

GREAT ● ● ● ● ● ● ● ● ● ●
AMERICA ● ● ● ● ● ● ● ● ● ●
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4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

**635K SF OF PREMIERE
CAMPUS EXPERIENCE**

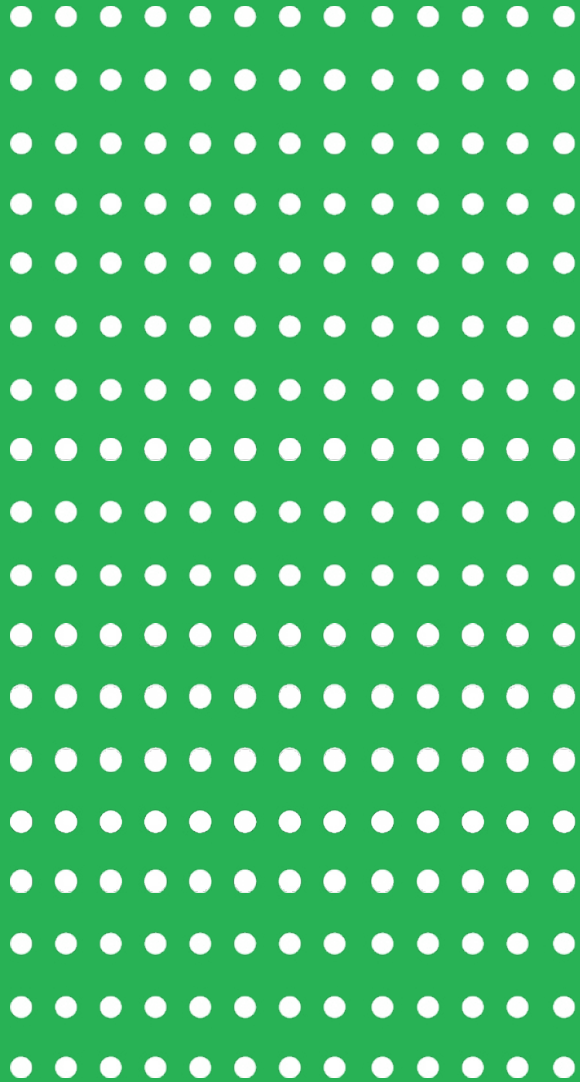


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±11,226 – ±189,650 SF

CLASS A OFFICE FOR LEASE

GREATAMERICACOMMONS.COM

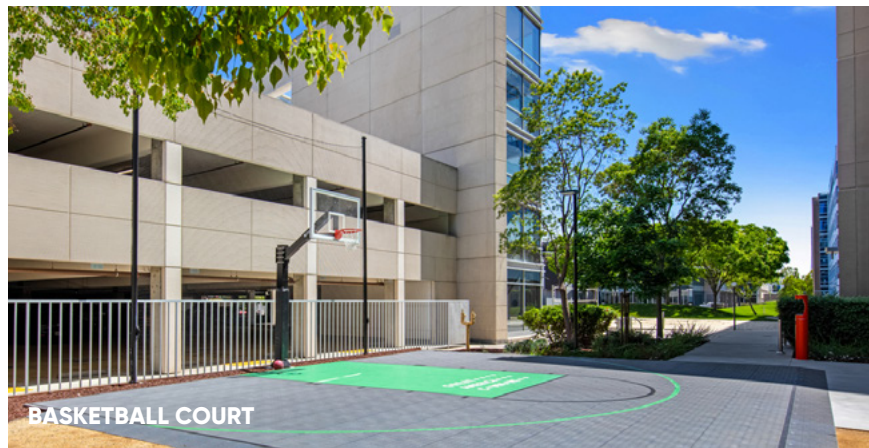


GROWTH : READY

Built for a growth-ready company with up to 189,650 SF available.

Great America Commons is your opportunity to make space for exceptional people, at scale.

BEING : WELL

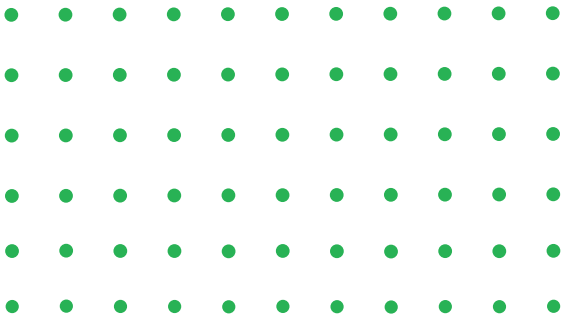


With 103,000 SF of outdoor amenities, designed to promote wellness, Great America Commons offers an assortment of recreational activities to support productivity, happiness & creativity.

fitwel CERTIFIED

ENERGY : RENEWED

At the heart of Great America Commons is Harvest Hall, a solar-powered zero energy amenity building. Enjoy a wide variety of organic food made fresh daily and meeting spaces, all while reaffirming your company's commitment to sustainability and climate consciousness.



