



the  
grove  
AT FIRST



2460

FOR LEASE

2460-2480 N. FIRST STREET | SAN JOSE, CA



SPACE TO GROW

# room to settle in

At The Grove at First, companies find the balance they need—room to grow, room to focus, and room to feel grounded. This refreshed workplace offers flexible, move-in-ready suites, evolving amenities, and seamless access to transit and major corporate neighbors. Surrounded by mature landscaping and expanding outdoor spaces, The Grove at First creates a calm, connected foundation for teams to thrive.

**2460**  
**±22,372 SF**  
AVAILABLE

**2480**  
**±5,930 – 24,842 SF**  
AVAILABLE



## ROOM TO GROW

Rare multi-tenant options with visibility and flexibility

## BALANCED AMENITIES

Outdoor spaces, fitness center, and shared conference rooms

## SMART VALUE

Modern office at a more attainable price

## PRIME LOCATION

Seamless access to HWY 101, Light Rail, and SJC Airport

# A STRONG foundation

NEWLY RENOVATED OUTDOOR  
AMENITY SPACE

ON-SITE FITNESS CENTER WITH  
SHOWERS + LOCKERS

COMMON CONFERENCE CENTER

GENEROUS  $\pm 3.5/1,000$  PARKING

ADJACENT TO COMPONENT VTA  
LIGHT RAIL STATION

IMMEDIATE ACCESS TO HWY 101,  
HWY 87 & SJC AIRPORT

3 ON-SITE LOADING DOCKS



N 1ST STREET

COMPONENT DRIVE

2480  
N FIRST ST

2460  
N FIRST ST



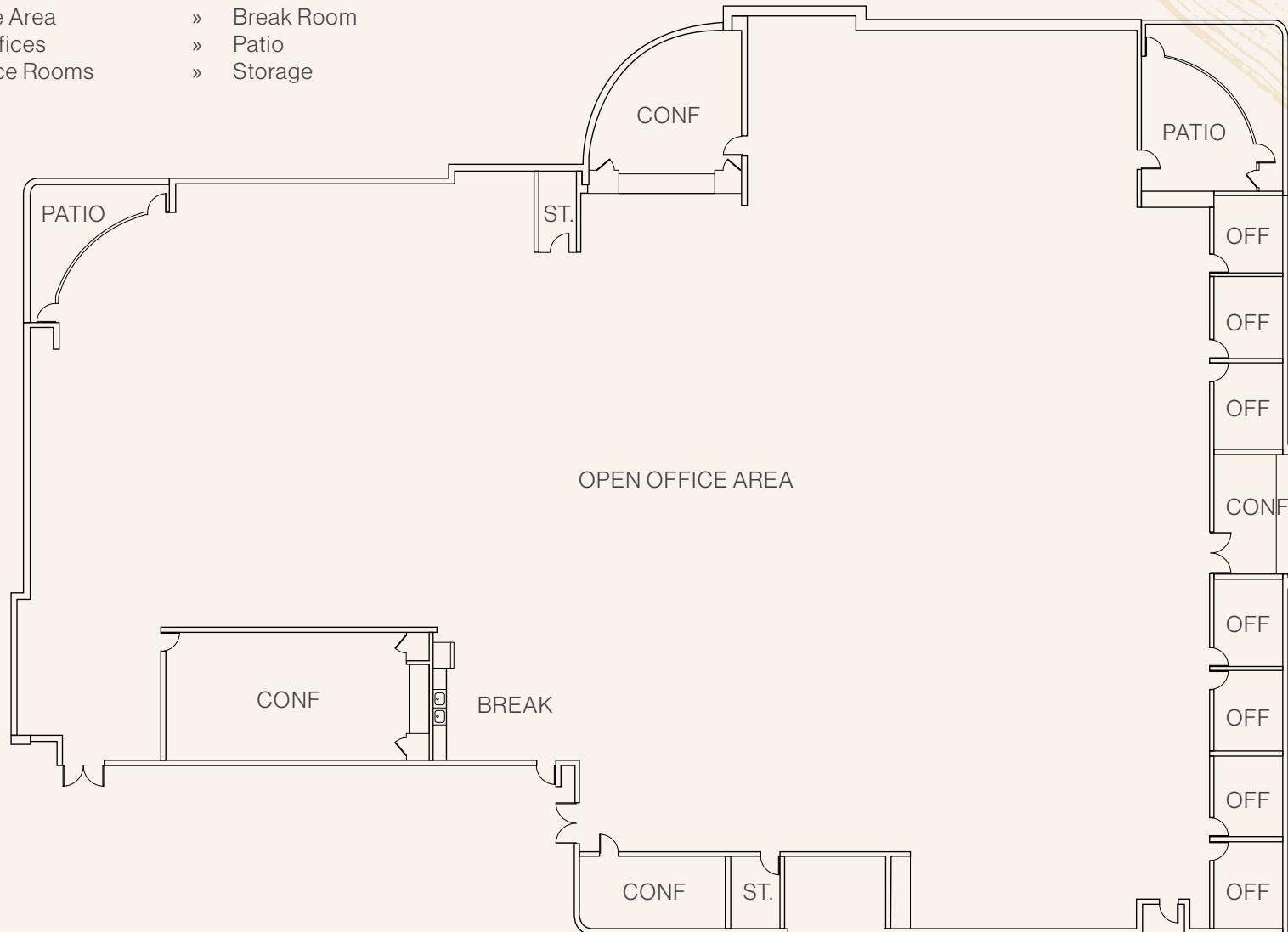


2460 N FIRST ST

# suite 200

**±22,372 SF**

- » Open Office Area
- » 7 Private Offices
- » 3 Conference Rooms
- » Break Room
- » Patio
- » Storage

