

2711 N FIRST STREET

San Jose, California

For Lease

±76,568 SF

San Jose Class A Office/R&D



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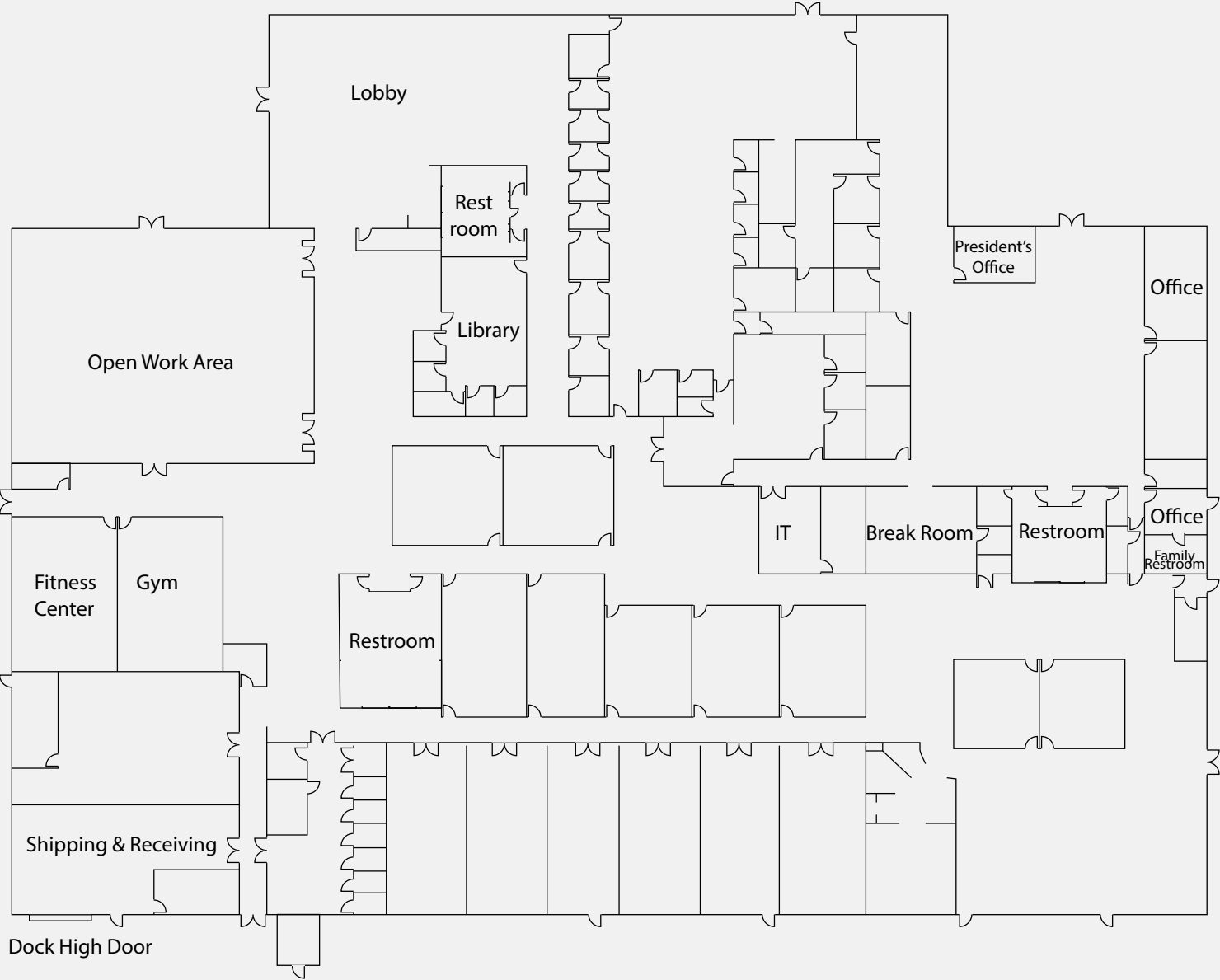
JW COMPANIES
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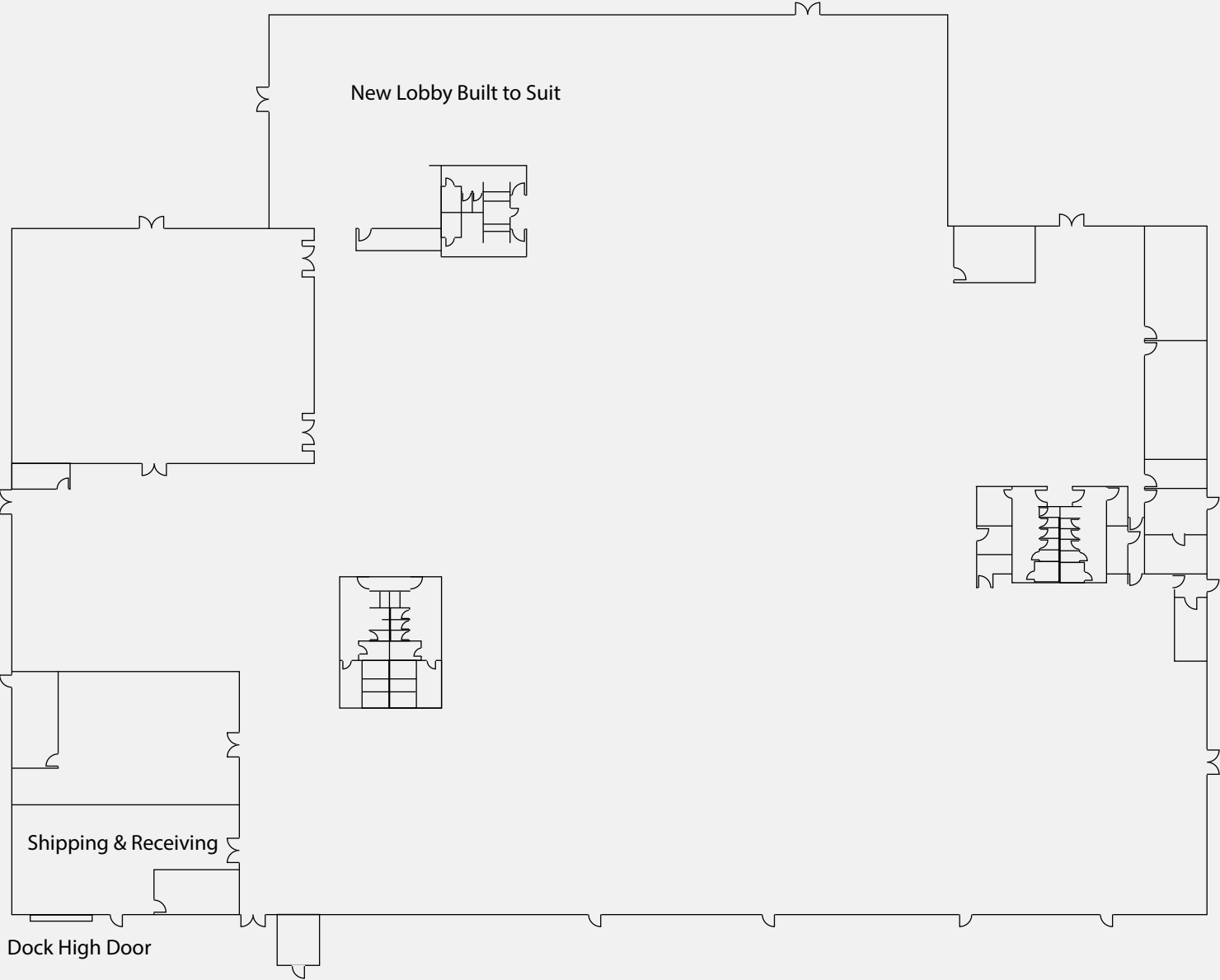
PROPERTY HIGHLIGHTS

