FORGE

SAN JOSE, CALIFORNIA

NEXT GENERATION R&D

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

FOUR CORNERS properties

CUSHMAN & WAKEFIELD

WHERE BREAKTHROUGHS

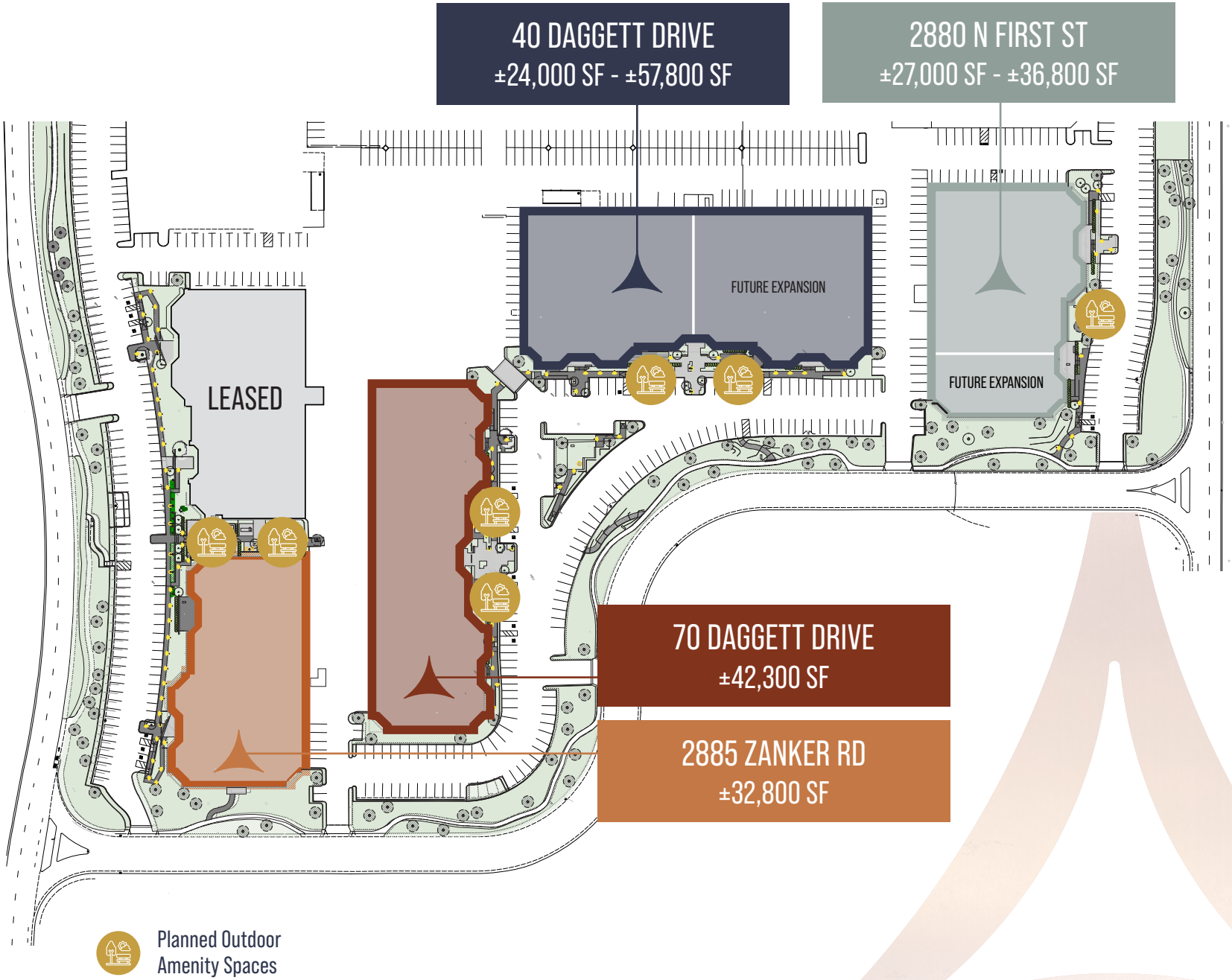
TAKE SHAPE