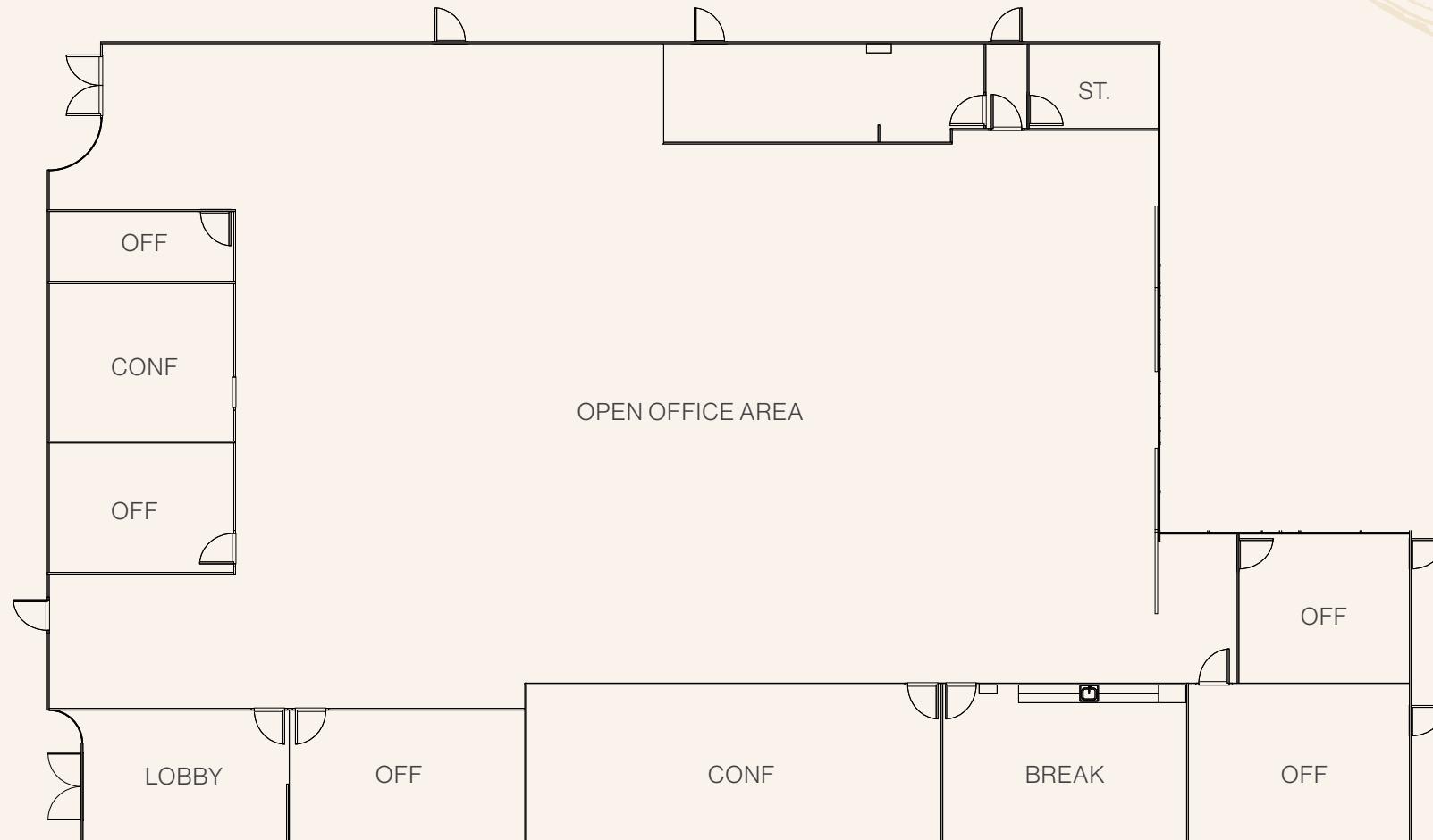


2480 N FIRST ST

# suite 160

**±7,656 SF**

- » Open Office Area
- » 5 Private Offices
- » 2 Conference Rooms
- » Break Room
- » Lobby
- » Storage



