



FORGE

NEXT GENERATION R&D

±27,000 SF - ±169,700 SF AVAILABLE FOR LEASE



CUSHMAN &
WAKEFIELD

WHERE BREAKTHROUGHS

TAKE SHAPE



FORGE redefines the modern R&D workplace — an intentionally designed campus where ideas evolve and scale. Built for next-generation innovation, the campus empowers teams to move seamlessly from concept to creation.

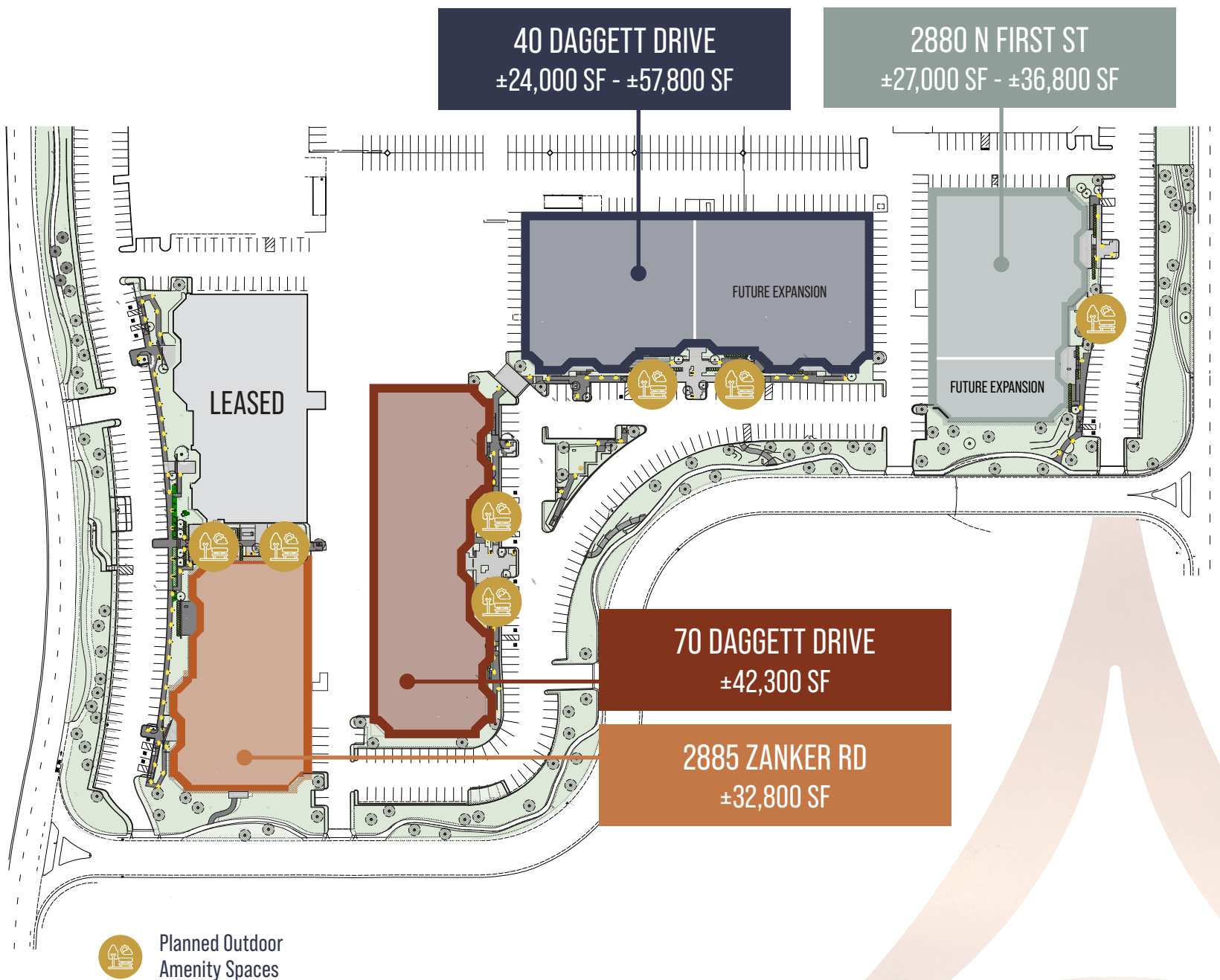
EXTENSIVE IMPROVEMENTS

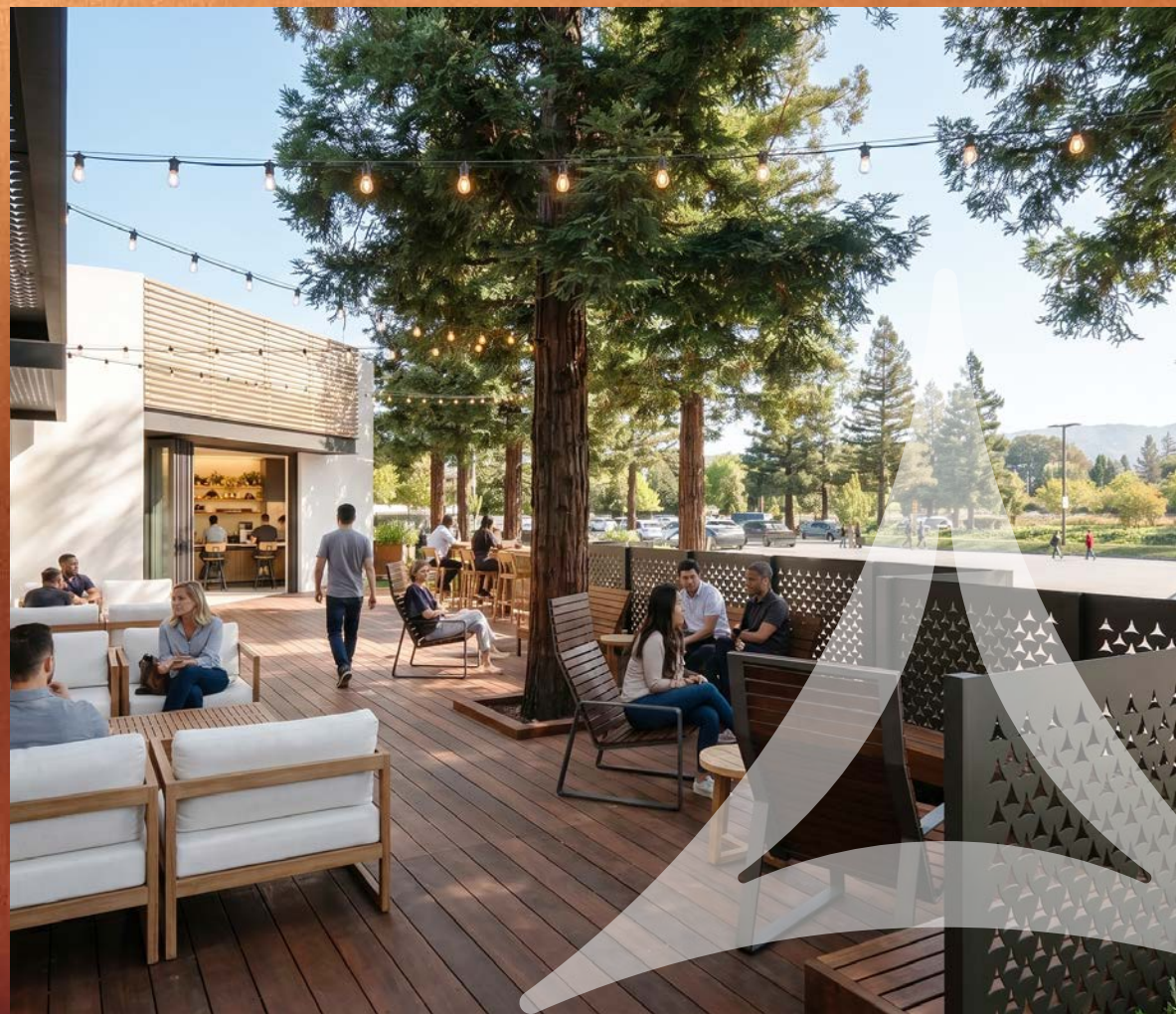
UNDERWAY

- Five building single-story R&D campus
- Refreshed entries, landscaping, and outdoor amenity spaces throughout the campus
- Expansive glass lines delivering abundant natural light throughout
- Indoor/outdoor workplace experience designed around collaboration and connectivity
- Immediate access to Highways 101 and I-880
- Walking distance to Orchard Light Rail Station
- Minutes from San Jose International Airport, hotels, retail and restaurants
- ±3/1,000 parking ratio



SITE PLAN





R&D REIMAGINED

A complete campus transformation is set to deliver a functional, purpose-built environment tailored to the demands of modern R&D teams.

