

the grove

AT FIRST



2460

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

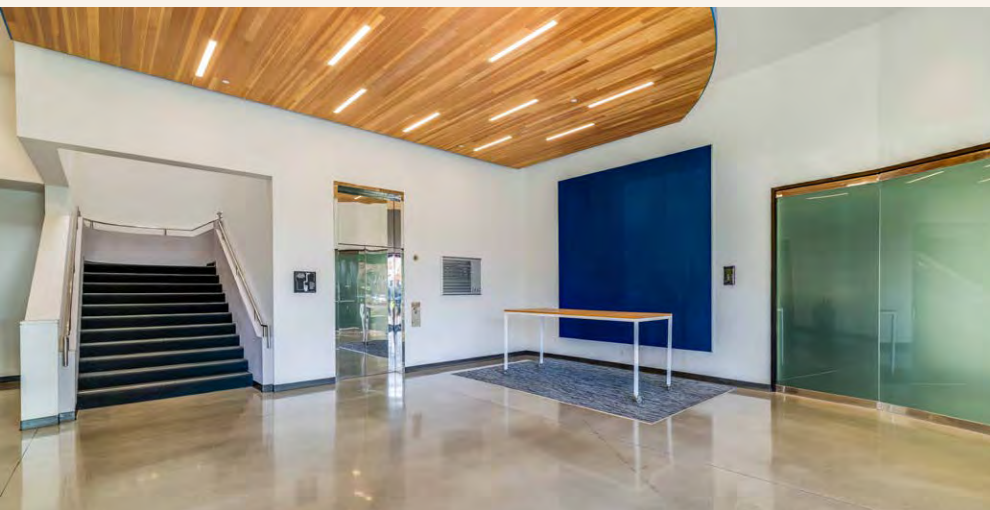
±5,808 – 22,372 SF

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



Component Station

N 1ST STREET

COMPONENT DRIVE

2460
N FIRST ST

2480
N FIRST ST



A STRONG foundation

NEWLY RENOVATED OUTDOOR
AMENITY SPACE

ON-SITE FITNESS CENTER WITH
SHOWERS + LOCKERS

COMMON CONFERENCE CENTER