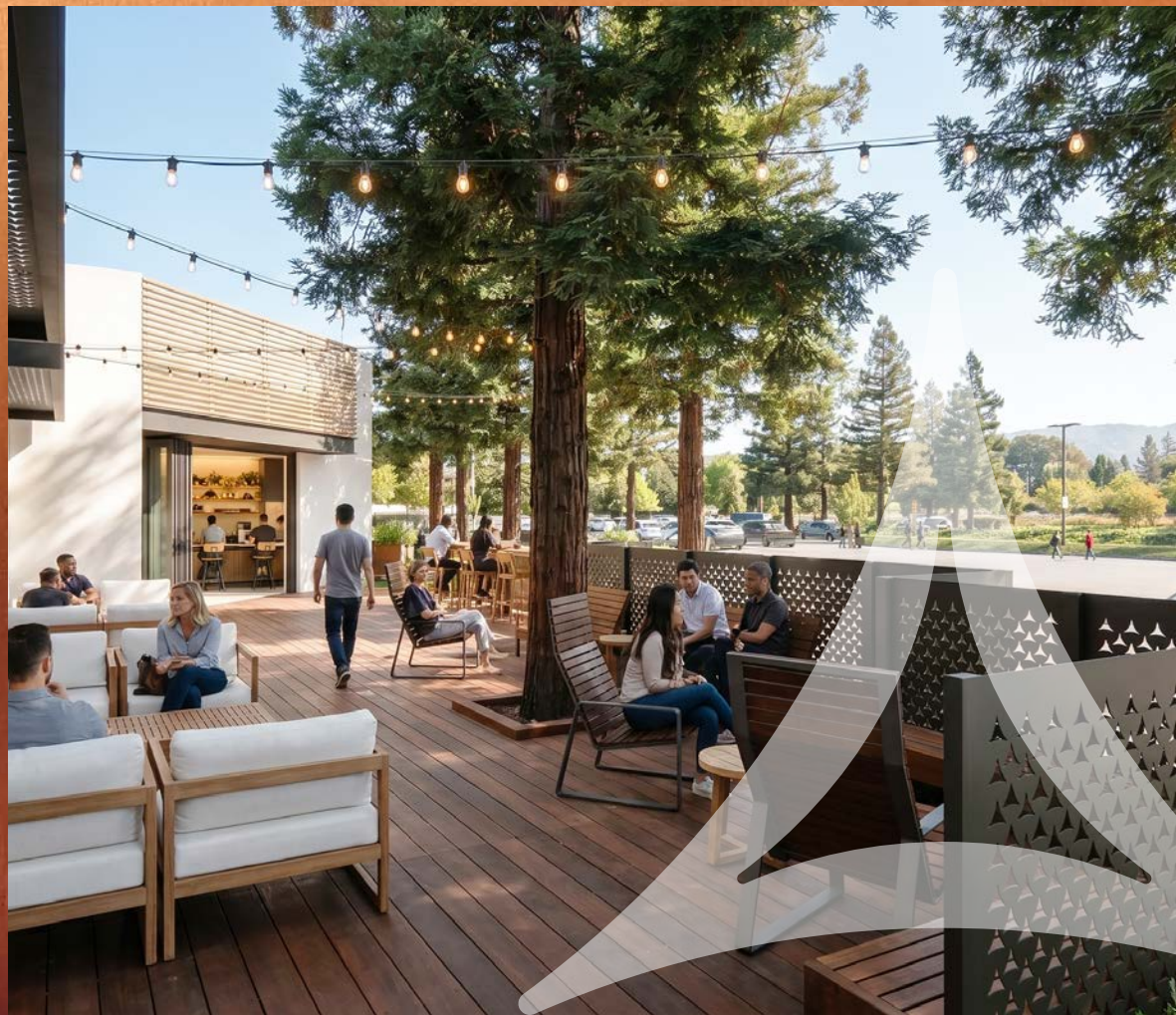
FORGE redefines the modern R&D workplace — an intentionally designed campus where ideas evolve and scale. Built for next-generation innovation, the campus empowers teams to move seamlessly from concept to creation.