ENTERTAINMENT COURTYARD WITH BBQ



OUTDOOR THEATER & DINING



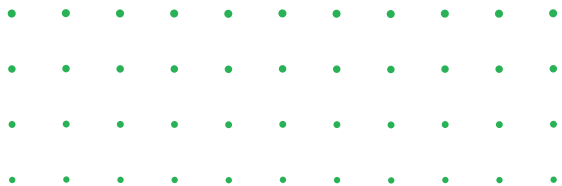
FIREWALL LOUNGE

H ▲ RVEST H ▲ LL



COMFORT : BOOSTED

Harvest Hall is a full service cafe offering breakfast, lunch & customized catering options for the next big meeting. Tenants enjoy gourmet dishes made with organic ingredients while they dine indoors, outdoors or in the office.



NOW COMPLETE

WORK : REFRESHED

Welcome to the great outdoors designed for collaboration or private reflection.



OUTDOOR BOARDROOM & FITNESS



CONNECTED INDOOR-OUTDOOR WORKSPACE



NOW COMPLETE

WORK : REFRESHED

THE MEADOW was designed to provide a serene outdoor lounge so tenants could step away and enjoy nature: fresh air, garden pathways & sunrays for a dose of vitamin D.

NOW COMPLETE

WELCOME : CHANGE

Renovated Lobby to welcome guests or hold a relaxed meeting.
New Monument Signage highly visible from Great America Parkway.



HIGHLIGHTS



CLASS A

6-Story Buildings



LARGE EFFICIENT

±54K SF Floorplates



DEDICATED

Responsive On-Site
Management



3.13/1,000

Structured and
Surface Parking



HARVEST HALL

Zero Net Energy Amenity
Building, Food Hall &
Catering, Fitness Facility
with Lockers & Showers,
Training Room, Board Room



WIRED CERTIFIED

Gold Buildings



OUTDOOR AMENITIES

103,000 SF of Outdoor Space
Featuring Gaming Lawn/Putting
Green, Volleyball & Basketball Courts,
Fireside Lounge, BBQ with Outdoor
Amphitheater Seating and Giant
Screen, Outdoor Conference Room
and Large Landscaped Meadow



EASY ACCESS

Highway 237 and 101, Walking
Distance to Levi's Stadium and
ACE Shuttle Stop

HARVEST HALL AMENITY BUILDING : ZERO ENERGY BUILDING



SOLAR POWER

A 1.4 MW solar power system covering the upper decks of both parking structures, providing shade and approximately 2.4 GWh/year of clean, renewable energy



EV CHARGING STATIONS

Eleven electric vehicle (EV) charging stations within the parking structures



LIGHTING

High efficiency LED lighting fixtures in both parking structures and within the amenities building



LIGHTING CONTROLS

Advanced lighting controls that respond to daylighting levels, occupancy, and specific lighting requirements for individual lit areas