- Redesigned façades with expanded glazing and modern architectural elements
- Fully refreshed lobbies, restrooms, and amenity areas with upgraded lighting and finishes
- Sliding glass doors creating seamless indoor/outdoor connectivity
- Revitalized hardscape and landscape improvements campus-wide
- Enhanced campus wayfinding and signage program
- Up to ±15' clear heights
- Upgraded power infrastructure
- Grade-level roll-up doors at each building



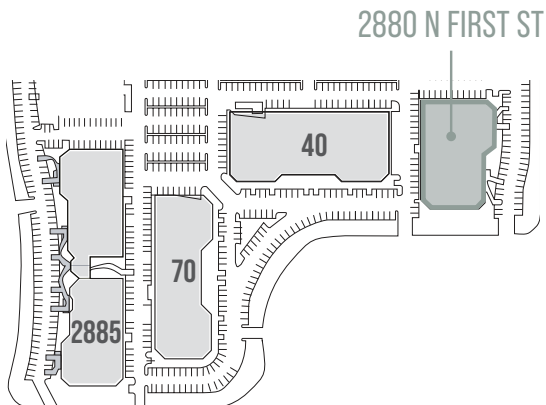
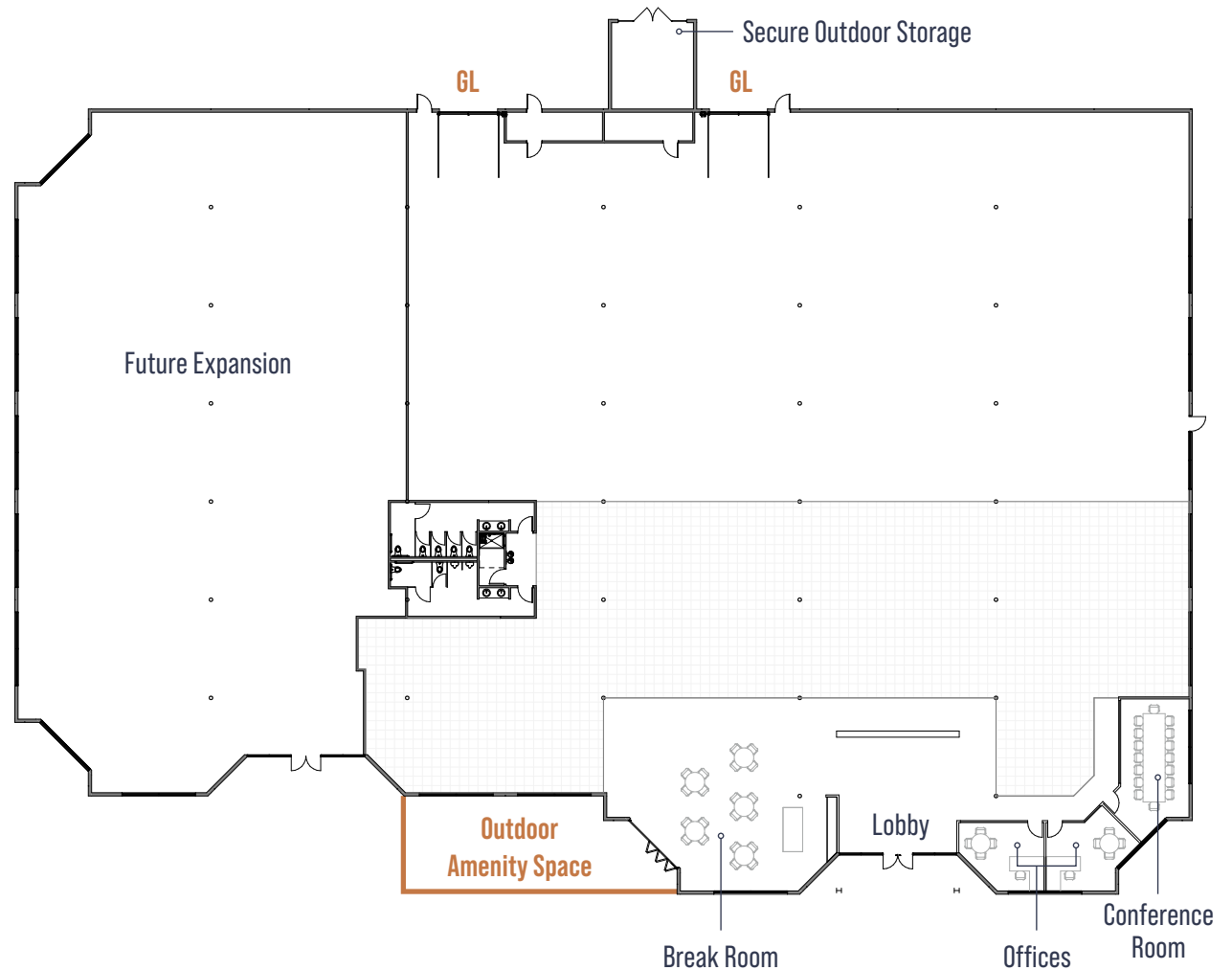




