

2560 N FIRST ST



15,769 RSF AVAILABLE FOR SUBLEASE

San Jose, CA



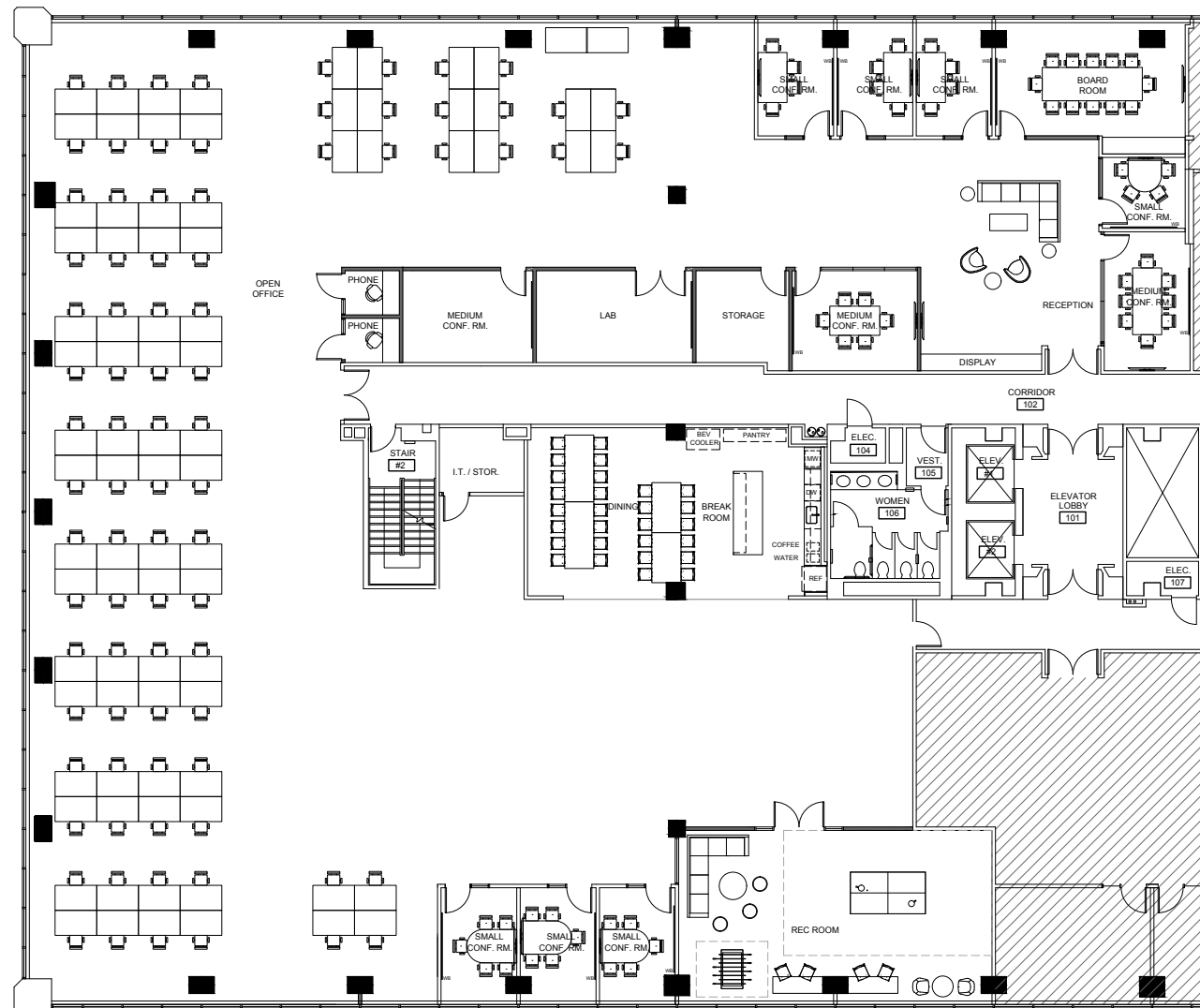
HIGHLIGHTS

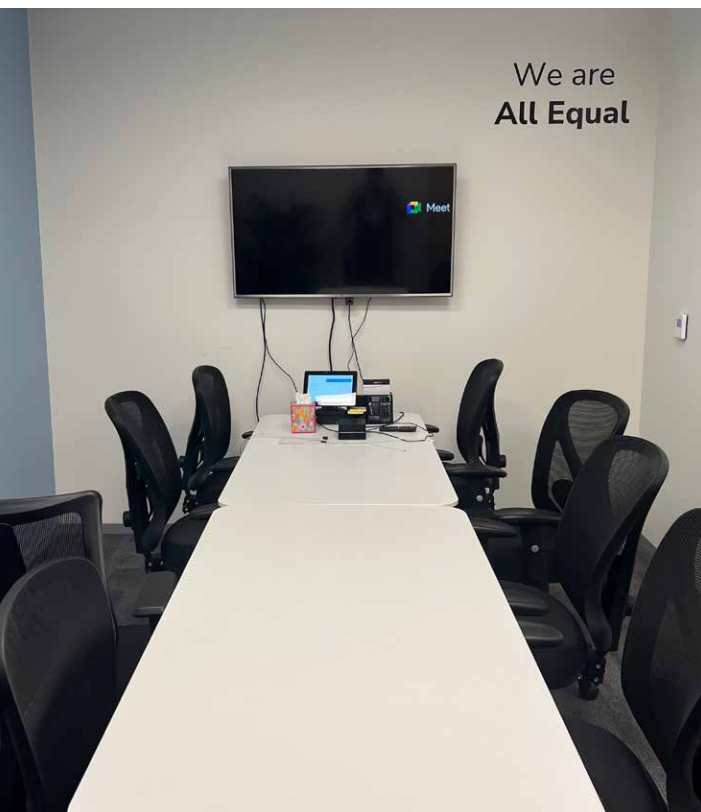
- Sublease Term through August 31, 2028
- Newly renovated, market-ready space with corner glassline and abundant natural light
- Plug & Play potential with modern layout and finishes
- Sublease or Direct Lease Possible
- Class A Project with great On-Site Campus Amenities
- Excellent transportation access: adjacent to light rail, near US-101/237/87/880, and less than one mile to SJC
- Prime location surrounded by retail, dining, and nearby hospitality options

SUITE 300 | 15,769 RSF



EXP. 8/31/28





NEARBY AMENITIES

@FIRST

Blue Water Seafood	Panera Bread
Chick-fil-A	Rok Steakhouse & Grill
Chiptole	SAJJ
CVS	Shan Restaurant
Fish's Wild Fish Grill	Shan Tandoori Pizza
Five Guys Burgers and Fries	Starbucks
Panda Express	

First Mart
Sendo Sushi
Sri's Kitchen
Round Table Pizza
Mina's Korean BBQ
Halal Gyro
La Catalana
Co Ba Dessert Tea & Coffee

Caffe Bene
Mac Park BBQ
Faz

Starbucks
Mortar & Pestle Bar
Curry Up Now
Laksana

iJava Café

RIVER OAKS PLAZA

Mountain Mike's Pizza
Starbucks
Tortilla House Mexican Grill
Subway
Bibimbowl

Sheraton San Jose
Sonesta Silicon Valley

RIVERMARK VILLAGE

Starbucks	Easterly
Safeway	Hyatt House
Fantasia Coffee & Tea	The Kebab Shop
Red Robin	Poke House
Peet's Coffee	Meet Fresh
Premier Pizza	Dave's Hot Chicken
Chipotle	Cold Stone
Jersey Mike's Subs	EggHead Sando

2560 N FIRST ST

Flower Flour

THE MARKETPLACE

Starbucks	Una Mas Mexican Grill
Okayama Express	Pho Viet
Thai Orchid	Dish n' Dash
Ume Chinese Food	Annas Curry Point
T&T Fusion	Homewood Suites by Hilton

