



GREAT AMERICA PARKWAY

SANTA CLARA · CALIFORNIA



±150,128 - ±301,163 SF AVAILABLE



PROPERTY HIGHLIGHTS

Two 6-Story Buildings Totaling 301,163 SF
4301 Great America Parkway: 151,035 SF
4401 Great America Parkway: 150,128 SF



Prominent Great America Parkway
Corner Location



925 Parking Stalls



Two Docks & 1 Grade Level Door
per Building



Exterior Balconies on Floors 2-6



Expansive Amenity Space in Between
Buildings



LED: Jan. 31, 2032 (potential for direct lease)



Immediate Access to Highways 101 and 237



Walkable Amenities and 1 Mile from Santa Clara
Square Retail & Restaurants



SITE PLAN



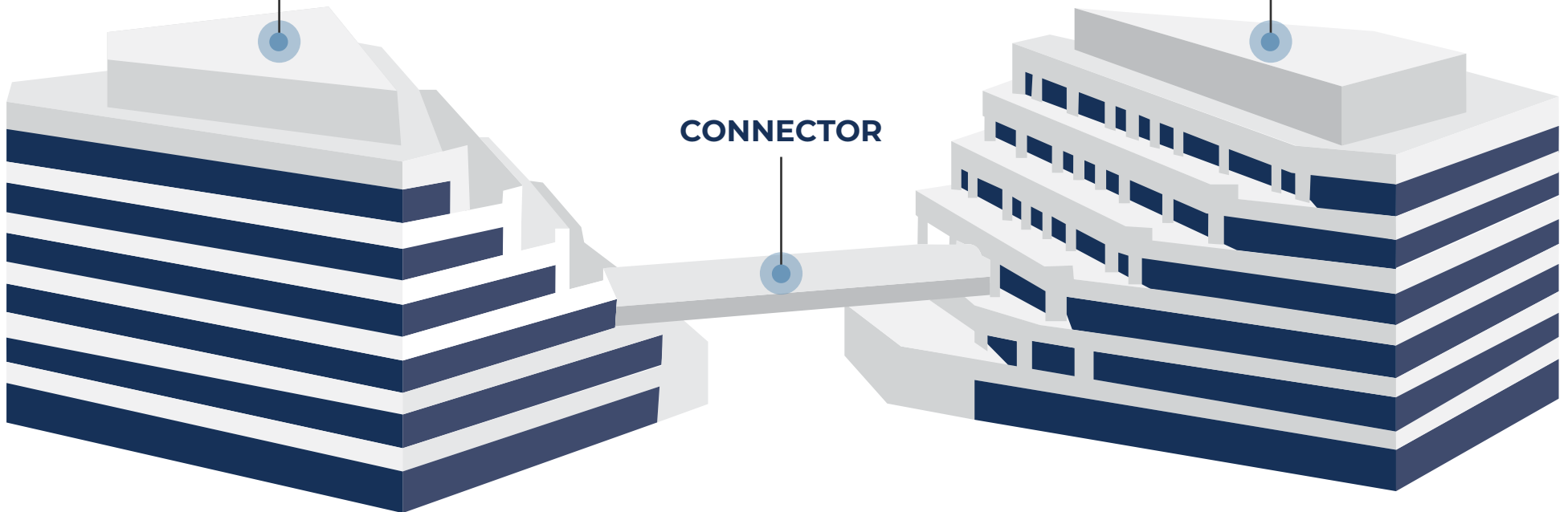
STACKING PLAN

- FLOOR 1 ±31,000 SF
- FLOOR 2 ±28,500 SF
- FLOOR 3 ±27,000 SF
- FLOOR 4 ±24,500 SF
- FLOOR 5 ±21,500 SF
- FLOOR 6 ±18,500 SF