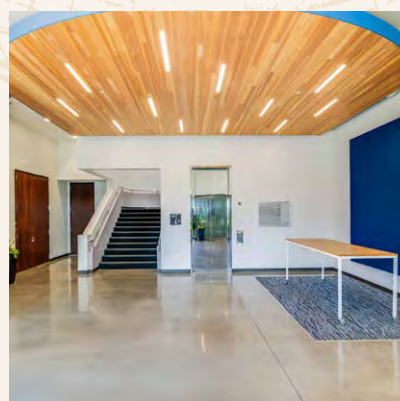
GENEROUS ±3.5/1,000 PARKING

ADJACENT TO COMPONENT VTA
LIGHT RAIL STATION

IMMEDIATE ACCESS TO HWY 101,
HWY 87 & SJC AIRPORT

3 ON-SITE LOADING DOCKS



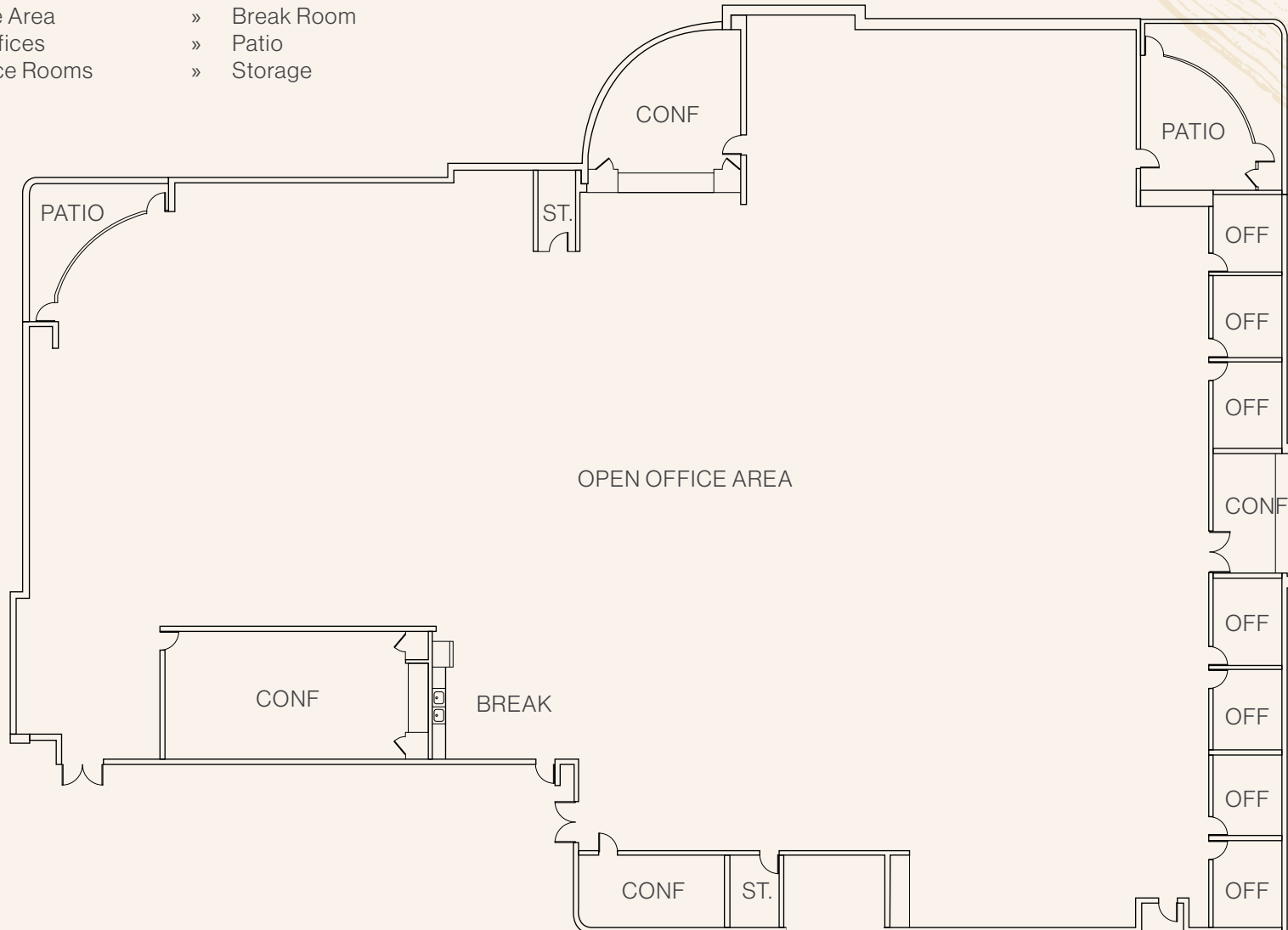


2460 N FIRST ST

suite 200

±22,372 SF

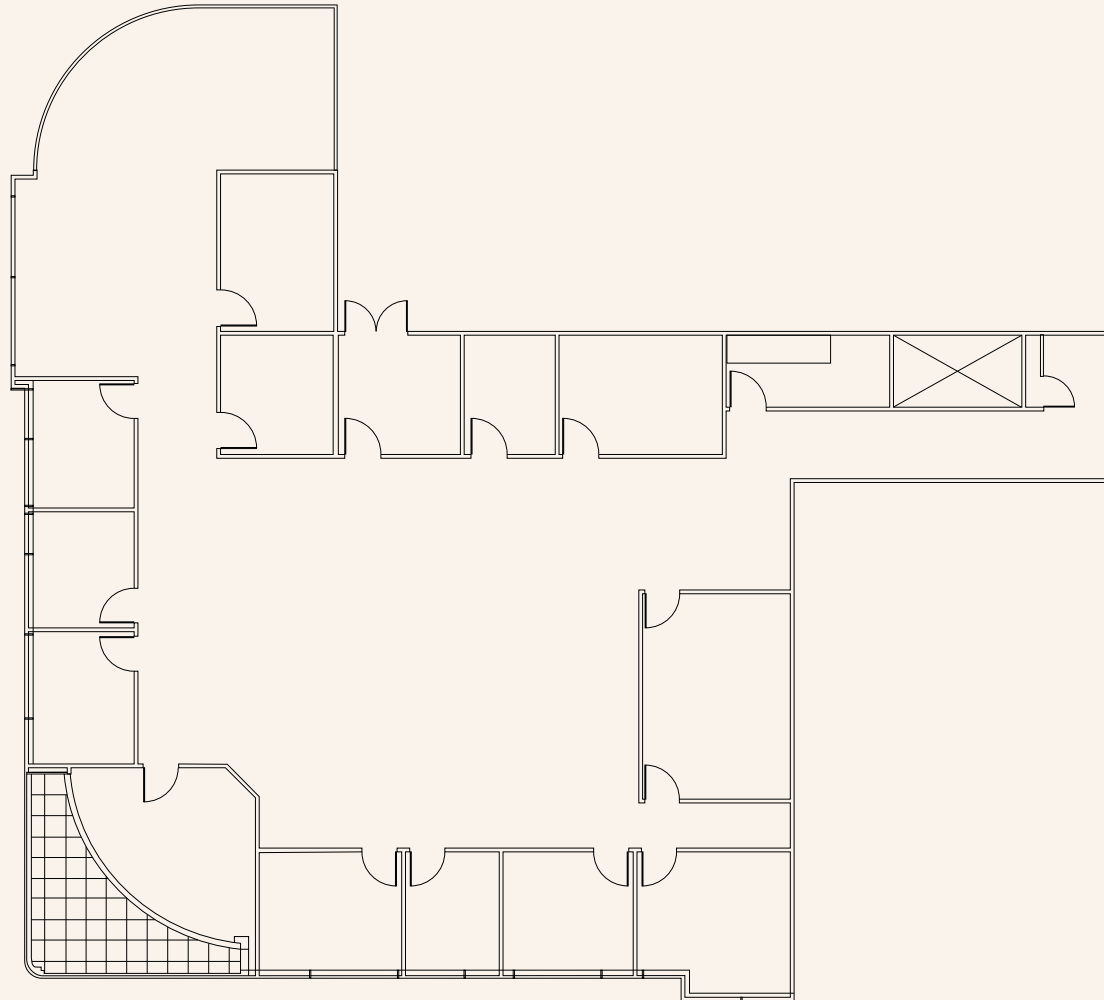
- » Open Office Area
- » 7 Private Offices
- » 3 Conference Rooms
- » Break Room
- » Patio
- » Storage