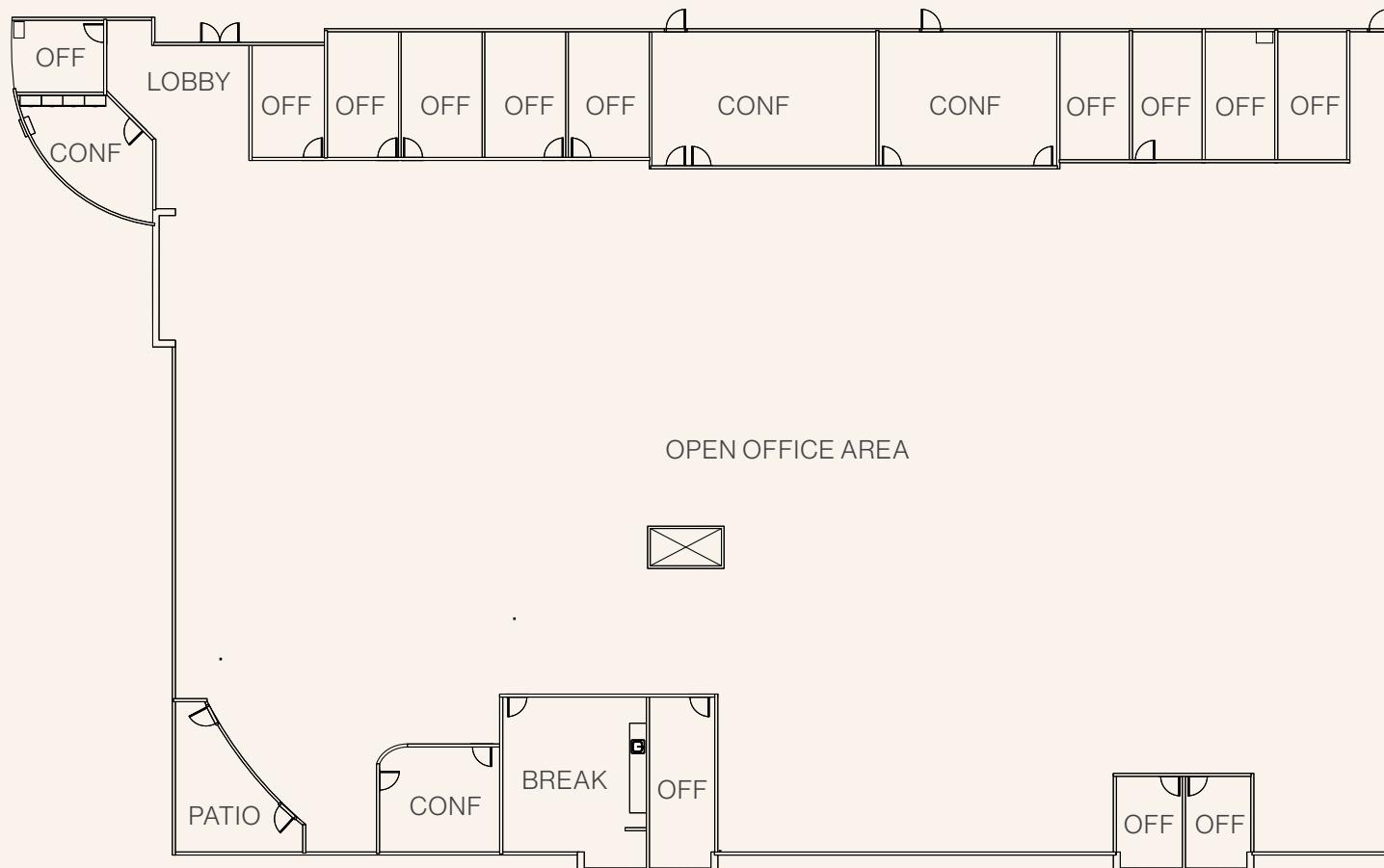
2480 N FIRST ST

# suite 200

**±24,842 SF**

- » Open Office Area
- » 13 Private Offices
- » 4 Conference Rooms

- » Break Room
- » Lobby
- » Patio