4401
±150,128 SF

4301
±151,035 SF

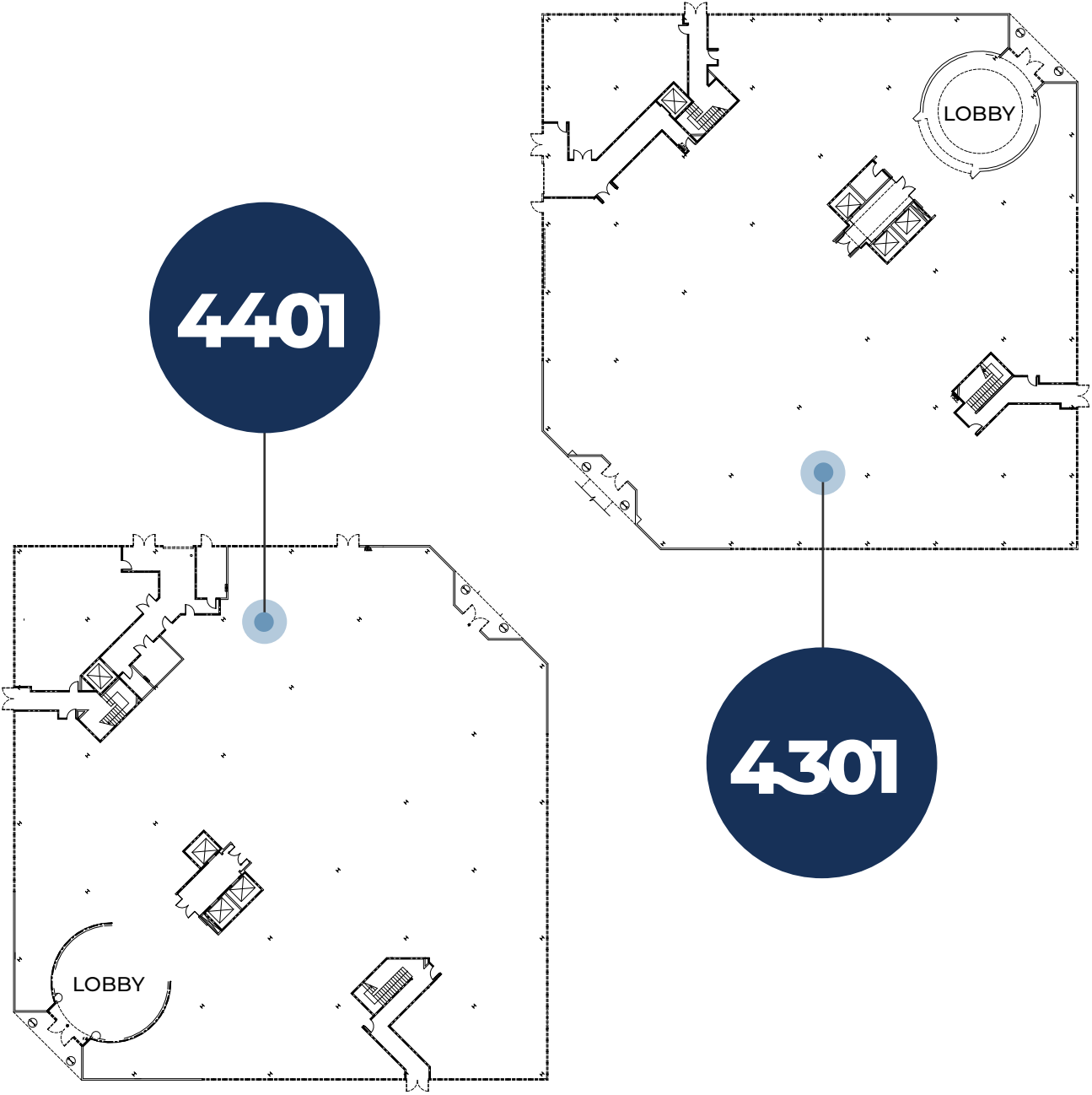
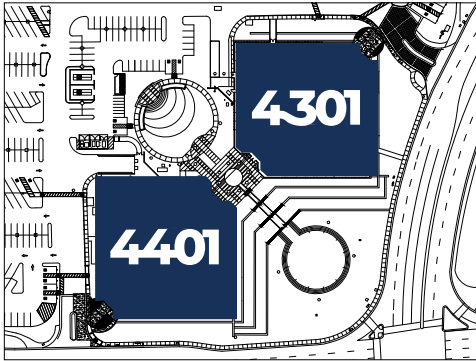
CONNECTOR



*Estimated Square Footages

FLOOR PLANS

1ST FLOOR



8 MINUTE BIKE RIDE TO SANTA CLARA SQUARE AMENITIES



WHOLE FOODS



PUESTO MEXICAN RESTAURANT



PACIFIC CATCH



SANTA CLARA SQUARE CAFE

AMENITIES



4301
&
4401

GREAT AMERICA PARKWAY

SANTA CLARA • CALIFORNIA

4301: ±151,035 SF
4401: ±150,128 SF
TOTAL: ±301,163 SF

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