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


40 DAGGETT DRIVE
±24,000 SF - ±57,800 SF
2880 N FIRST ST
±27,000 SF - ±36,800 SF
FUTURE EXPANSION
FUTURE EXPANSION
LEASED
70 DAGGETT DRIVE
±42,300 SF
2885 ZANKER RD
±32,800 SF
Planned Outdoor
Amenity Spaces



R&D REIMAGINED

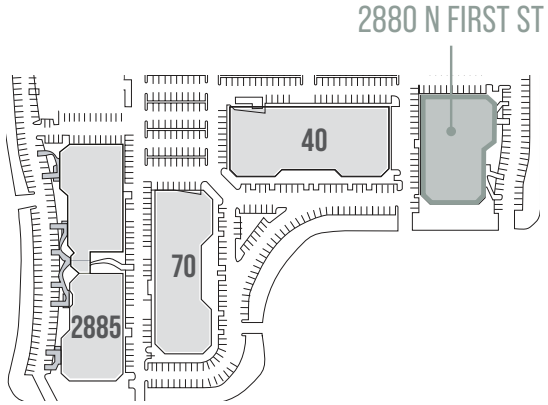
A complete campus transformation is set to deliver a functional, purpose-built environment tailored to the demands of modern R&D teams.

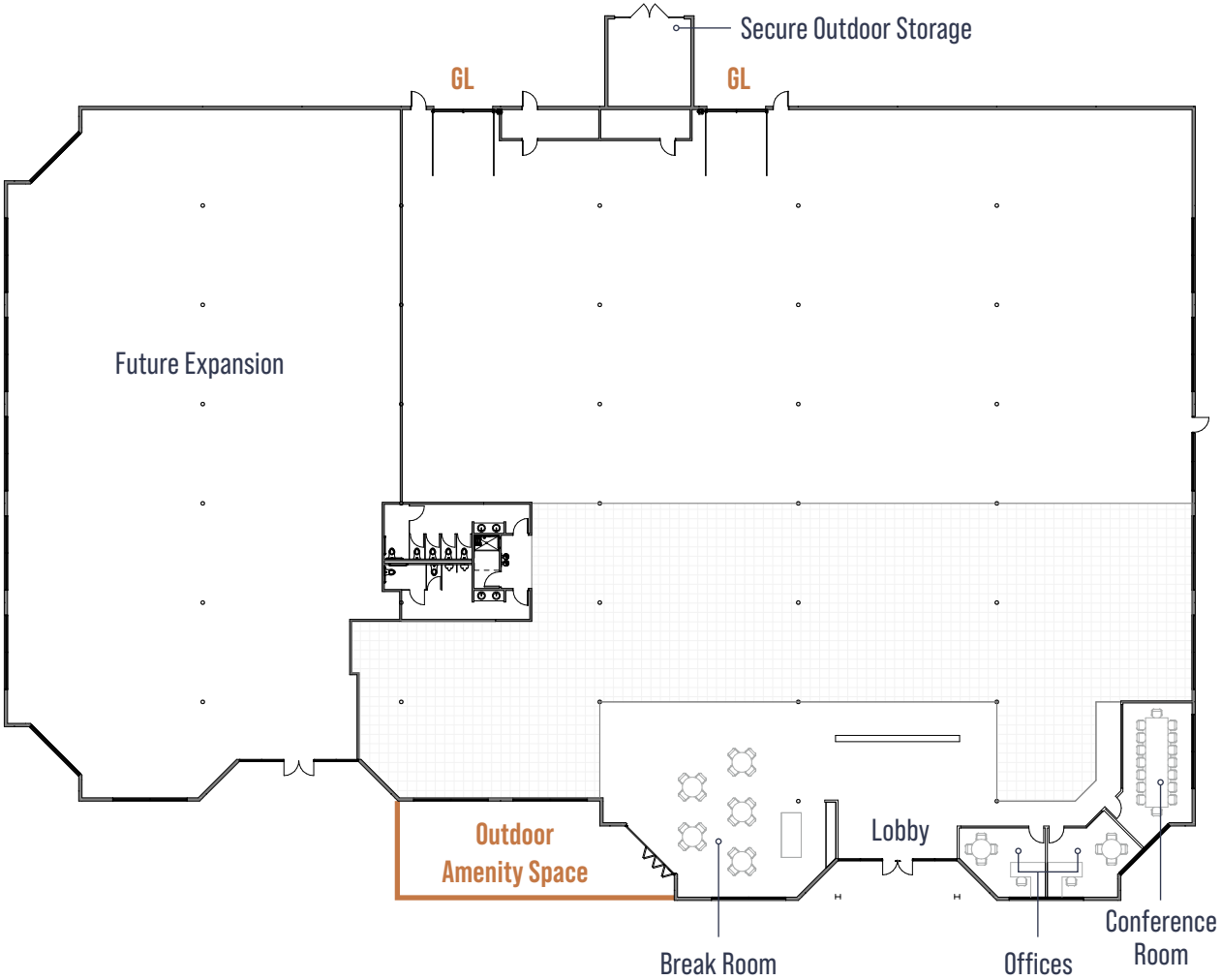
- Redesigned façades with expanded glazing and modern architectural elements
- Fully refreshed lobbies, restrooms, and amenity areas with upgraded lighting and finishes
- Sliding glass doors creating seamless indoor/outdoor connectivity
- Revitalized hardscape and landscape improvements campus-wide
- 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