2880 N. FIRST STREET

±27,000 SF - ±36,800 SF

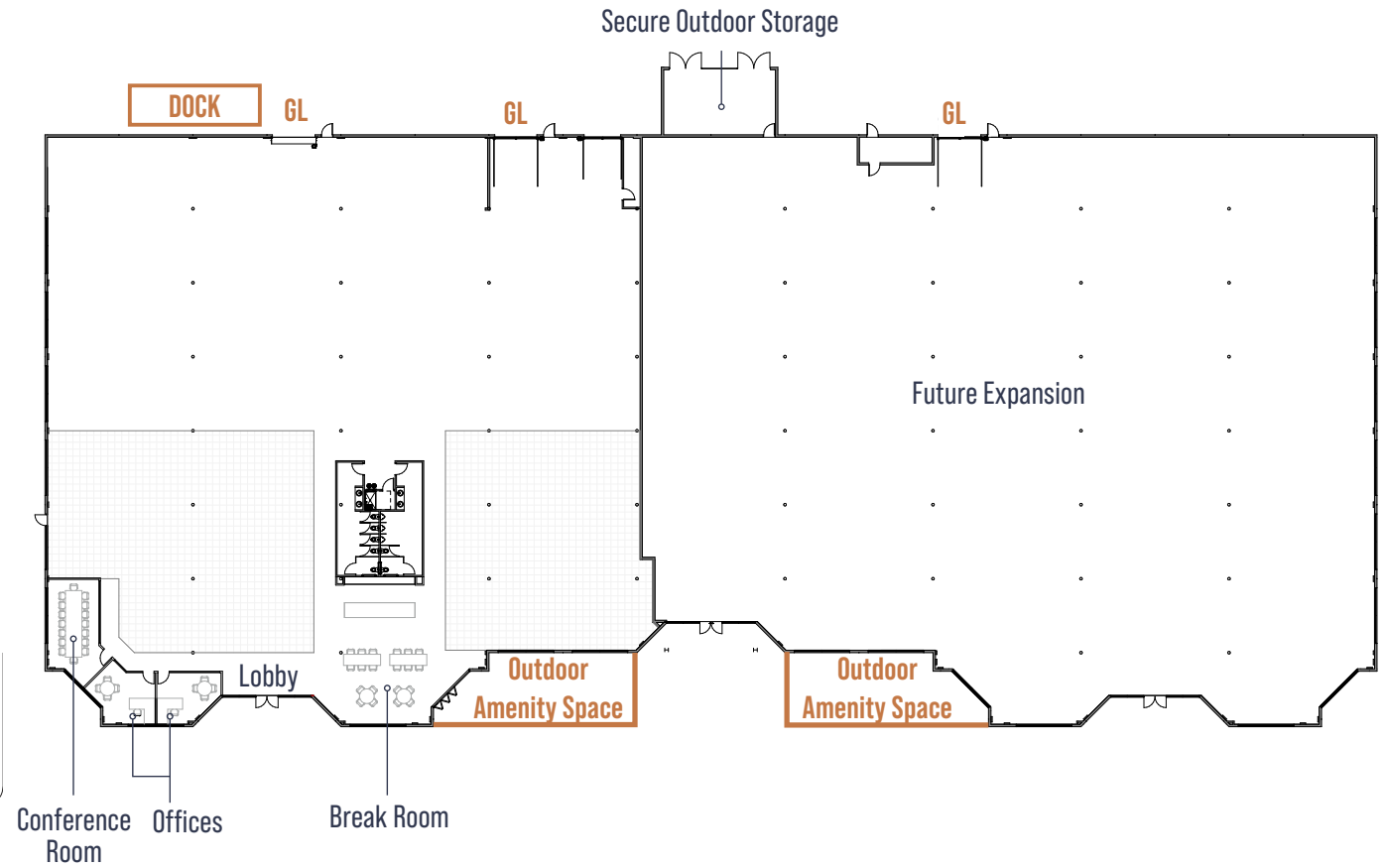
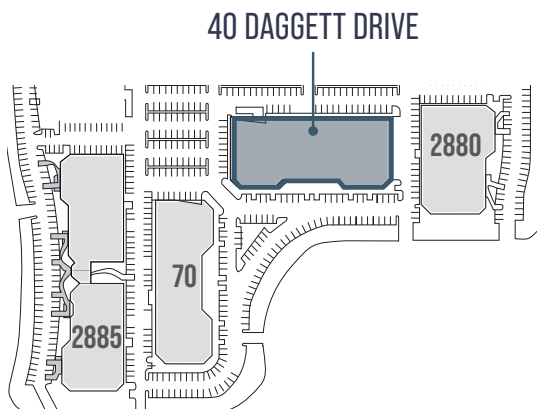
- ALL NEW MARKET-READY INTERIORS
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 2 GRADE LEVEL DOORS
- SECURE OUTDOOR STORAGE



