



ASSEMBLY

by  **EQT** | EXETER

NEWMARK

AVAILABLE FOR LEASE

±46,285 – ±403,000 SF

A modernized,
award winning
campus offering
distinctive
buildings with
progressive
and sustainable
design for
dynamic users.



C O H E S I V E



Vibrant,
differentiated
work
environments
with direct
access to
best in class
on-site and
nearby
amenities.

V I B R A N T



Gensler designed campus offering distinctive buildings with leading edge design with the cohesiveness to provide a campus opportunity for users.



Distinctive signature lobbies and prominent paths throughout the campus offer unique corporate identity and integrated environment.



Large floor plates, exceptional natural light, large open volumes and LEED Gold Core & Shell.



Creative and centralized outdoor amenity area totaling one acre coupled with private indoor/outdoor work environments create dynamic opportunities for breakout and collaboration.



Engaging outdoor and indoor workspaces throughout the campus promote California Live/Work lifestyle.



Outdoor eating and gathering areas feature BBQ grills, pizza ovens, plaza decks and fire pit.



Direct access to top tier shopping, dining, and hotels immediately adjacent Assembly.



Assembly meets the needs of today's progressive companies, providing a setting that helps attract and retain top talent in the market.



With 46k SF to 403k SF, Assembly provides flexibility and scalability to meet your growth needs.



Unmatched North First Street and Headquarters Drive frontage offers high visibility for corporate branding.