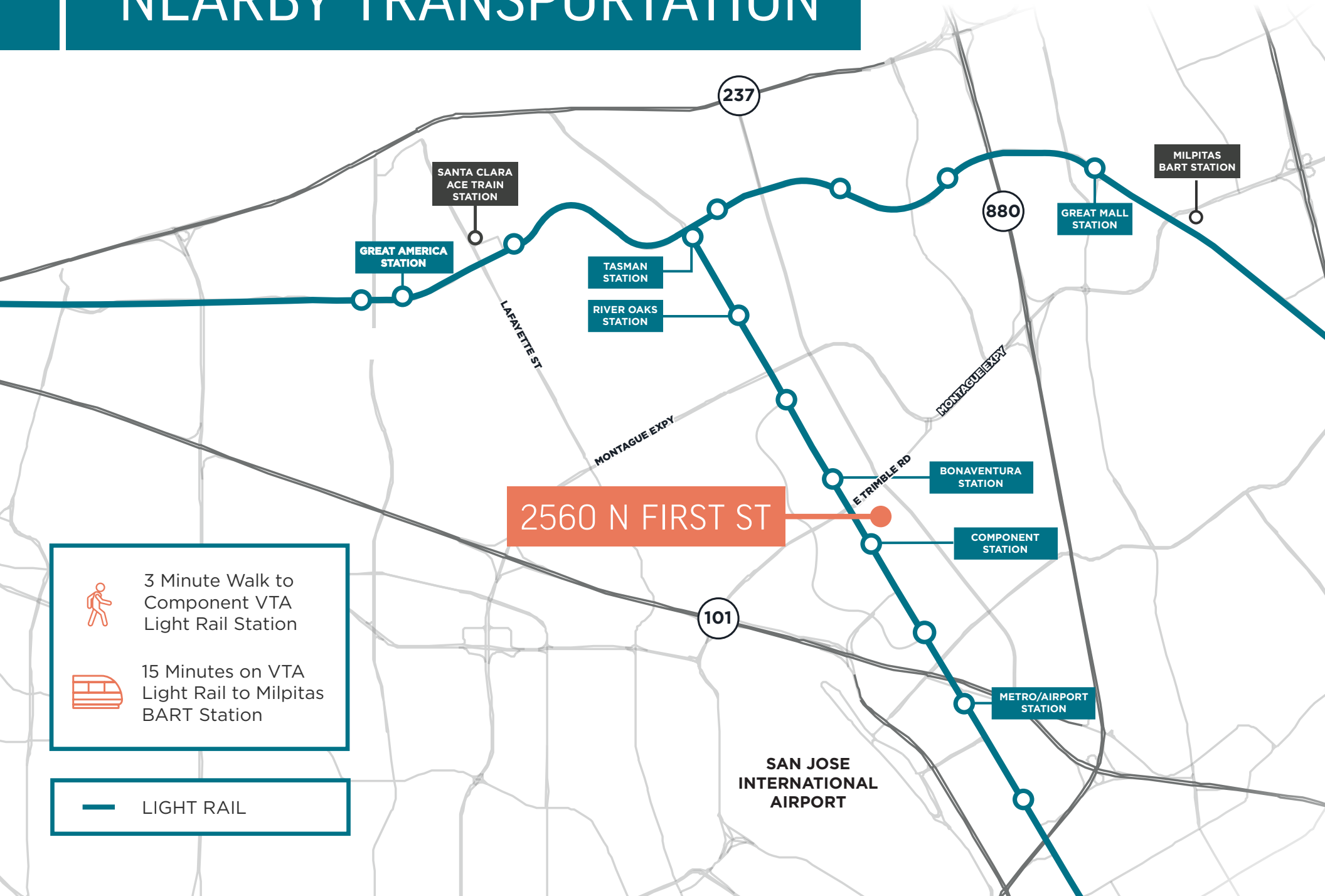


SANTA CLARA SQUARE MARKETPLACE

Barebottle Brewing Company	Jaks Authentic Indian
Chiptole	Lee's Sandwiches
Club Pilates	Mountain Mike's Pizza
CorePower Yoga	Opa!
Eureka!	Pacific Catch
Fleming's Prime Steakhouse	Puesto
Gong Cha	Starbucks
The Halal Guys	Whole Foods Market
Il Fornaio	

SAN JOSE
INTERNATIONAL
AIRPORT

NEARBY TRANSPORTATION





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