HVAC

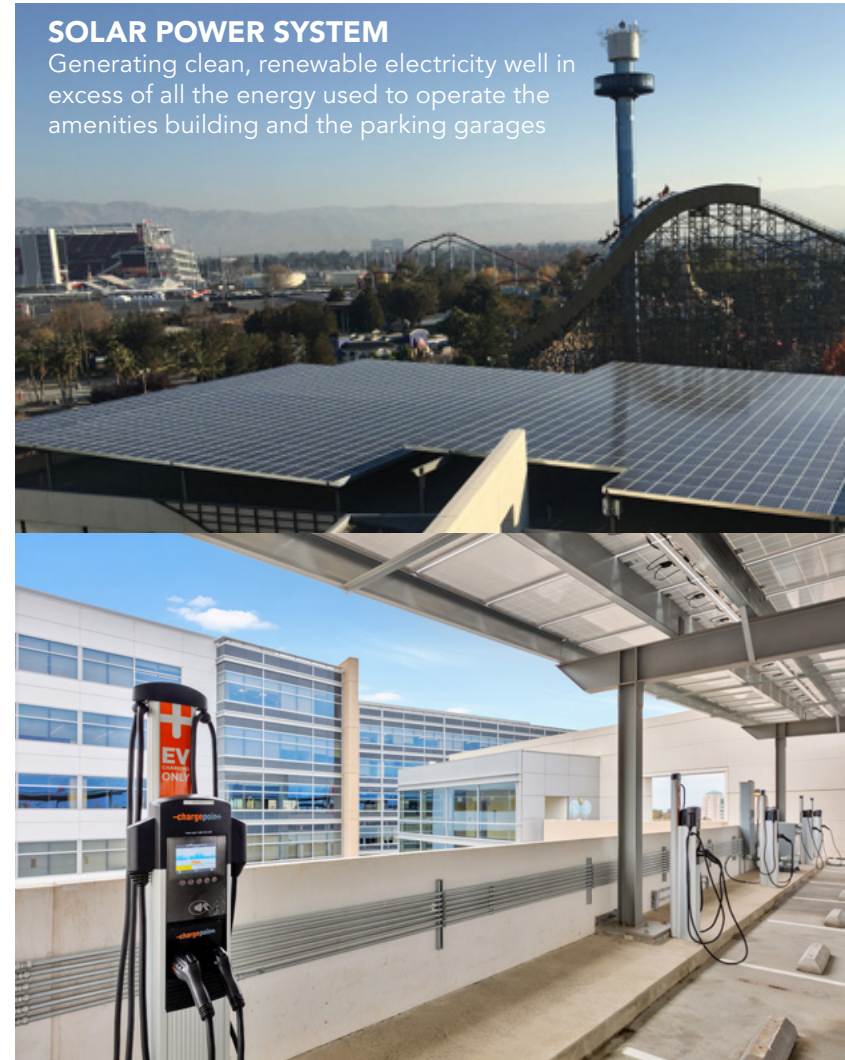
High efficiency HVAC upgrades

WHAT IS A "ZERO ENERGY BUILDING"?

Zero energy buildings (ZEBs) are ultra-efficient new construction and deep energy retrofit projects that consume only as much energy as they produce from clean, renewable resources. The solar parking canopy system installed on the upper levels of the Great America Commons parking structures will supply more than 100% of the energy consumed by the amenities building and parking structures combined, leading to the facility's listing on the New Buildings Institute's registry of emerging and verified Zero Energy retrofit buildings.

SOLAR POWER SYSTEM

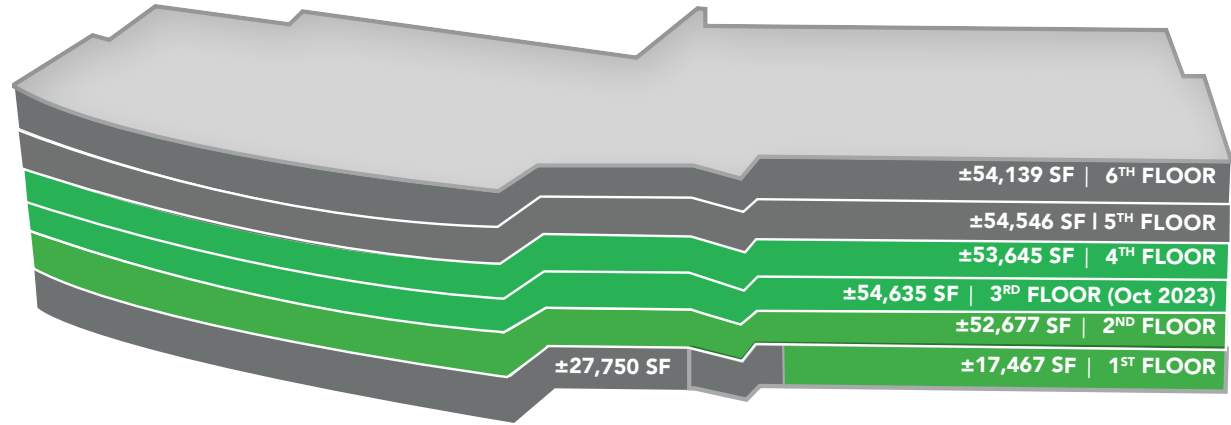
Generating clean, renewable electricity well in excess of all the energy used to operate the amenities building and the parking garages



STACKING PLANS

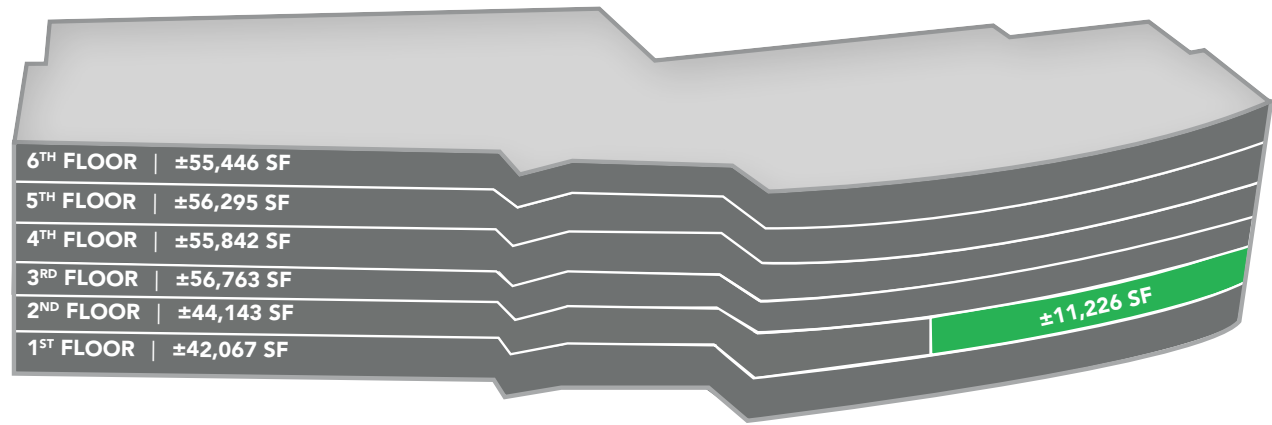
4655

SUITE 200 VIRTUAL TOUR
[CLICK HERE](#)