2019 AWARD WINNER
"REHAB / RENOVATION PROJECT"



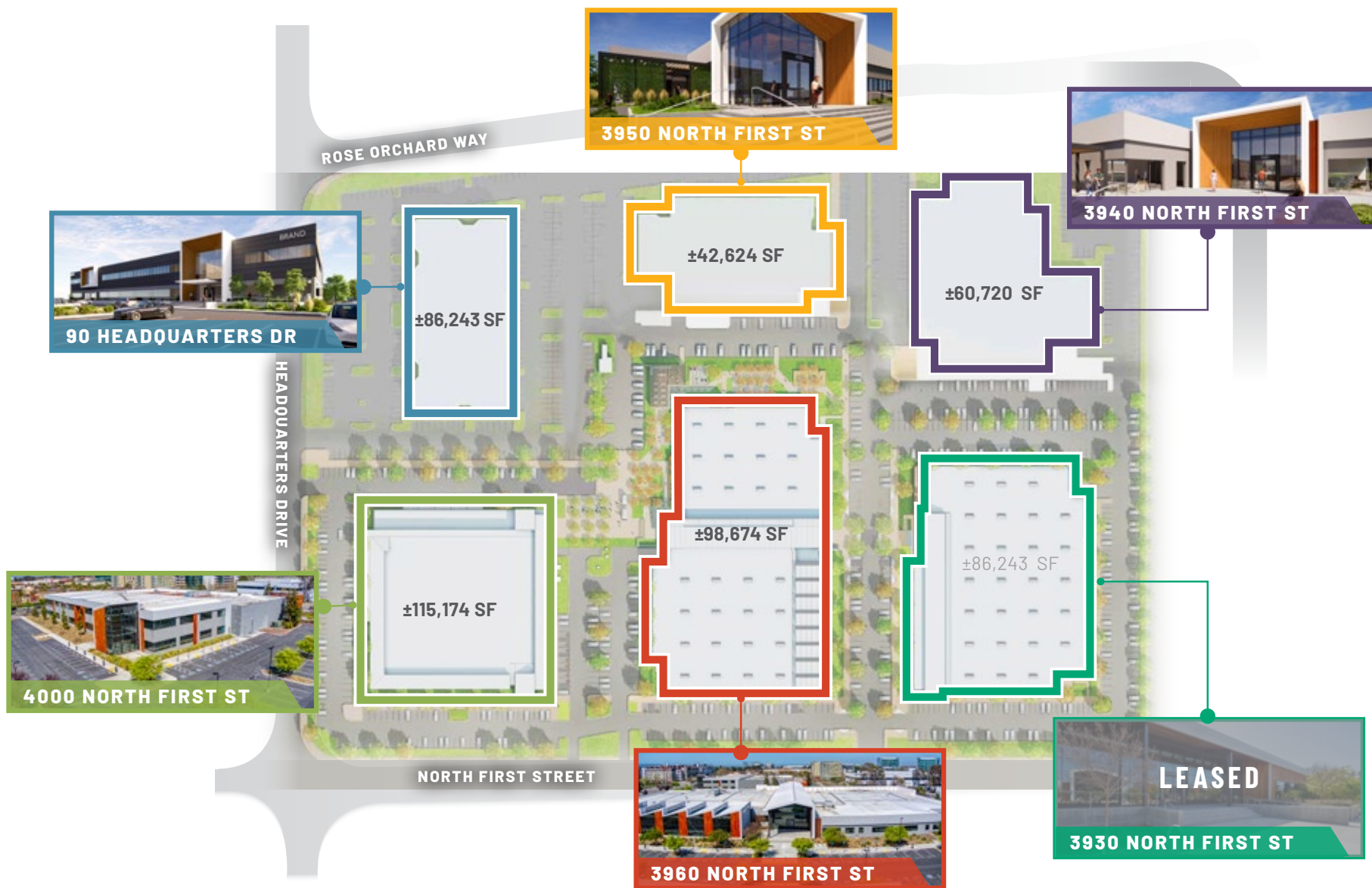
H I G H L I G H T S

ASSEMBLY AT NORTH FIRST

6
BUILDINGS

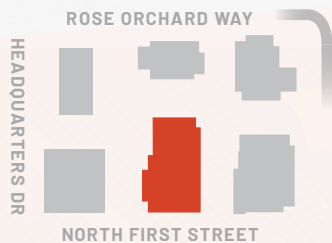
±46,285 TO
±403,000 SF

26
ACRES



S I T E P L A N

ASSEMBLY



3960 NORTH FIRST STREET
±98,674 SF

3960 NORTH FIRST STREET



Floorplate: 98,674 SF



Power: 3,200 Amps 277/480V



HVAC: New Units Installed
Totaling 90 Tons



Loading: 1 Dock-High



Clearheight: ±13' to 17'4"



LEED: Gold



EV Charging: 18 Chargers Adjacent
to the Building



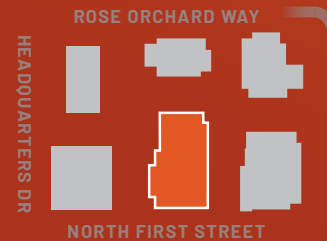
Parking: 2.9/1,000



Amenity Area: Two Large Private
Amenity Areas with
Roll-Up Doors Adjacent
to Building. Additional
Common Grove.



Signage: Building and Monument
Signage



S P E C I F I C A T I O N S



3960
NORTH
FIRST ST.

LEGEND

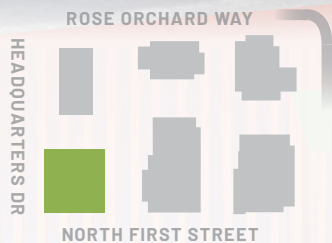
WORKSPACE	Benching	493
MEETING ROOMS	Med Conf.	3
	Small Conf.	10
	Training	1
	XLarge Conf.	2

OFFICES	Exec. Suite	1
	Hotel/Focus	11
COLLABORATION		21
LAB		19,624 SF

AMENITIES	Cafe	3
	Fitness Ctr.	1
	Lobby	1
	Outdoor Deck	2
BACK OF HOUSE	Storage	8,005 SF

FLOOR PLAN HYPOTHETICAL TEST FIT

ASSEMBLY



4000 NORTH FIRST STREET
±115,174 SF

4000 NORTH FIRST STREET



Floorplate: 71,000 SF



Power: 8,000 Amps 277/480V



HVAC: New units installed totaling 125 Tons



Loading 3 Dock-high /
1 Grade-Level



Clearheight ±10' to 33'



LEED Gold



EV Charging 20 Chargers Adjacent
to the Building



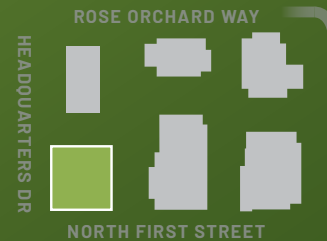
Parking 2.9/1,000



Amenity Area Amenity Space Adjacent
to Building and Common
Grove



Signage: Building and Monument
Signage



S P E C I F I C A T I O N S



FIRST FLOOR

SECOND FLOOR



4000
NORTH
FIRST ST.

LEGEND

WORKSPACE	Benching	526
MEETING ROOMS	Large Conf.	8
	Mid Conf.	11
	Small Conf.	9
	Training Room	2