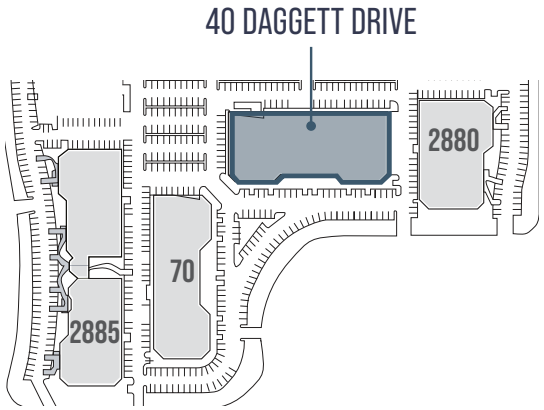


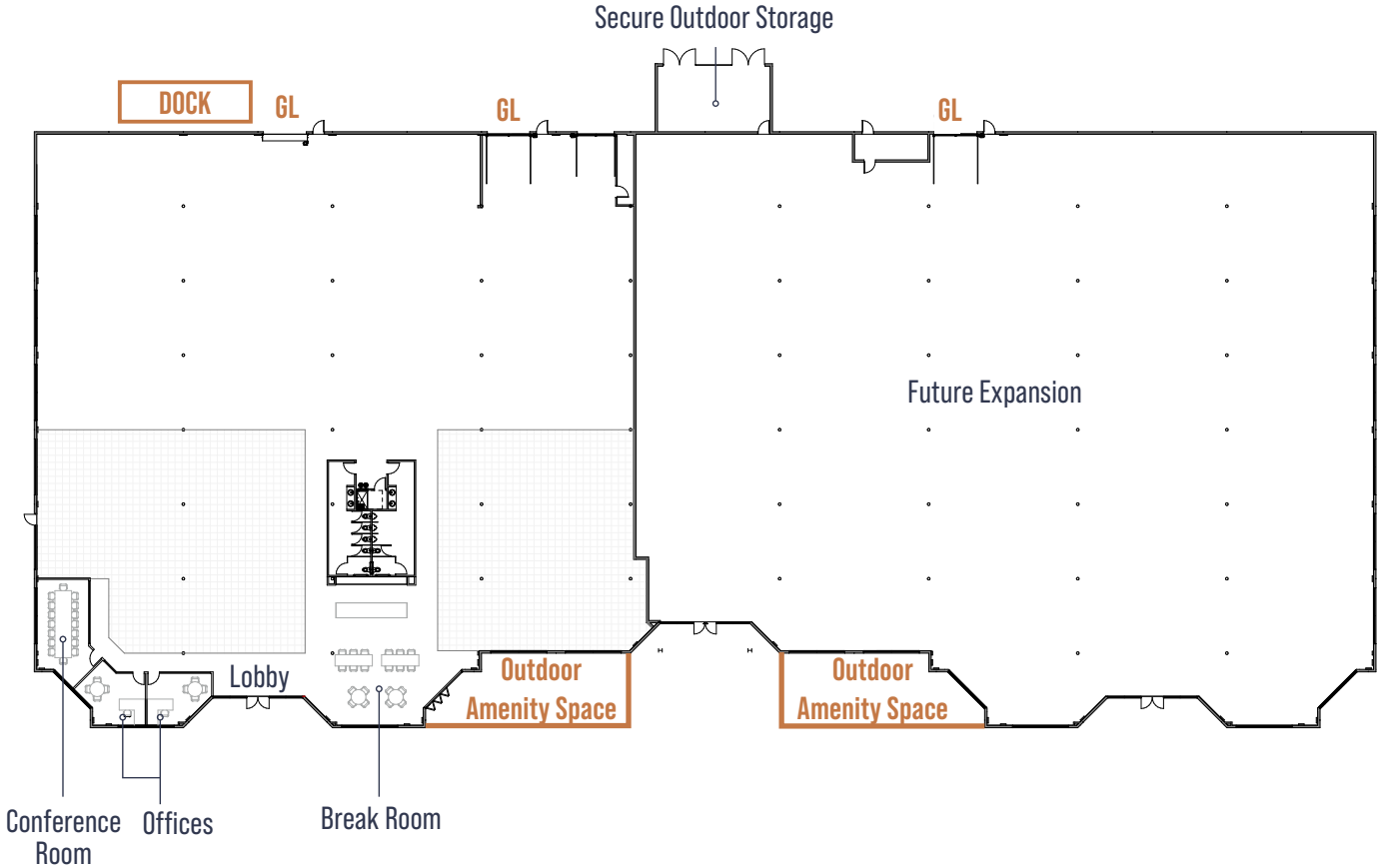


40 DAGGETT DRIVE

±24,000 SF - ±57,800 SF

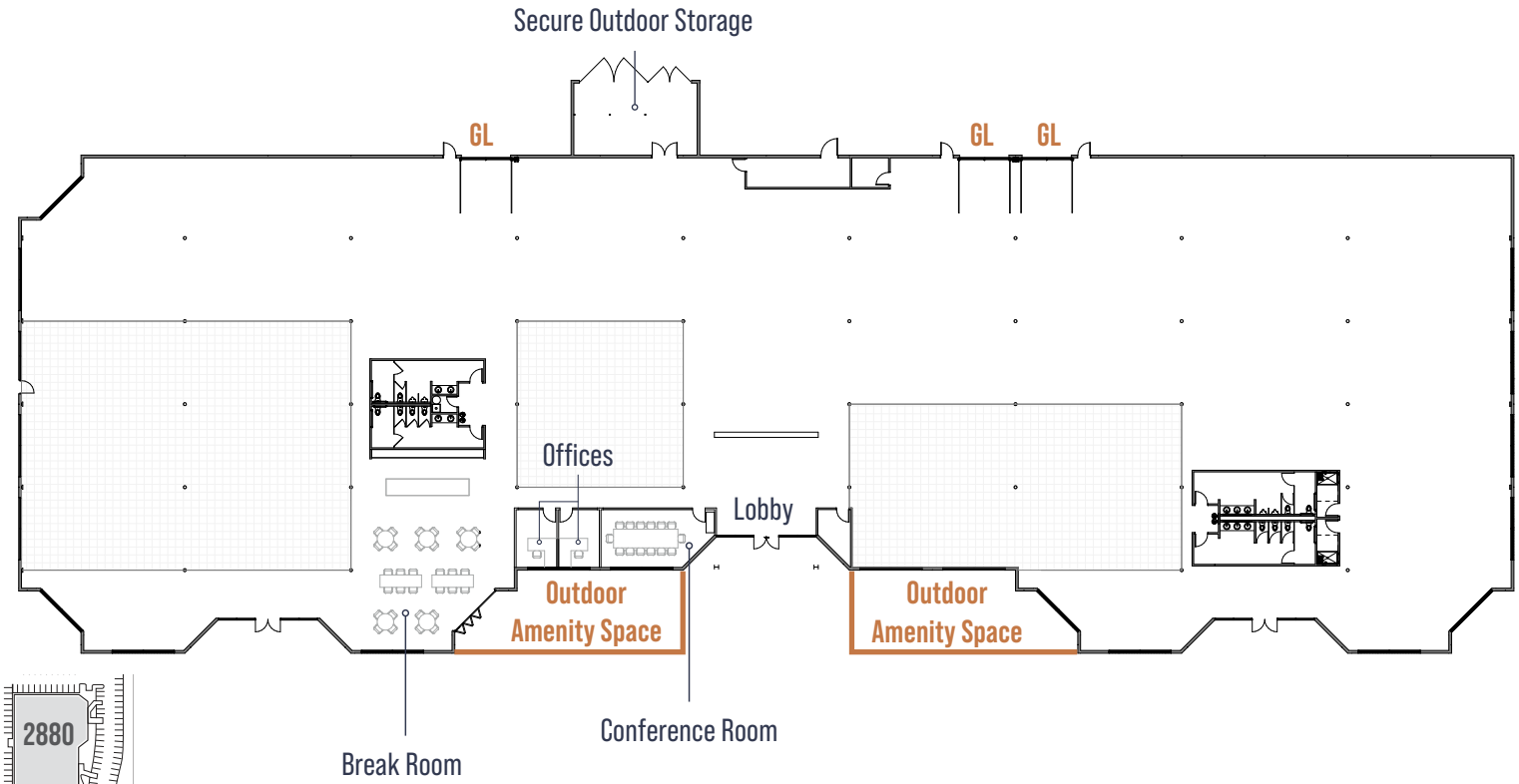
- ALL NEW MARKET-READY INTERIORS
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 3 GRADE LEVEL DOORS
- 1 DOCK WELL
- SECURE OUTDOOR STORAGE