- ***Available April 1, 2026***
- 2000 Amps @ 277/480V
- Building and monument signage available
- 3.5/1,000 parking ratio
- Convenient access to Highways 101, 880, and Montague Expressway
- VTA light rail station directly in front of building
- 2-115 ton AC units
- 1 Dedicated 7.5 ton server AC unit
- Owned Debt Free and Local Ownership
- Professionally managed by Lincoln Property Company

EXISTING PLAN



FLOOR PLAN - POST DEMO



AMENITY MAP



HOTELS

- 1 Hyatt House Santa Clara
- 2 Homewood Suites by Hilton San Jose
- 3 La Quinta Inn & Suites SJ Airport
- 4 Sheraton San Jose Hotel
- 5 Sonesta Silicon Valley
- 6 DoubleTree by Hilton Hotel San Jose

ENTERTAINMENT

- 1 PayPal Park
- 2 Bay 101
- 3 Casino M8trix

- 4 Great America
- 5 Levi's Stadium

FITNESS

- 1 24 Hour Fitness
- 2 American Barbell Clubs
- 3 Bar Method
- 4 City Sports Club
- 5 Kinetic Fitness Center

TRANSPORTATION

- 1 San Jose Int'l Airport
- 2 VTA Lightrail

RESTAURANTS

- 1 Curry Up Now
- 2 Falafels N More
- 3 Gen House
- 4 Rise Pizza Kitchen
- 5 Pho Viet
- 6 Red Robin
- 7 Ume Chinese Food
- 8 Vito's Trattoria

MAIL SERVICES

- 1 FedEx Ship Center
- 2 Postal Annex
- 3 UPS

FINANCIAL INSTITUTIONS

- 1 Bank of America Financial Center
- 2 Chase Bank
- 3 United Business Bank
- 4 Wells Fargo

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YOUR NAME HERE

Professionally Managed by

Lincoln

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