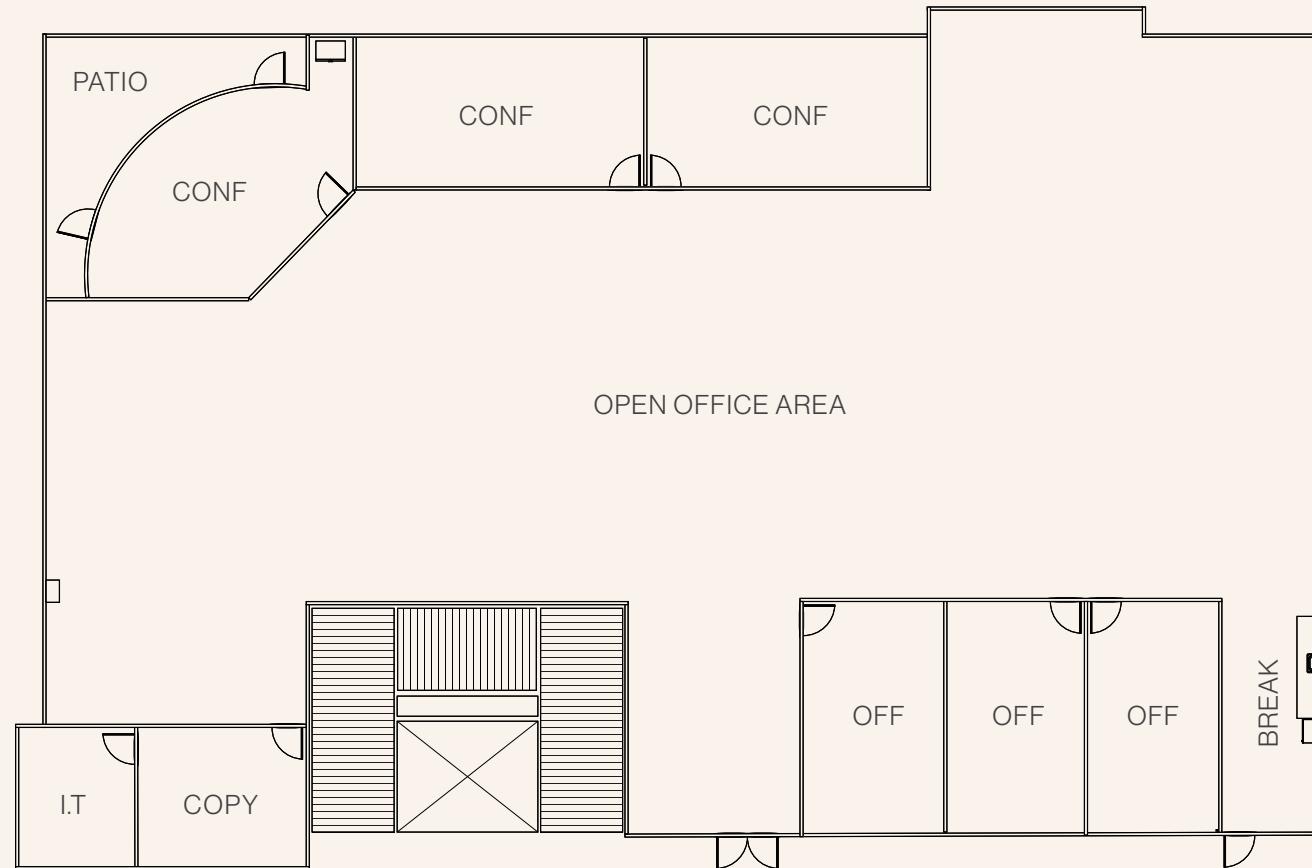


2480 N FIRST ST

# suite 250

**±5,930 SF**

- » Open Office Area
- » 3 Private Offices
- » 3 Conference Rooms
- » Copy Room
- » Server Room
- » Break Room
- » Lobby
- » Patio