4555

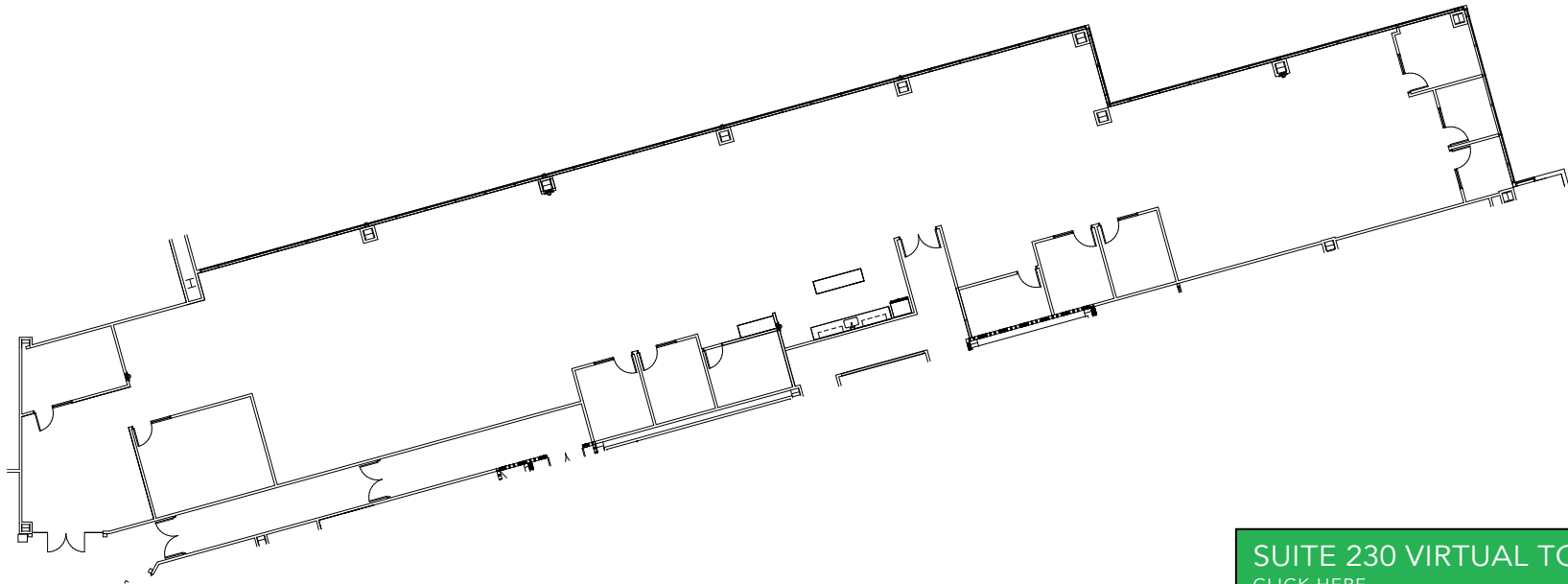
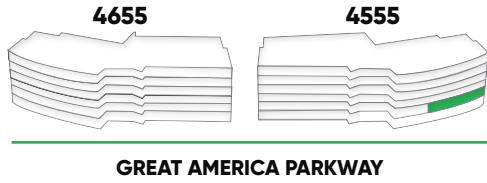
SUITE 230 VIRTUAL TOUR
[CLICK HERE](#)



Great America Commons is proud to be Wired Certified Gold Building featuring superior connectivity and technology infrastructure.

■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SECOND FLOOR ±11,226 SF

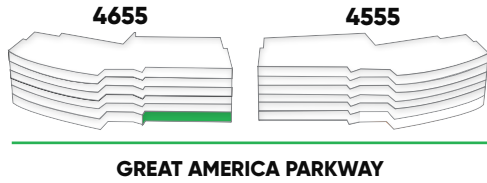


[SUITE 230 VIRTUAL TOUR](#)
[CLICK HERE](#)