2460 N FIRST ST

suite 290

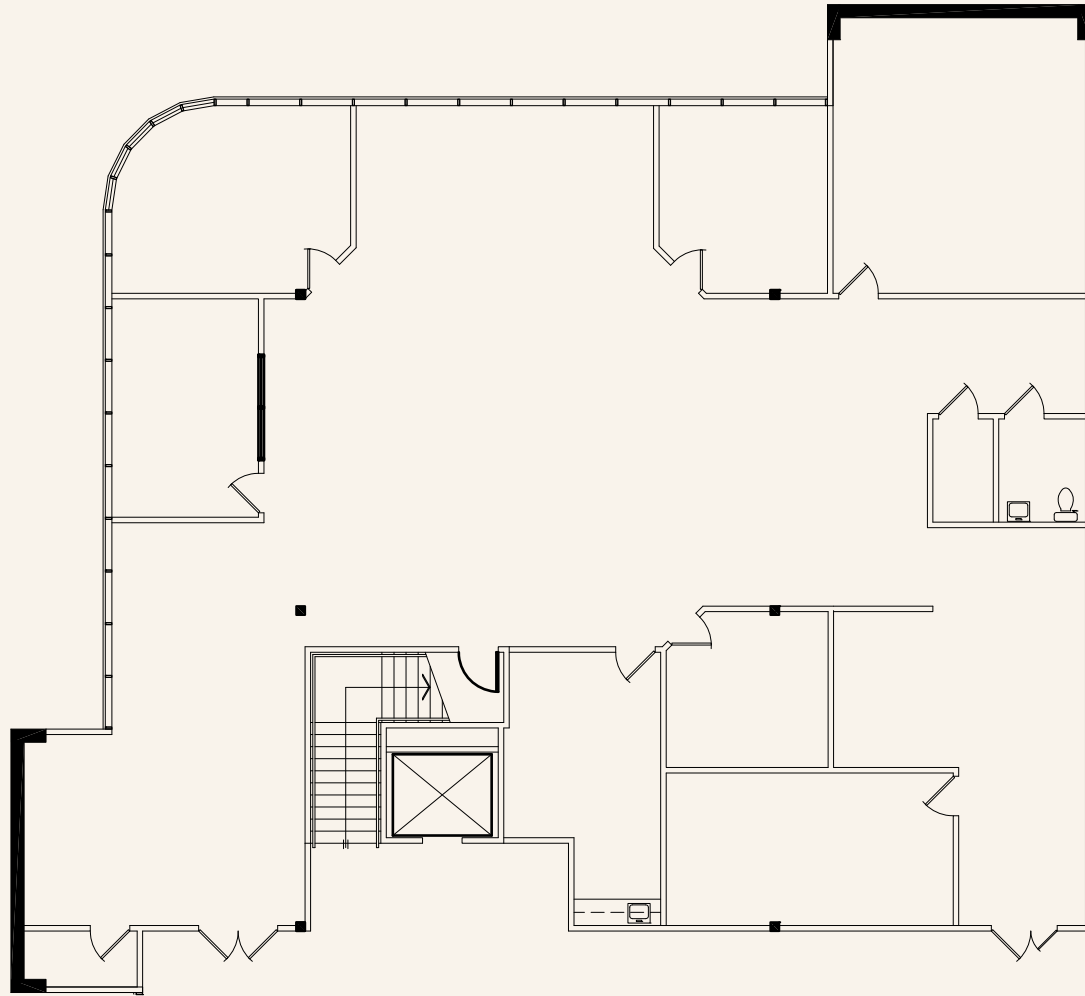
±6,606 SF



2480 N FIRST ST

suite 100

±5,808 SF

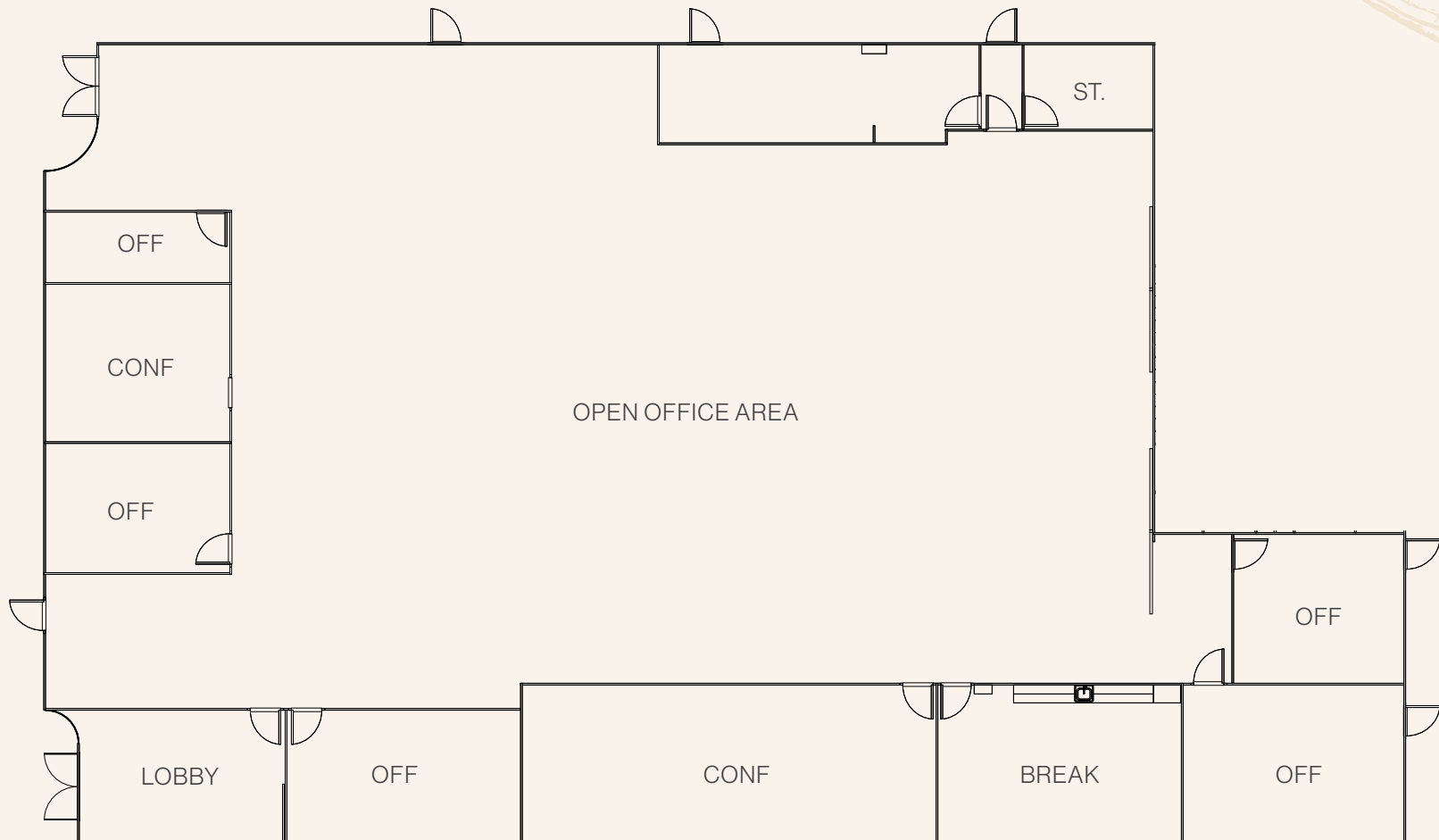