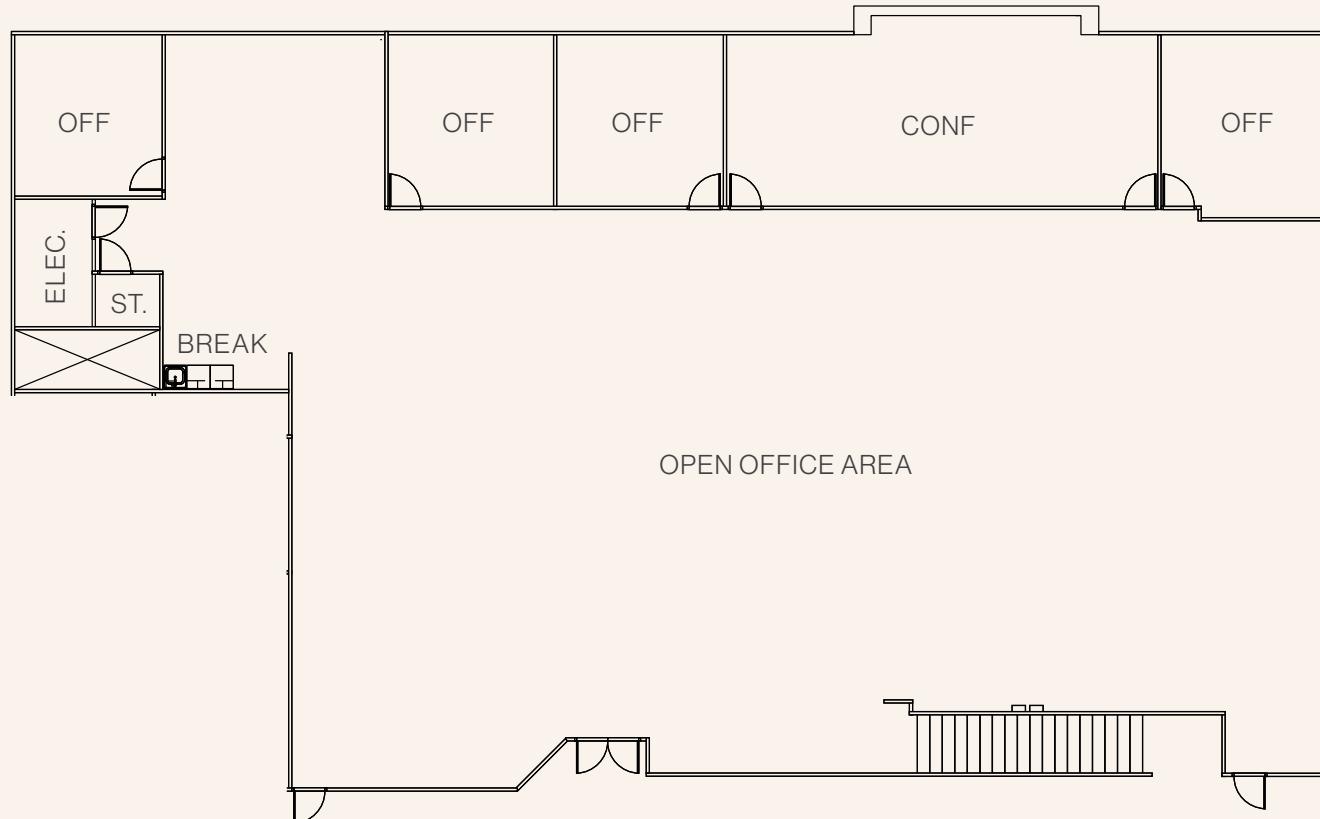


2480 N FIRST ST

# suite 260/280

**±6,450 SF**

- » Open Office Area
- » Break Room
- » 4 Private Offices
- » Storage
- » 1 Conference Rooms