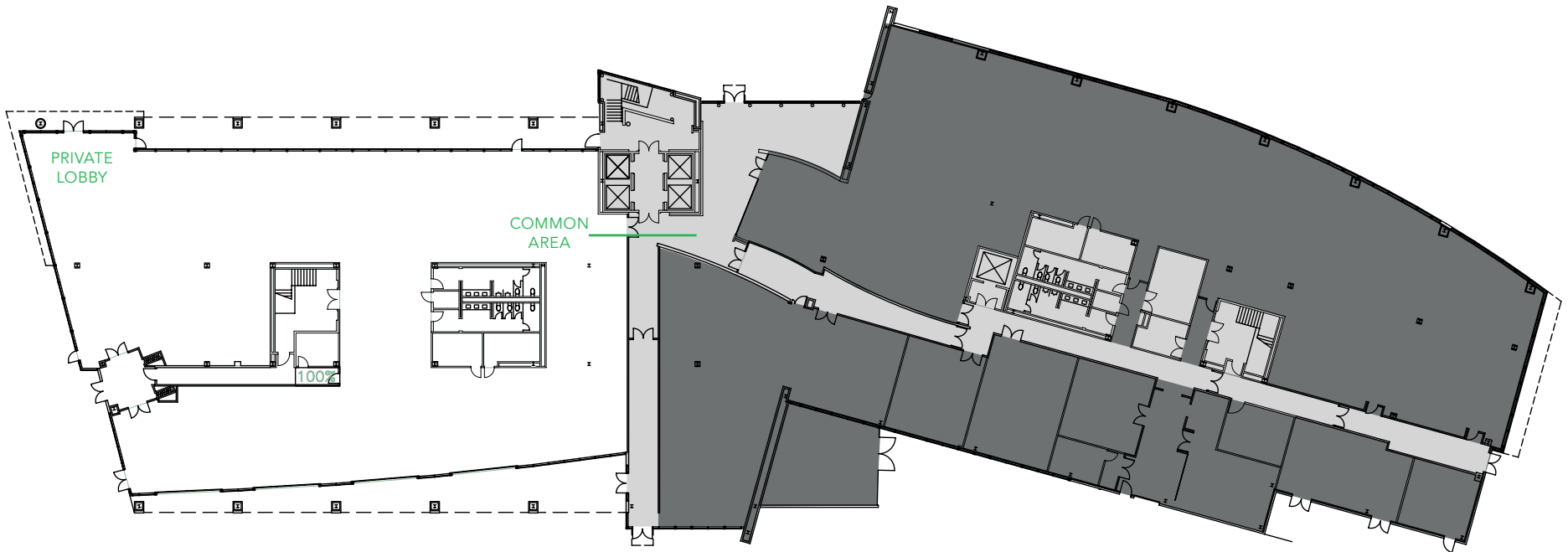
4655 GREAT AMERICA : FIRST FLOOR ±17,467 SF

*COMBINED WITH 2ND FLOOR FOR ±70,144 SF



FLOOR POWER

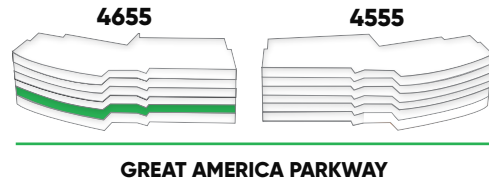
- 200 Amp 480/277 Volt 3 Phase
- 600 Amp 208/120 Volt 3 Phase



- LEASED
- COMMON AREA

4655 GREAT AMERICA : SECOND FLOOR ±52,677 SF (MARKET READY)

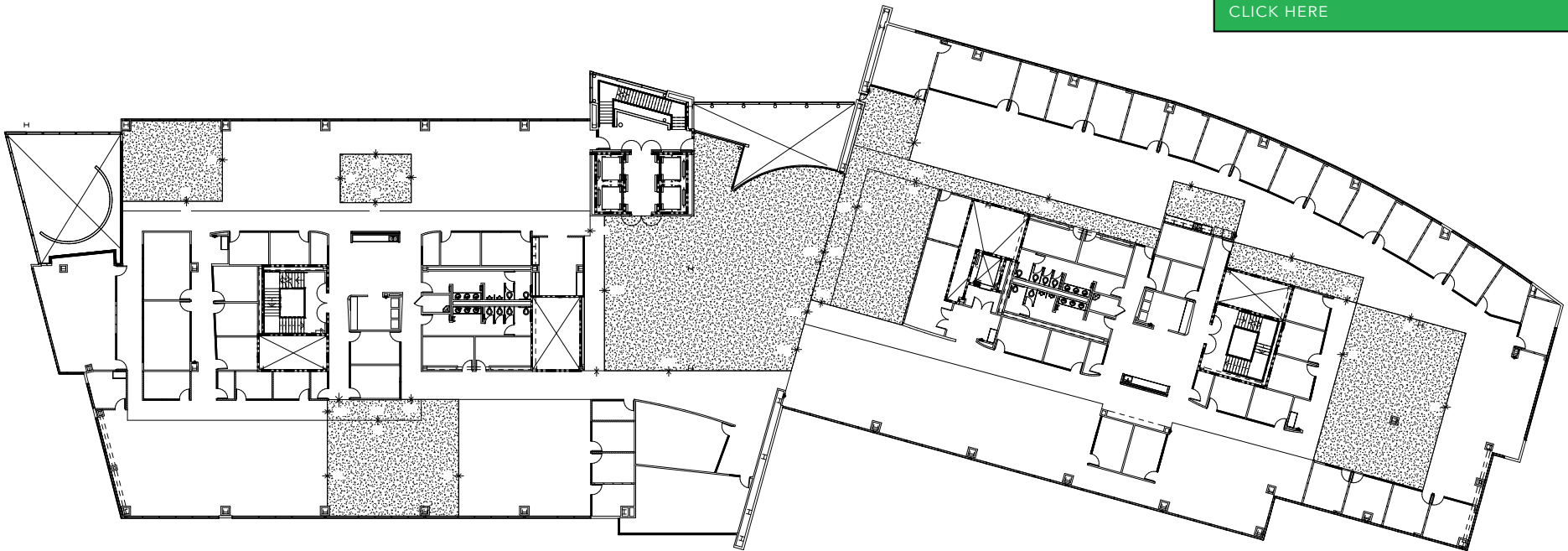
*COMBINED WITH 1ST FLOOR FOR ±70,144 SF



FLOOR POWER

- 600 Amp 208/120 Volt 3 Phase
- 200 Amp 480/277 Volt 3 Phase
- 600 Amp 208/120 Volt 3 Phase
- 200 Amp 480/277 Volt 3 Phase

