



ASSEMBLY

by  **EQT | EXETER**

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 and the cohesiveness to provide a campus opportunity for users.



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



Large floor plates, exceptional natural light, excellent clear heights 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.



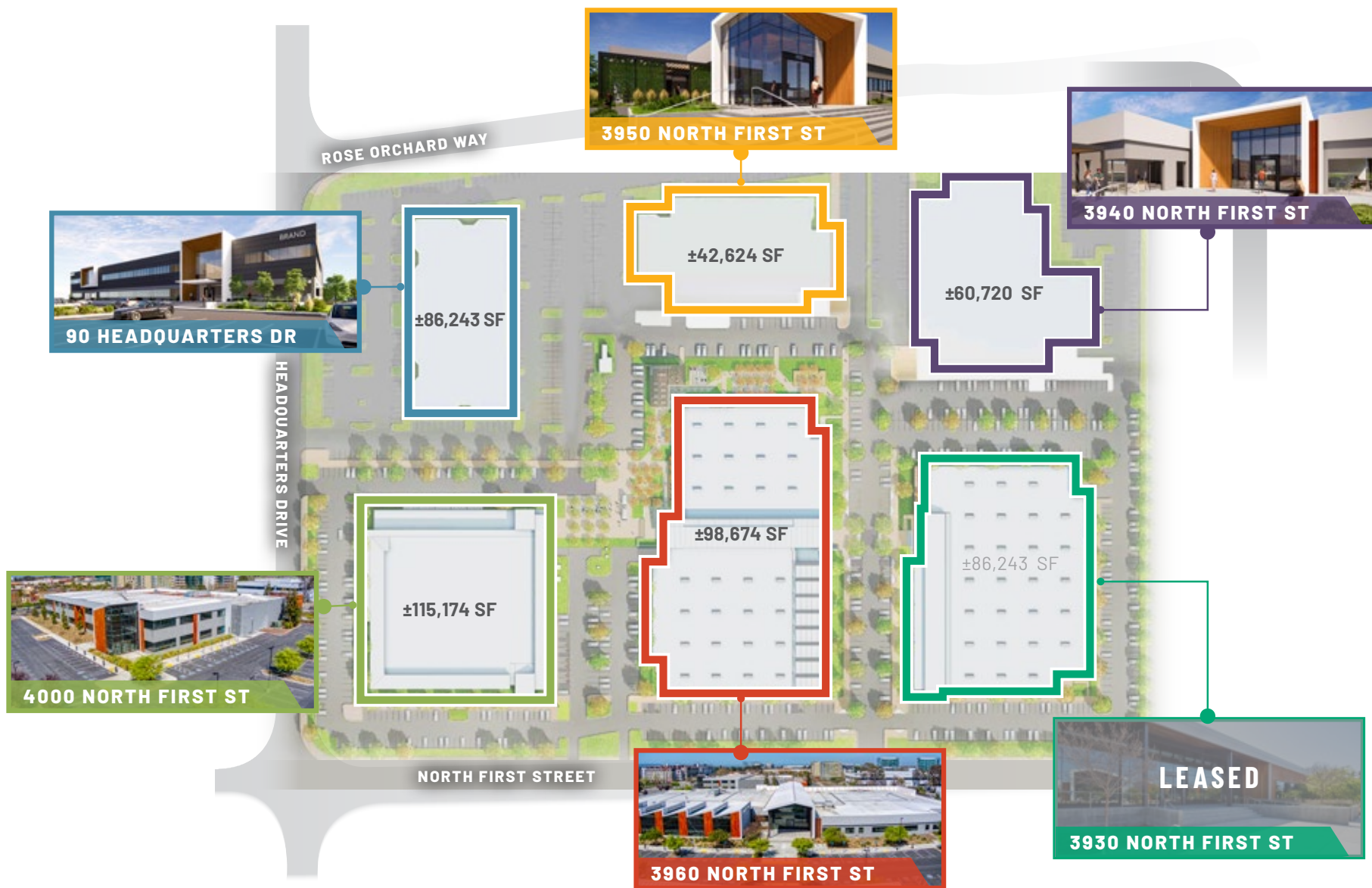
H I G H L I G H T S

ASSEMBLY AT NORTH FIRST

6
BUILDINGS

±46,285 TO
±403,000 SF

26
ACRES













S I T E P L A N

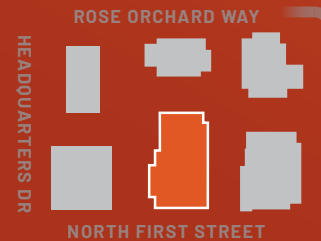


3960 NORTH FIRST STREET
±98,674 SF

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

F L O O R P L A N 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



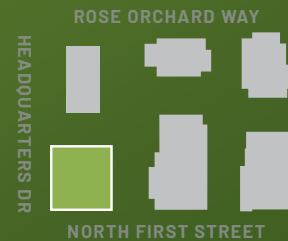
Parking 2.9/1,000



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



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



STARBUCKS



CHIPOTLE



PANDA EXPRESS



SAJJ



BLUE WATER



Panera

BREAD

ROW HOUSE

CHASE

FIVE GUYS



COURTYARD

BY MARRIOTT



HYATT house

ASSEMBLY

Tesla Supercharger

Tesla Supercharger

Vista Montana Park Soccer Field

90 HEADQUARTERS DR

237

4000 NORTH FIRST ST

3950 NORTH FIRST ST

3940 NORTH FIRST ST

3960 NORTH FIRST ST

3930 NORTH FIRST ST

NORTH FIRST STREET

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



TRANSPORTATION MAP