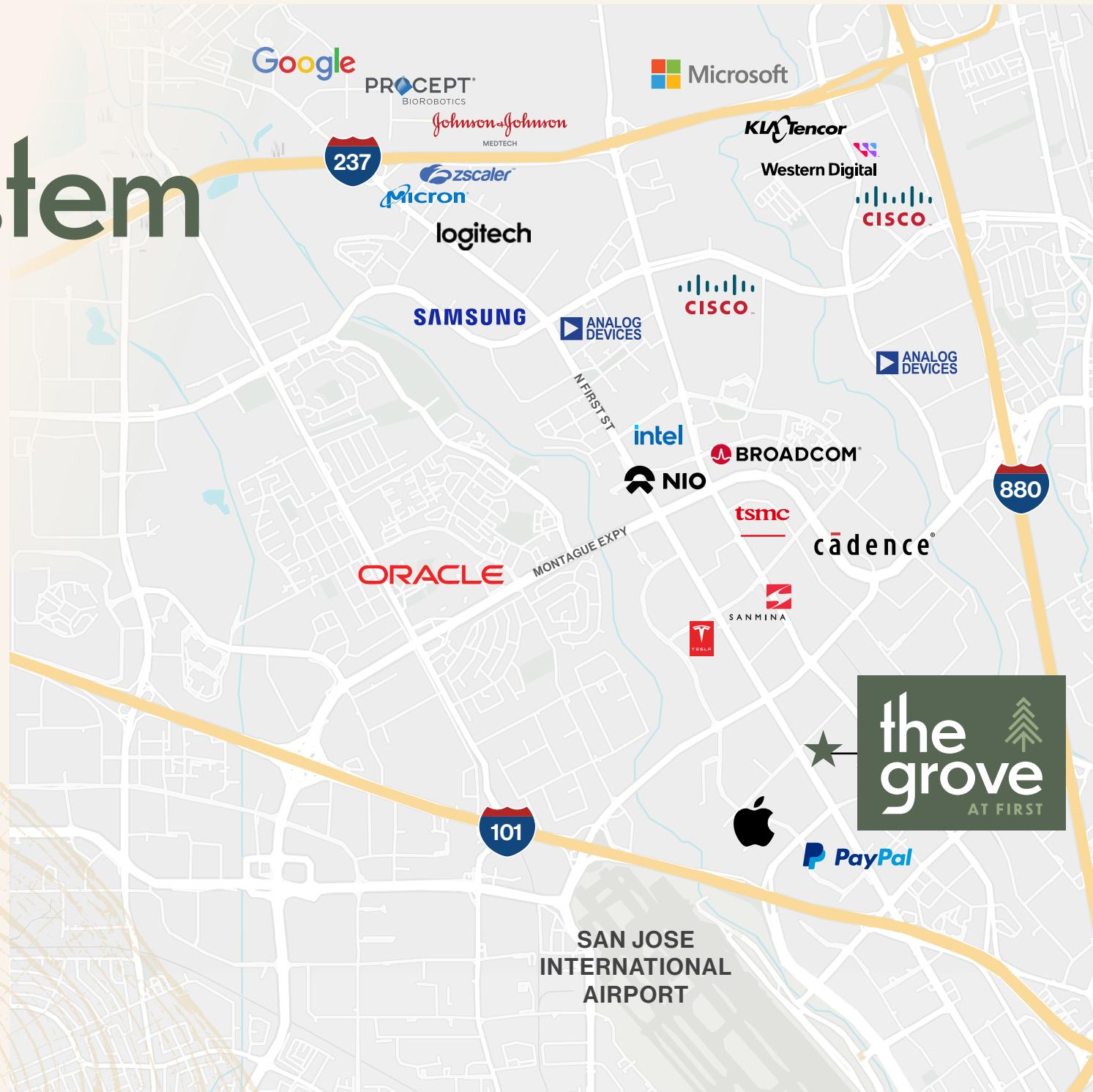




AN ESTABLISHED

# ecosystem

Situated at the core of North San Jose's innovation corridor, The Grove at First is surrounded by tech giants and global leaders. To be here is to be part of a thriving professional landscape where industry and opportunity converge. Place your team in an established ecosystem where business thrives and the region's economic gravity is strongest.





# ROOTED IN connection

The Grove at First offers unparalleled regional access, situated directly across the street from the Component VTA Light Rail station. This prime positioning provides a seamless link to the Bay Area's transit network, complemented by immediate proximity to major highways and San Jose International Airport. It is a location engineered for effortless, high-speed mobility.

1 MINUTE WALK TO  
COMPONENT VTA LIGHT  
RAIL STATION

15 MINUTES ON VTA  
LIGHT RAIL TO MILPITAS  
BART STATION



BRANCH OUT

# anytime



## SANTA CLARA SQUARE

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

## RIVERMARK VILLAGE

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

## THE MARKETPLACE

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

## @FIRST

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

## RIVER OAKS PLAZA

Mountain Mike's Pizza  
Talab  
Subway  
Hey Chicken San Jose  
Bibimbowl  
Chase Bank  
Custom Cut Butcher  
Diamonds Nail Bar  
Five Spice Indian Grocery

## MCCARTHY RANCH

In-N-Out Burger  
Macaroni Grill  
Banana Leaf  
Shabuya  
Taco Bell  
Tea Top  
TOGO'S Sandwiches  
Taqueria Los Cuñados  
Ramen 101  
V Sushi  
Planet Fitness  
Hilton Garden Inn



### BRETT KROUSKUP

+1 408 615 3432

brett.krouskup@cushwake.com

LIC #01904239

### WALT STEPHENSON

+1 408 615 3458

walt.stephenson@cushwake.com

LIC #01793438

### ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

LIC #01274540



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