SUITE 200 VIRTUAL TOUR
[CLICK HERE](#)



4655 GREAT AMERICA : FIRST & SECOND FLOOR BREAK ROOM AND STAIRS

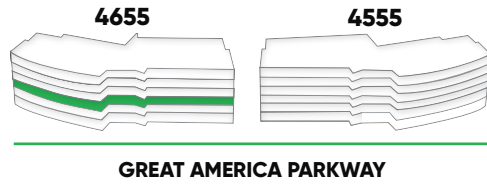


RENDERING OF INDOOR/OUTDOOR BREAKROOM AND WORKSPACE



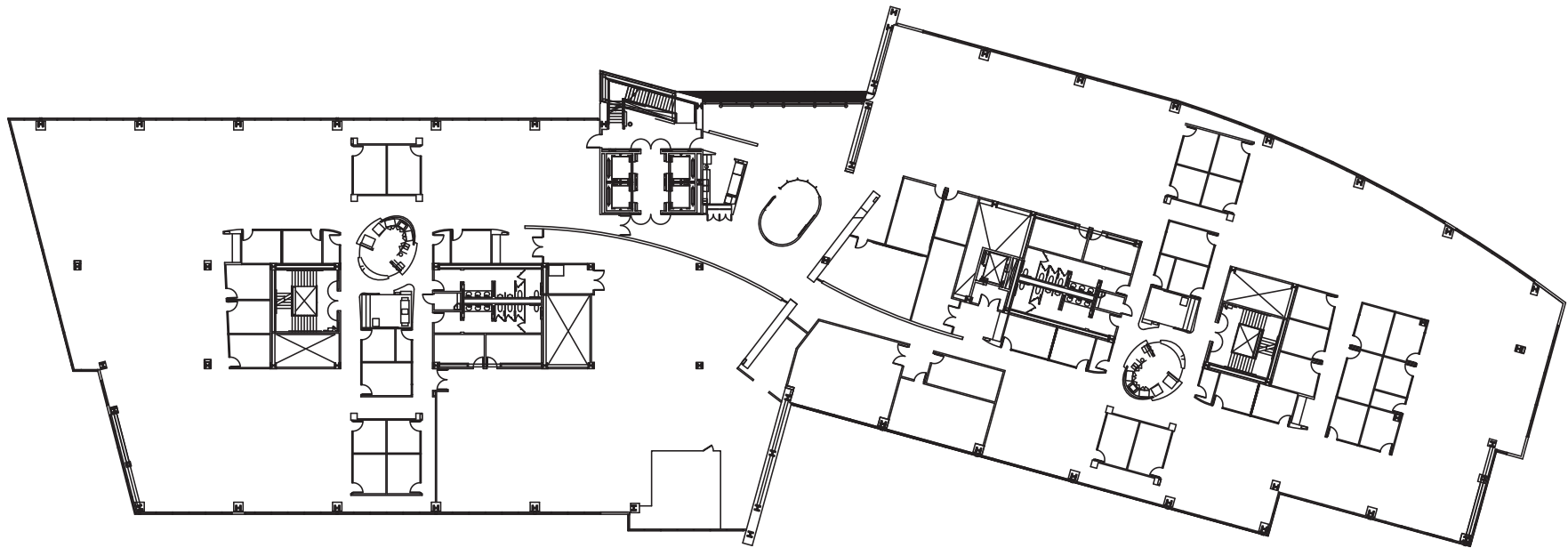
RENDERING ON 1ST FLOOR LOBBY WITH POTENTIAL STAIRWELL AND WORKSPACE

4655 GREAT AMERICA : THIRD FLOOR ±54,635 SF (AVAILABLE 10/1/23)

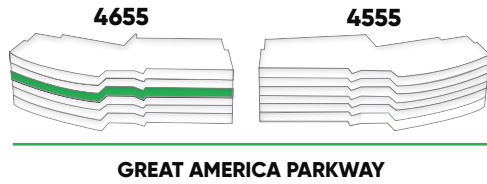


FLOOR POWER

- 600 Amp 280/120 Volt 3 Phase
- 200 Amp 480/277 Volt 3 Phase
- 1200 Amp 208/120 Volt 3 Phase
- 400 Amp 480/277 Volt 3 Phase
- 600 Amp 208/120 Volt 3 Phase
- 200 Amp 480/277 Volt 3 Phase