2480 N FIRST ST

suite 160

±7,656 SF

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

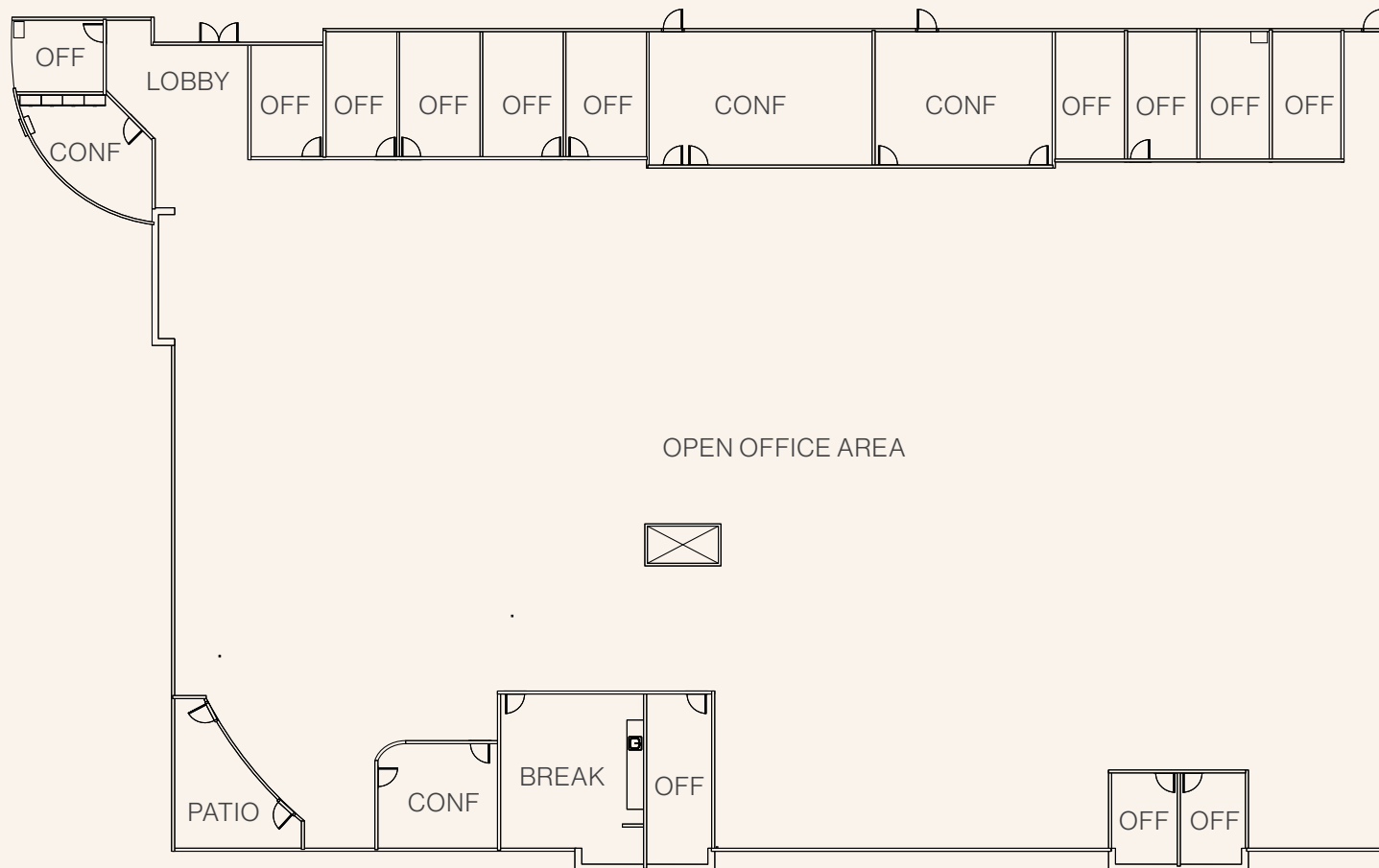


2480 N FIRST ST

suite 200

±24,842 SF

- » Open Office Area
- » 13 Private Offices
- » 4 Conference Rooms
- » Break Room
- » Lobby
- » Patio