40 DAGGETT DRIVE

±24,000 SF - ±57,800 SF

- ALL NEW MARKET-READY INTERIORS
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 3 GRADE LEVEL DOORS
- 1 DOCK WELL
- SECURE OUTDOOR STORAGE

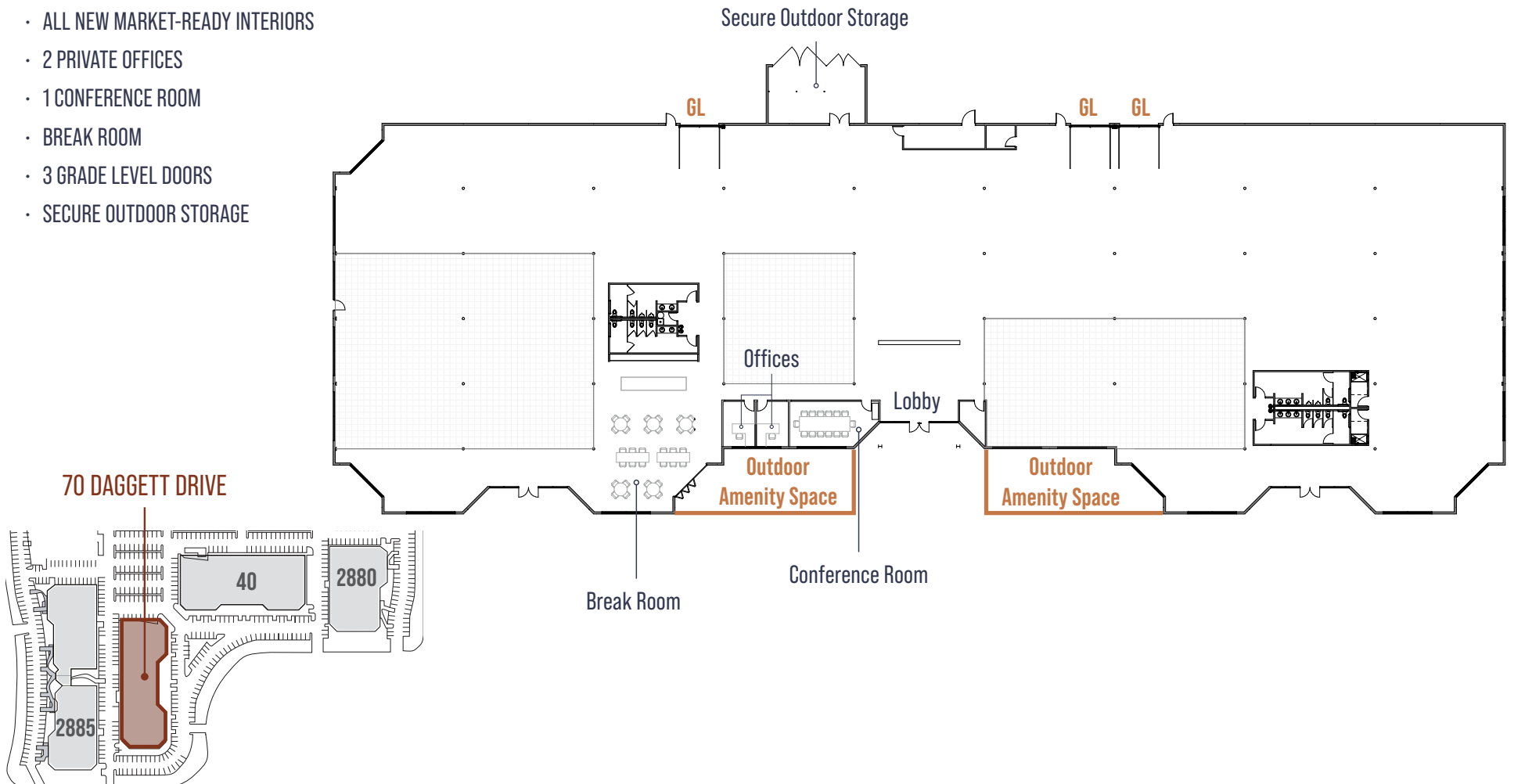


70 DAGGETT DRIVE

±42,300 SF



- ALL NEW MARKET-READY INTERIORS
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 3 GRADE LEVEL DOORS
- SECURE OUTDOOR STORAGE