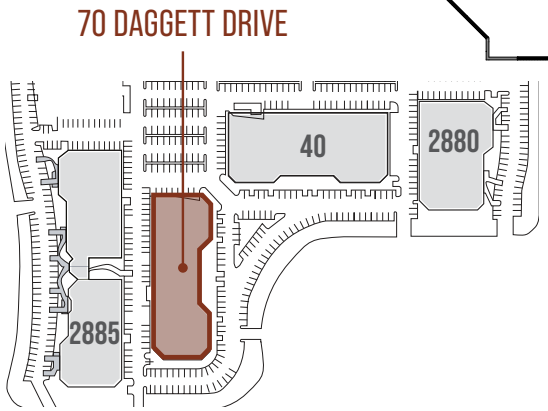




70 DAGGETT DRIVE
±42,300 SF

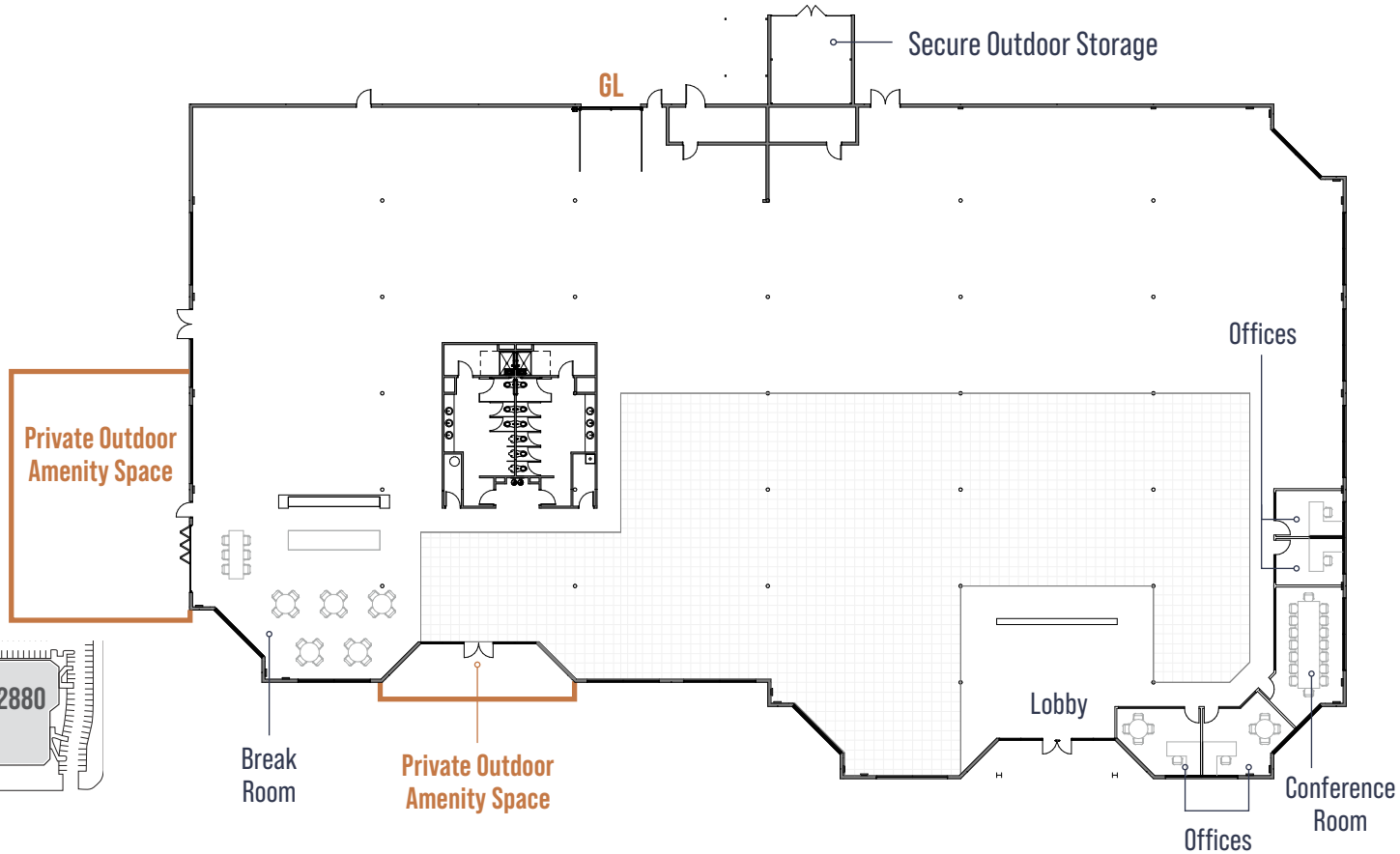
- ALL NEW MARKET-READY INTERIORS
- 2 PRIVATE OFFICES
- 1 CONFERENCE ROOM
- BREAK ROOM
- 3 GRADE LEVEL DOORS
- SECURE OUTDOOR STORAGE

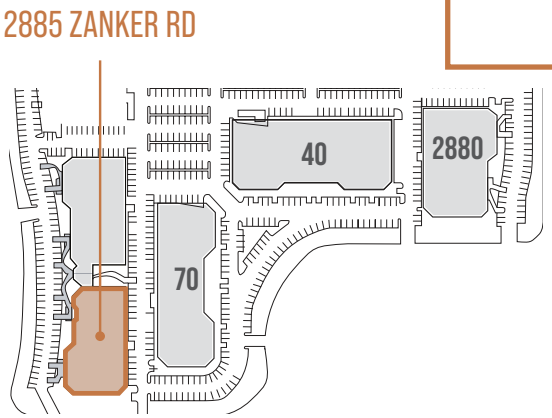




2885 ZANKER ROAD
±32,800 SF

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





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.