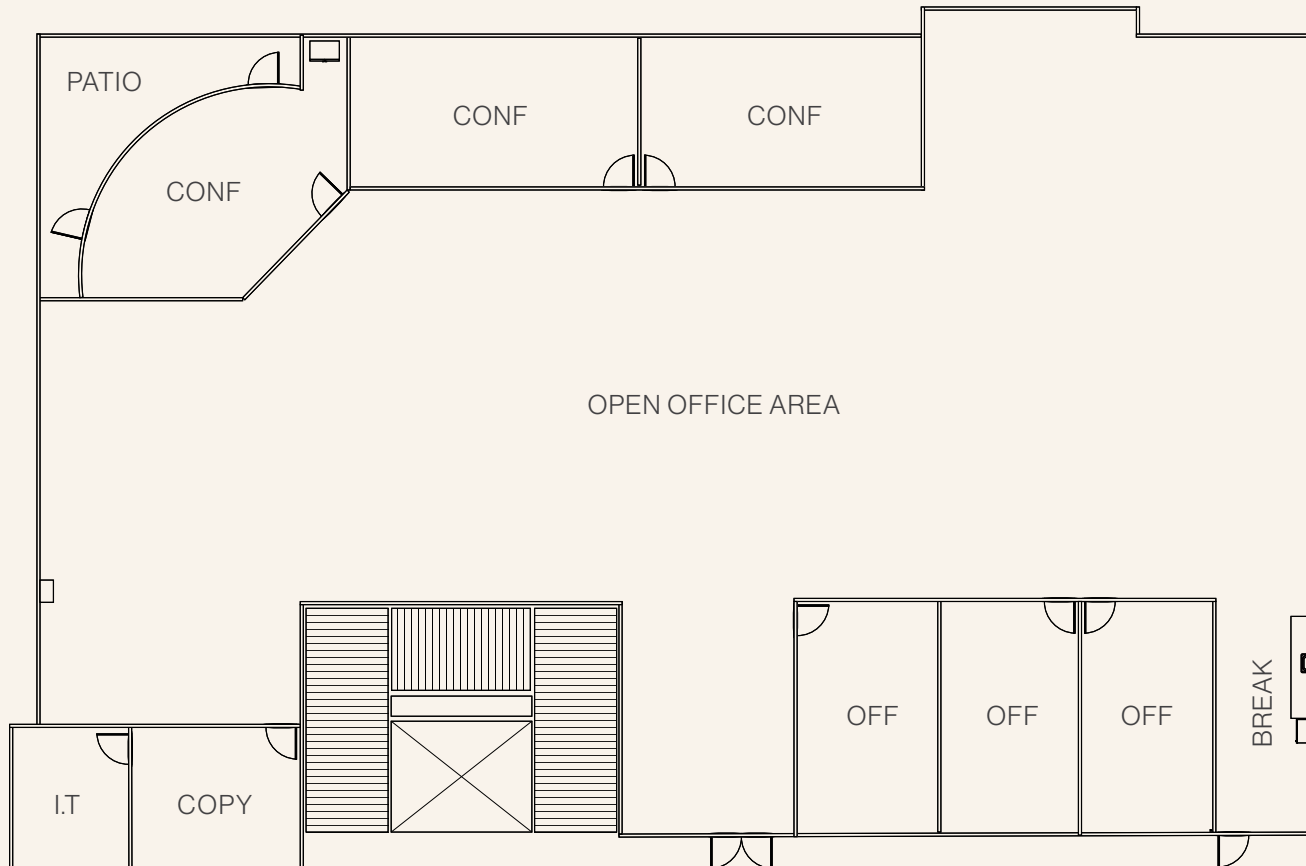


2480 N FIRST ST

suite 250

±5,930 SF

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

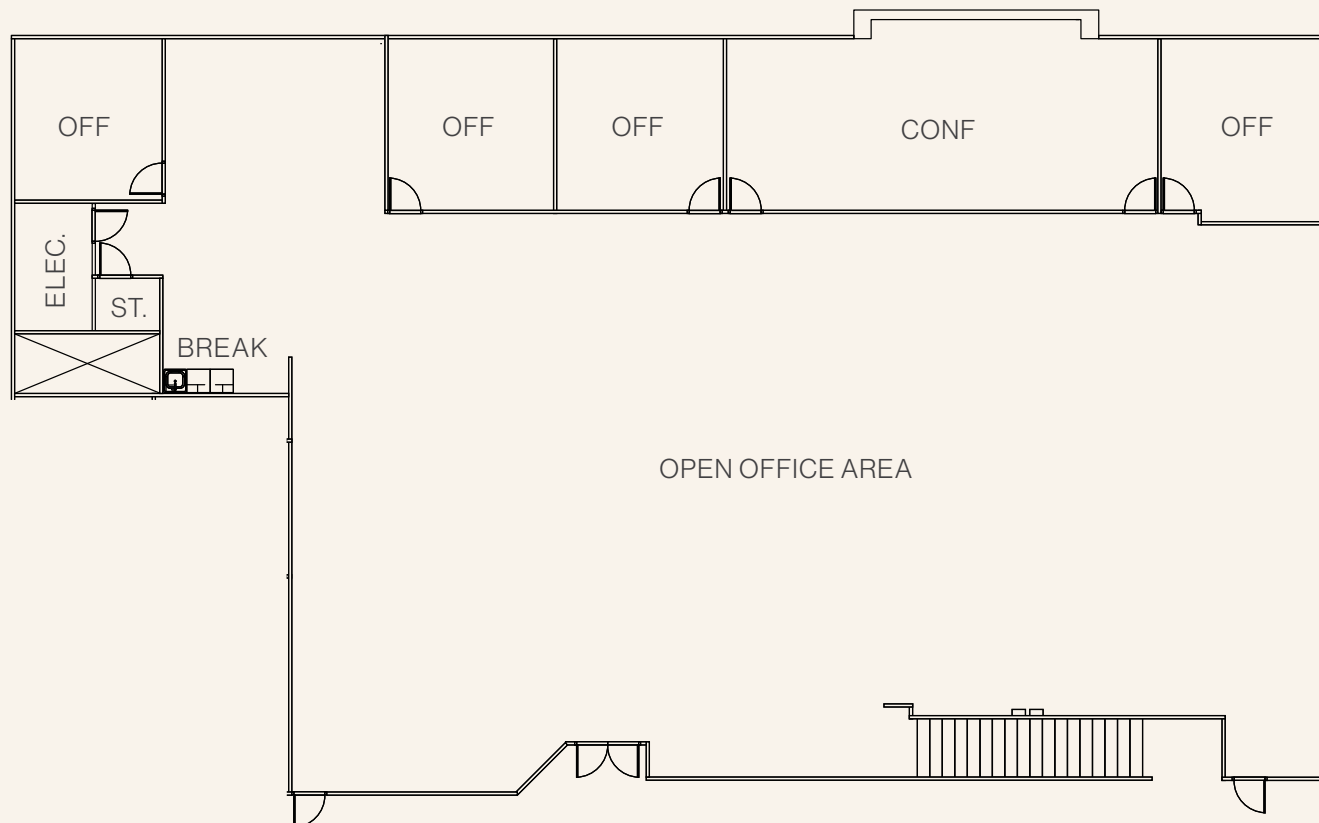


2480 N FIRST ST

suite 260/280

±6,450 SF

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





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

RIVERMARK VILLAGE

@FIRST

MCCARTHY RANCH

RIVER OAKS PLAZA

THE MARKETPLACE

SAN JOSE
INTERNATIONAL
AIRPORT

the
grove
AT FIRST

SANTA CLARA SQUARE

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

RIVERMARK VILLAGE

Starbucks
Safeway
Fantasia Coffee & Tea
Red Robin
Peet's Coffee
Premier Pizza
Chiptole
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
Chiptole
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

the grove

AT FIRST

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



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.14.2026