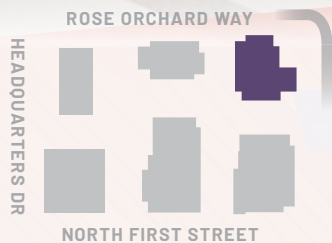
OFFICES	Exec. Suite	1
	Hotel/Focus	14
COLLABORATION		31
LAB	Lab	17,765 SF

AMENITIES	Coffee Bar	6
	Lobby	2
	Outdoor Deck	2
BACK OF HOUSE	Storage	7,968 SF

FLOOR PLAN

HYPOTHETICAL TEST FIT

ASSEMBLY



3940 NORTH FIRST STREET
±60,720 SF

3940

NORTH FIRST STREET



Floorplate: 60,720 SF



Power: 2,000 Amps 277/480V



HVAC: To Suit



Loading: 1 Grade Level



Clearheight: ±13'6" to 16'6"



LEED: Gold



EV Charging: 12 to be installed



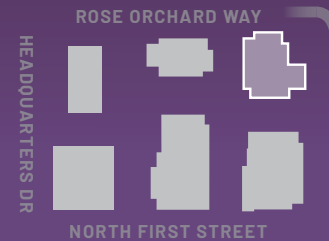
Parking: 2.9/1,000



Amenity Area: Amenity Space Adjacent to Building and Common Grove



Signage: Monument and Building Signage



S P E C I F I C A T I O N S

ASSEMBLY



3950 NORTH FIRST ST
±42,624 SF

3950 NORTH FIRST STREET



Floorplate: 42,624 SF



Power: 6,000 Amps 277/480V



HVAC: To Suit



Loading: 2 Dock High /
1 Grade Level



Clearheight: ±13'6" to 14'6"



LEED: Gold



EV Charging: 24 to be installed



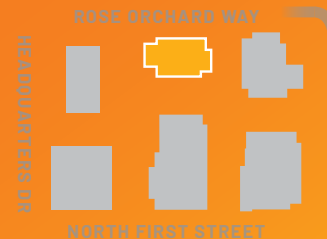
Parking: 2.9/1,000



Amenity Area: Amenity Space Adjacent
to Building and Common
Grove

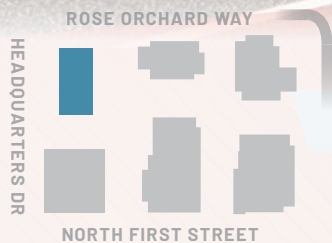


Signage: Monument and Building
Signage



S P E C I F I C A T I O N S

ASSEMBLY



90 HEADQUARTERS DRIVE
±86,243 SF

90 HEADQUARTERS DRIVE



Floorplate: 41,500 SF



Power: 4,000 Amps 277/480V



HVAC: To Suit



Loading: 3 Dock High /
1 Grade Level



Clearheight: First Floor – ±15'5"
Second Floor – ±13' to 17'10"



LEED: Gold



EV Charging: 16 to be installed



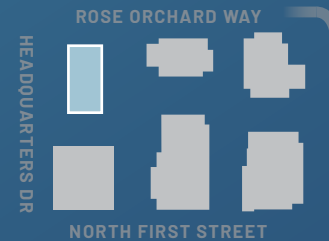
Parking: 2.9/1,000



Amenity Area: Amenity Space Adjacent
to Building and Common
Grove



Signage: Monument and Building
Signage



S P E C I F I C A T I O N S

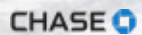




@FIRST



TARGET



FIVE GUYS



COURTYARD
BY MARRIOTT



HYATT
house

ASSEMBLY

Tesla
Supercharger

Tesla
Supercharger

Vista Montana Park
Soccer Field

90 HEADQUARTERS DR

4000 NORTH FIRST ST

3950 NORTH FIRST ST

3940 NORTH FIRST ST

3960 NORTH FIRST ST

3930 NORTH FIRST ST

NORTH FIRST STREET

237

A M E N I T I E S M A P



TRANSPORTATION MAP



ASSEMBLY

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NEWMARK

JOE KELLY
408.987.4111
joe.kelly@nmrk.com
CA RE License #01420963

MIKE SAIGN
408.982.8403
mike.saign@nmrk.com
CA RE License #01706668

SHAWN KELLENBERGER
408.987.4170
shawn.kellenberger@nmrk.com
CA RE License #01706215

ERIC BLUESTEIN
650.688.8549
eric.bluestein@nmrk.com
CA RE License #01720416