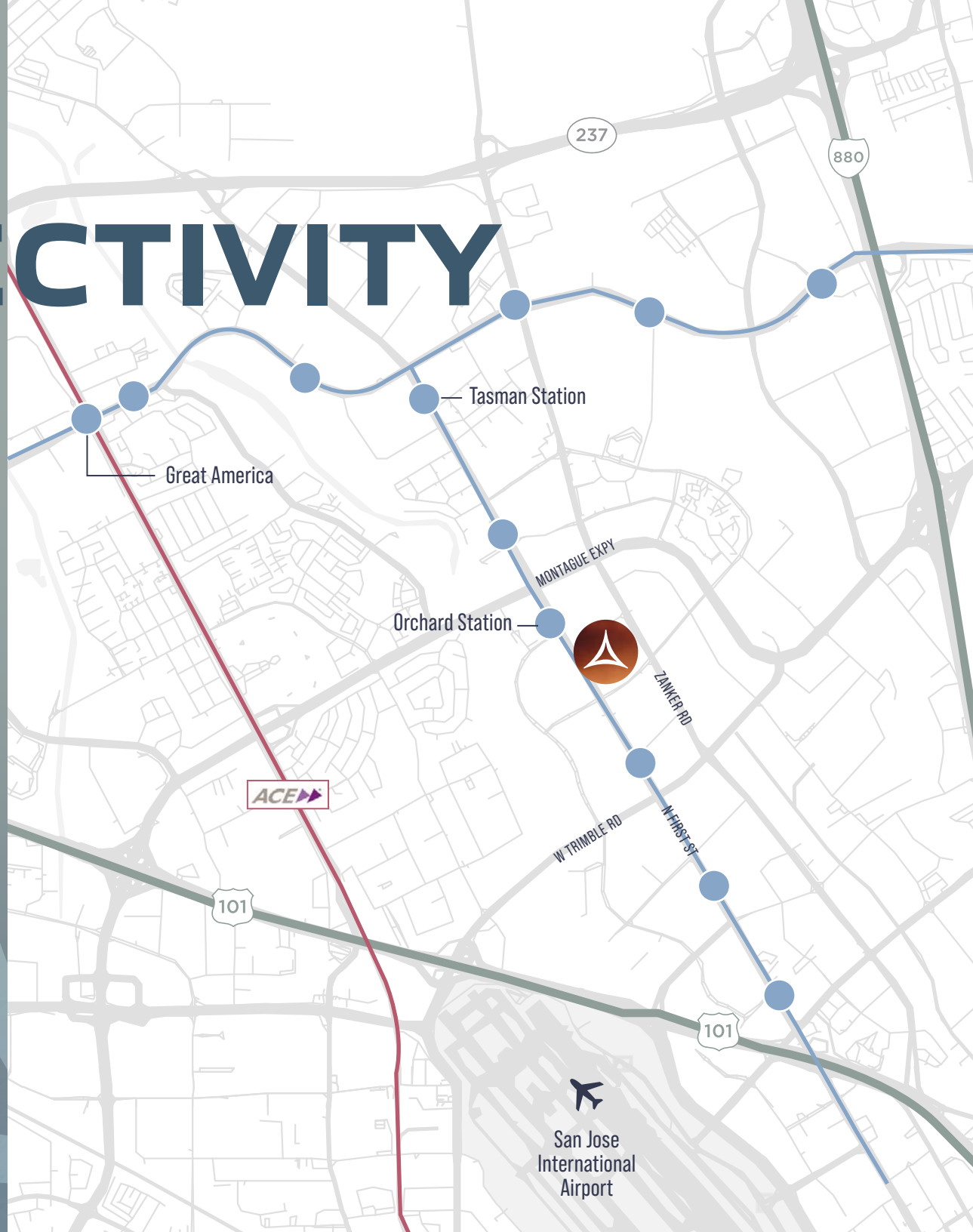
Across the street from VTA Light Rail Orchard Station

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

FORGE

NICK LAZZARINI
nick.lazzarini@cushwake.com
+1 408 615 3410
LIC #01788935

COLIN FEICHTMEIR
colin.feichtmeir@cushwake.com
+1 408 615 3443
LIC #01298061

KELLY YODER
kelly.yoder@cushwake.com
+1 408 615 3427
LIC #01821117

TODD BEATTY
todd.beatty@cushwake.com
+1 408 615 3418
LIC #00976940

STEVE HORTON
steve.horton@cushwake.com
+1 408 615 3412
LIC #01127340

FOUR CORNERS properties

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