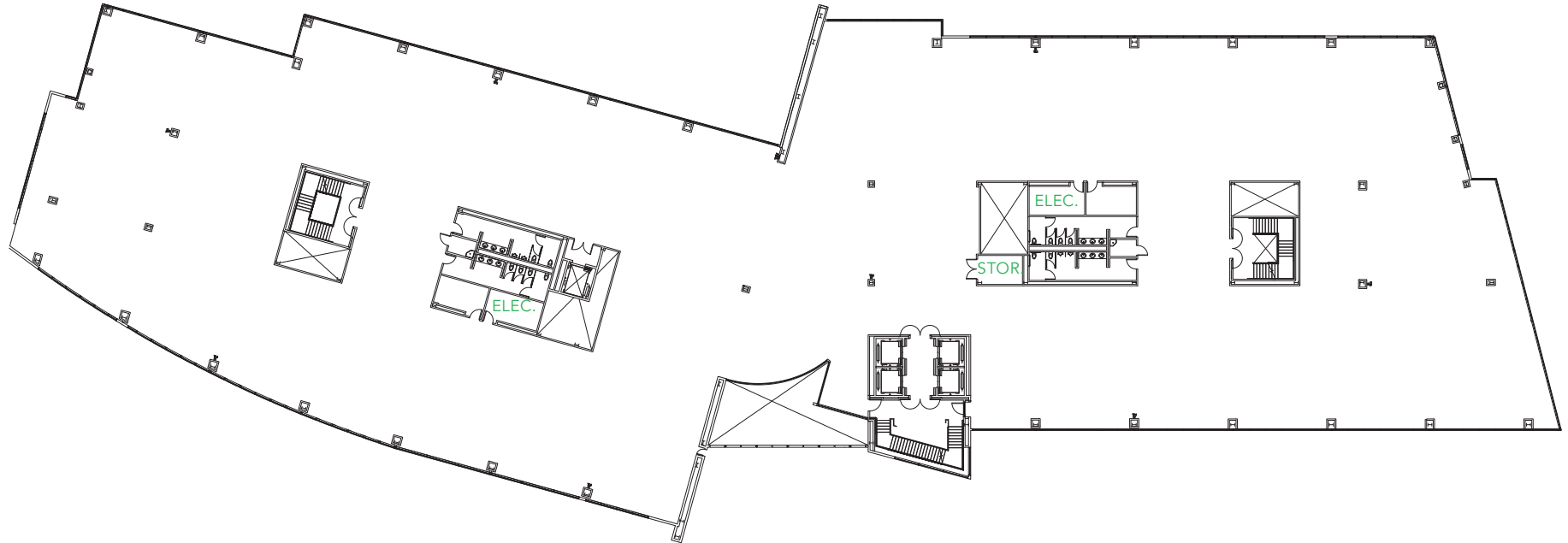


4655 GREAT AMERICA : FOURTH FLOOR ±53,645 SF



FLOOR POWER

- 600 Amp 120/208 Volt 3 Phase
- 1200 Amp 120/208 Volt 3 Phase
- 600 Amp 120/208 Volt 3 Phase
- 200 Amp 277/480 Volt 3 Phase
- 400 Amp 277/480 Volt 3 Phase
- 200 Amp 277/480 Volt 3 Phase



TEST FIT : HYPOTHETICAL FULL FLOOR LAYOUTS



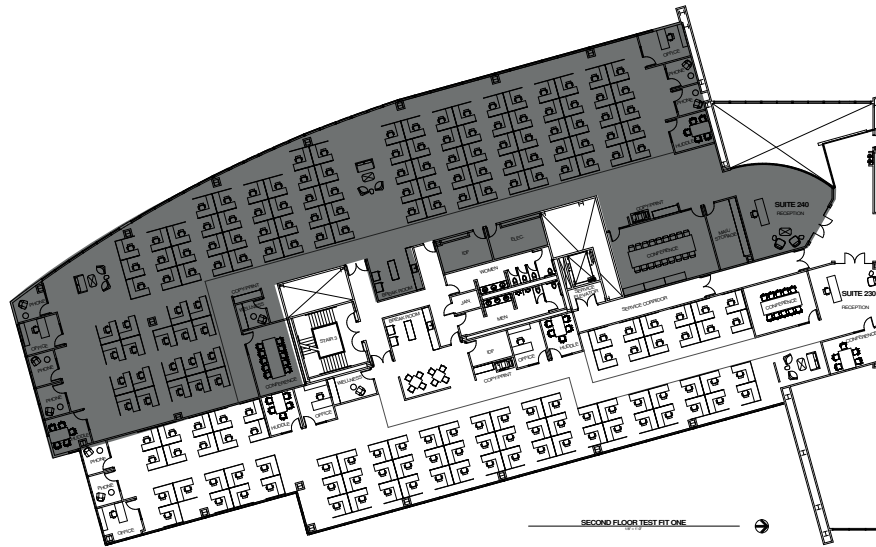
LEGEND

- - - Primary Circulation
- . . . Secondary Circulation
- 6' Radius Distancing
- Meeting Rooms
- Open Collaboration

