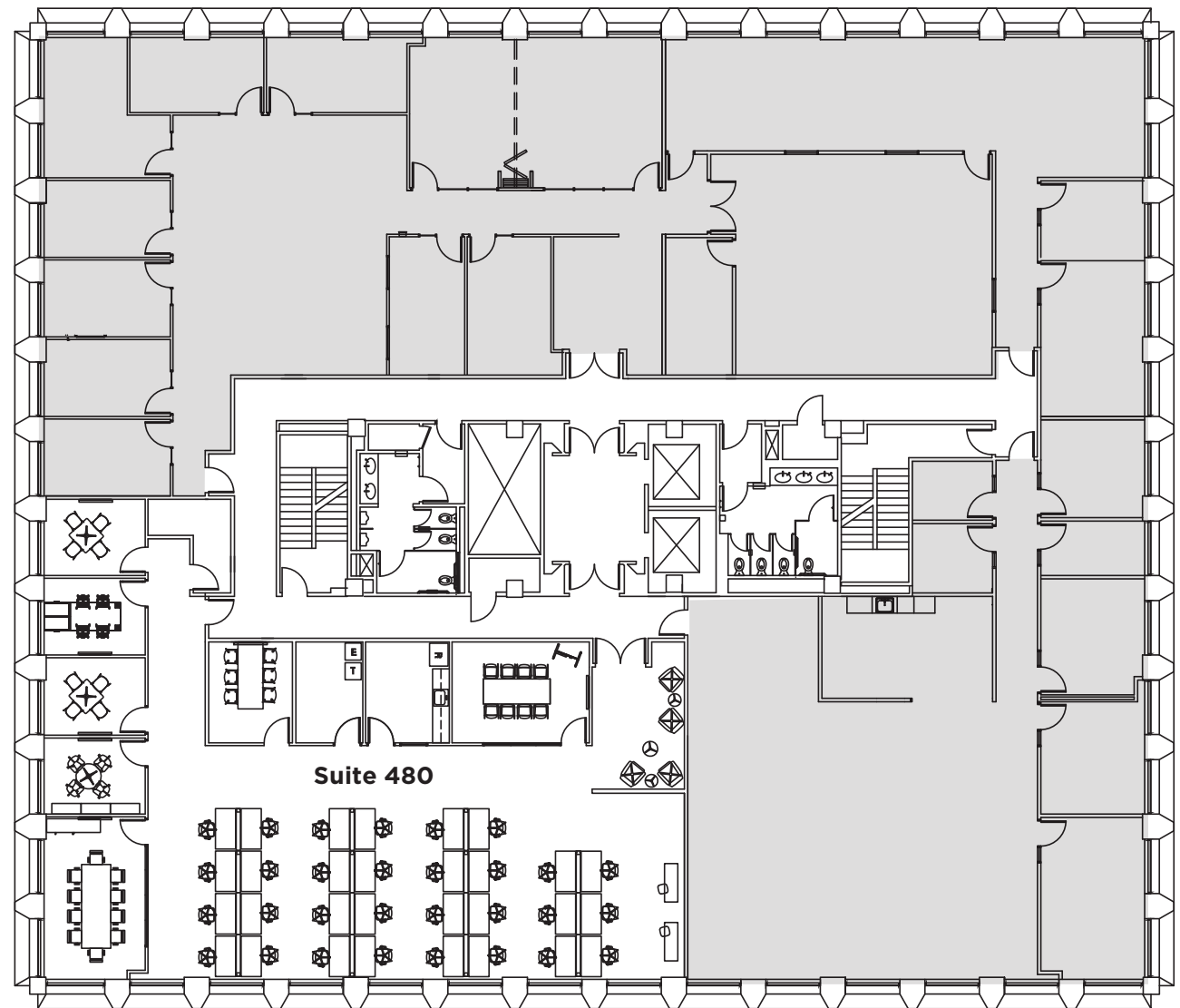
SIX CLASS A OFFICE BUILDINGS, TOTALING ±438,988 SF

- 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



Flex+ Floor Plan

SUITE 480 | ±4,485 SF



- Available 3/1/2026
- 5 Private Offices
- 2 Conference Rooms
- Reception Area
- Break Room
- Server Room
- Storage Room
- Open Workspace
- Ask Rate of \$4.00/SF includes \$0.25/SF for Flex Furniture



OWNED AND MANAGED BY



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