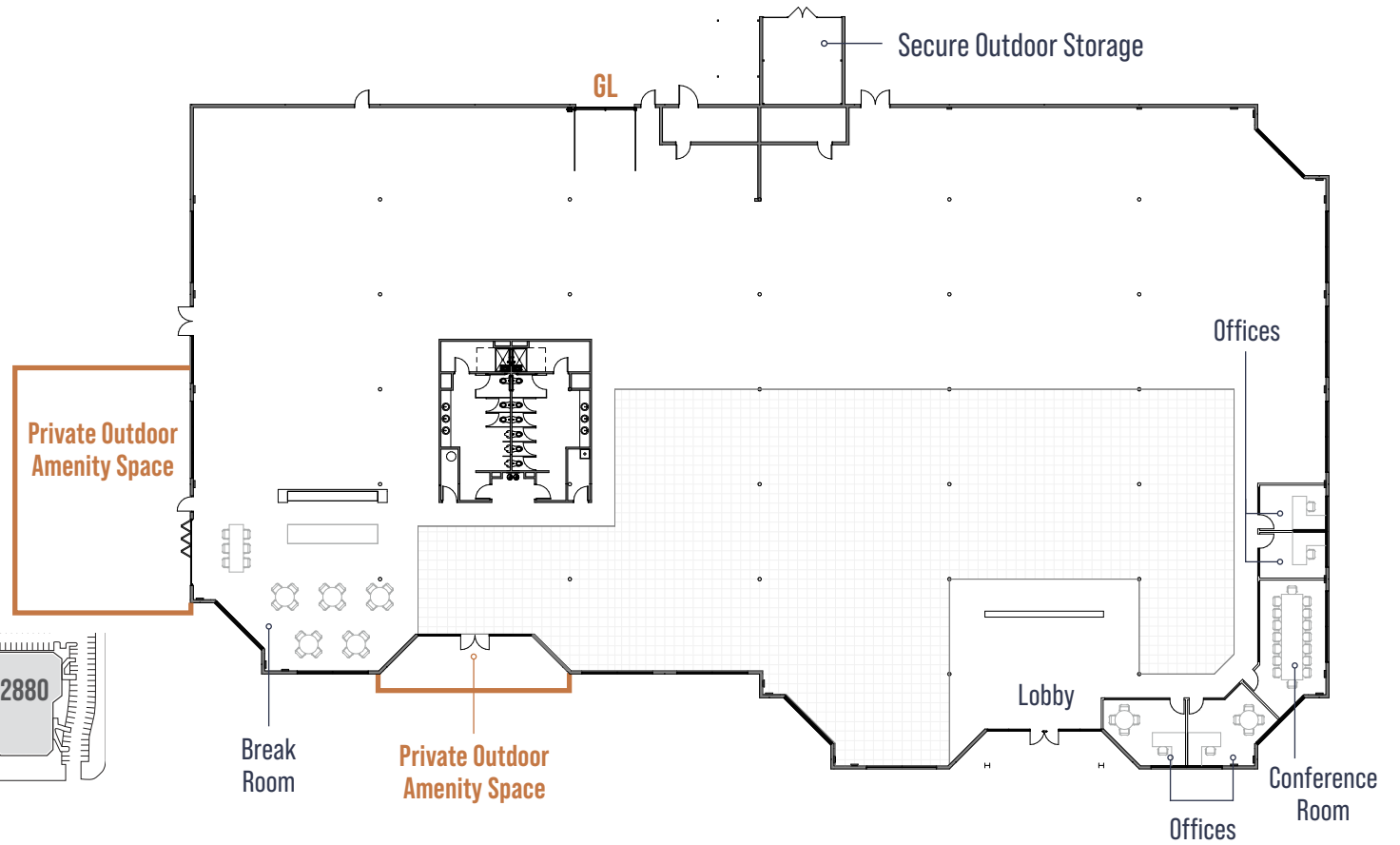
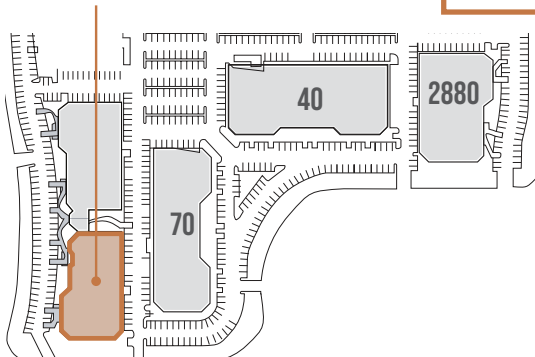
2885 ZANKER ROAD

±32,800 SF



- ALL NEW MARKET-READY INTERIORS
- 4 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 1 GRADE LEVEL DOOR
- SECURE OUTDOOR STORAGE

2885 ZANKER RD



BUILT AROUND

CONNECTIVITY

Strategically positioned in North San Jose, Forge offers seamless access to transit, major highways, and regional connections that keep teams moving efficiently.

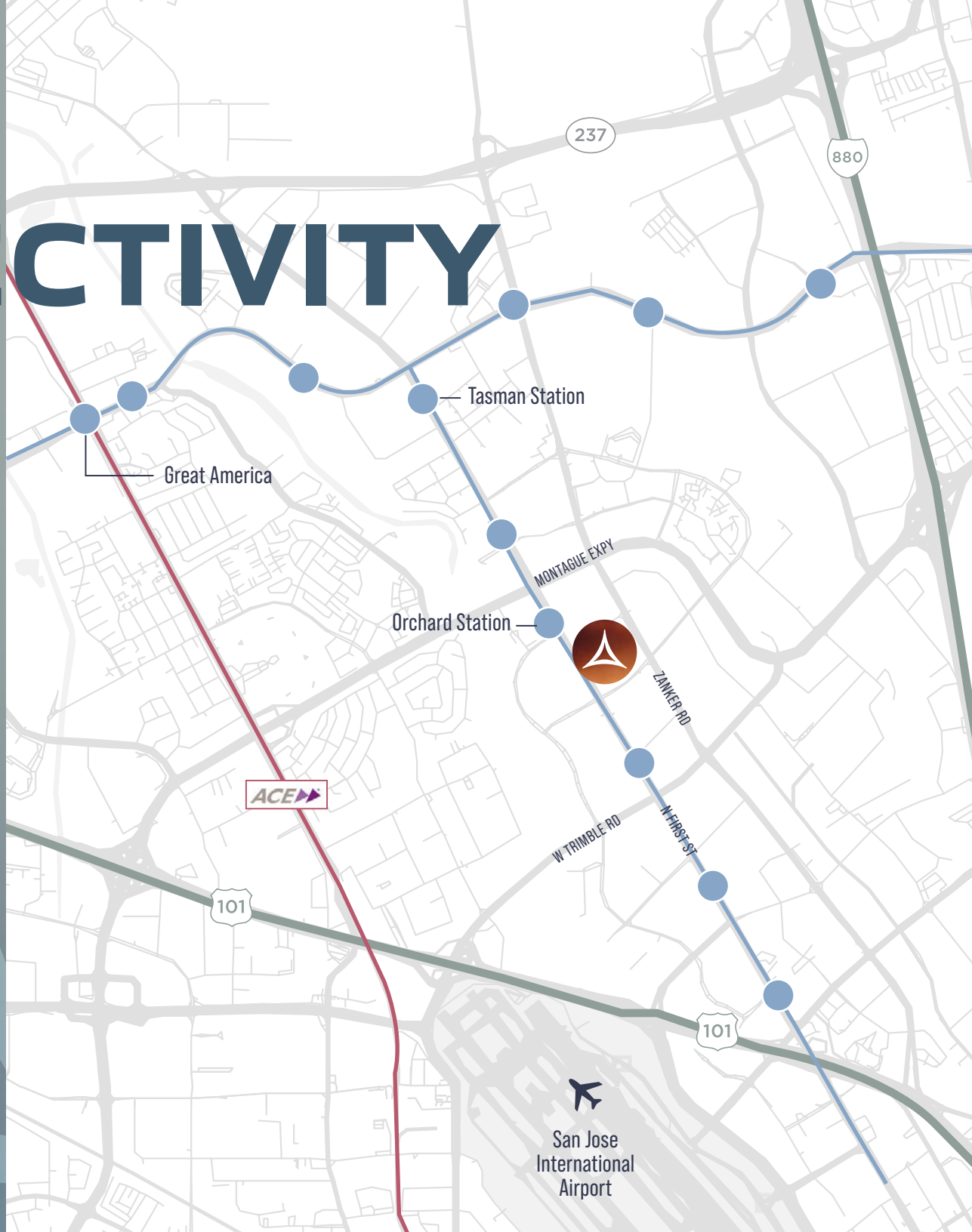
Across the street from VTA Light Rail Orchard Station

DRIVE TIMES:

6 MINUTE DRIVE (1.6 MI) TO I-880

6 MINUTE DRIVE (2.5 MI) TO HIGHWAY 101

8 MINUTE DRIVE (2.9 MI) TO SAN JOSE INTERNATIONAL AIRPORT



NEARBY

AMENITIES

RIVERMARK VILLAGE

5 MINUTE DRIVE

RIVER OAKS

7 MINUTE DRIVE

MISSION PARK MARKETPLACE

9 MINUTE DRIVE

@FIRST

10 MINUTE DRIVE

SANTA CLARA SQUARE

12 MINUTE DRIVE

@FIRST

Blue Water Seafood
Chick-fil-a
Chipotle
Five Guys
Panera
Starbucks
Panda Express
Shan Tandoori Pizza

RIVERMARK VILLAGE

Safeway
Dave's Hot Chicken
Boltful Fresh Kitchen
The Melt
Rise Woodfire
Egghead Sando Cafe
Peets Coffee
Poke House

RIVER OAKS

Action Urgent Care
Chase Bank
Bibimbowl
Five Spice Grocery
Hey Chicken
Subway

MISSION PARK MARKETPLACE

Starbucks
Habit Burger
Teriyaki Madness
Mendocino Farms
Boichik Bagels
OrangeTheory Fitness



SANTA CLARA SQUARE

Fleming's Steakhouse
CorePower Yoga
Barebottle Brewing
Chipotle
GongCha
Pacific Catch
Opa!
Whole Foods
Floodcraft Brewing
Puesto
Il Fornaio
Starbucks
The Halal Guys
Sweetgreen
Eureka! Burger
Lee's Sandwiches

Starbucks
Okayama Express
Korean House
Pho Viet



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