SOCIALLY DISTANCED PROGRAM	
203	6X6 WORKSTATIONS
12	OFFICE PERSON
215	EMPLOYEE HEADCOUNT (168 SF/EMPLOYEE)
15	PHONE
19	HUDDLES (38 SEATS)
6	CONFERENCE (28 SEATS)
1	RECEPTION
2	COPY/PRINT
3	BREAK ROOM
1	MOTHER'S ROOM
1	STORAGE
1	LIBRARY

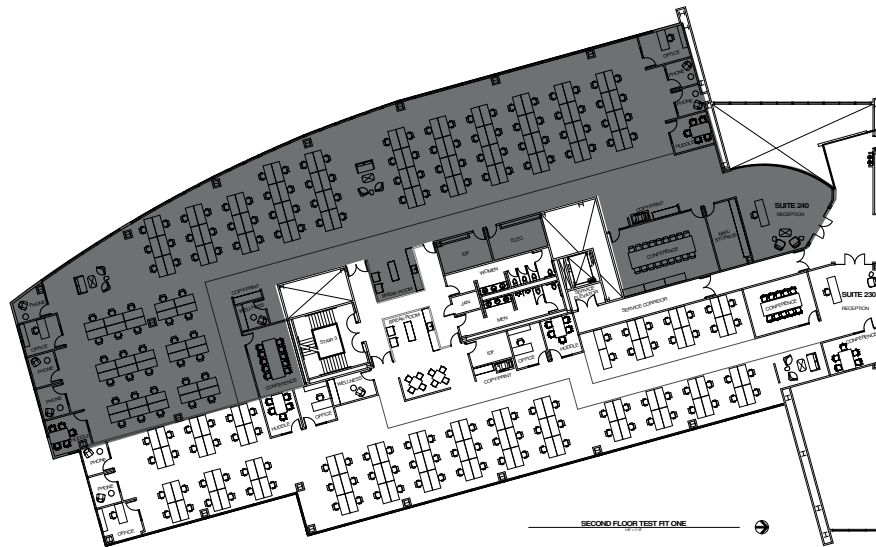
SOCIALLY DISTANCED PROGRAM		BASELINE PROGRAM	
288	72" BENCHING	376	60" WORKSTATIONS
12	OFFICE PERSON	12	OFFICE PERSON
300	EMPLOYEE HEADCOUNT (121 SF/EMPLOYEE)	388	EMPLOYEE HEADCOUNT (93 SF/EMPLOYEE)
15	PHONE	15	PHONE
19	HUDDLES (38 SEATS)	19	HUDDLES (136 SEATS)
6	CONFERENCE (28 SEATS)	6	CONFERENCE (88 SEATS)
1	RECEPTION	1	RECEPTION
2	COPY/PRINT	2	COPY/PRINT
3	BREAK ROOM	3	BREAK ROOM
1	MOTHER'S ROOM	1	MOTHER'S ROOM
1	STORAGE	1	STORAGE
1	LIBRARY	1	LIBRARY

TEST FIT : HYPOTHETICAL DEMISED LAYOUTS



SUITE 230

1	RECEPTION
75	WORKSTATIONS (6"X6")
2	CONFERENCE
2	HUDDLE
3	OFFICE
2	PHONE
1	WELLNESS
1	BREAK ROOM
1	COPY/PRINT
0	MAIL/STORAGE
1	IDF
0	ELEC



SUITE 230

1	RECEPTION
90	WORKSTATIONS (30"X72")
2	CONFERENCE
2	HUDDLE
3	OFFICE
2	PHONE
1	WELLNESS
1	BREAK ROOM
1	COPY/PRINT
0	MAIL/STORAGE
1	IDF
0	ELEC

■ LEASED

AMENITIES



- Taco Bell
- Joe's Chinese
- Togo's
- Loop Convenient Store
- Bawarchi Indian

Stadium Tech Cafe

- Hyatt Regency
- Truya Sushi
- Evolution
- Café & Bar
- @The Market

Hilton La Fontana

- Target
- Panera
- Five Guys
- Sweet Tomatoes
- Chipotle
- Premier Pizza
- Coffee Bean & Tea Leaf
- CVS
- Chick-Fil-A
- Fresh & Easy
- Rok
- Hyatt House
- Courtyard
- Marriott

Bourbon Steak



Levi's Stadium

- In-N-Out
- Tomatina
- Subway
- Panda Express
- Mexicali Grill
- Jamba Juice
- Starbucks
- SmokeEaters
- Krispy Kreme
- World Wrapps
- YoYo Sushi
- Ben & Jerry's

- Amarin Thai
- Café Falafel
- House of Bagels
- Iguanas
- Round Table Pizza
- Togo's

Pedro's Mexican Birk's

- Starbucks
- Safeway
- Fantasia Coffee & Tea
- Red Robin Gourmet Burgers
- Piatti
- Cold Stone Creamery
- Peet's Coffee
- Smashburger
- Premier Pizza
- Jamba Juice
- The Prolific Oven
- Chipotle Mexican Grill
- Mezbaan Bar & Indian
- Posh Bagel
- Yo Yo Sushi
- Jersey Mike's Subs
- Yan Can Asian Bistro
- Hyatt House

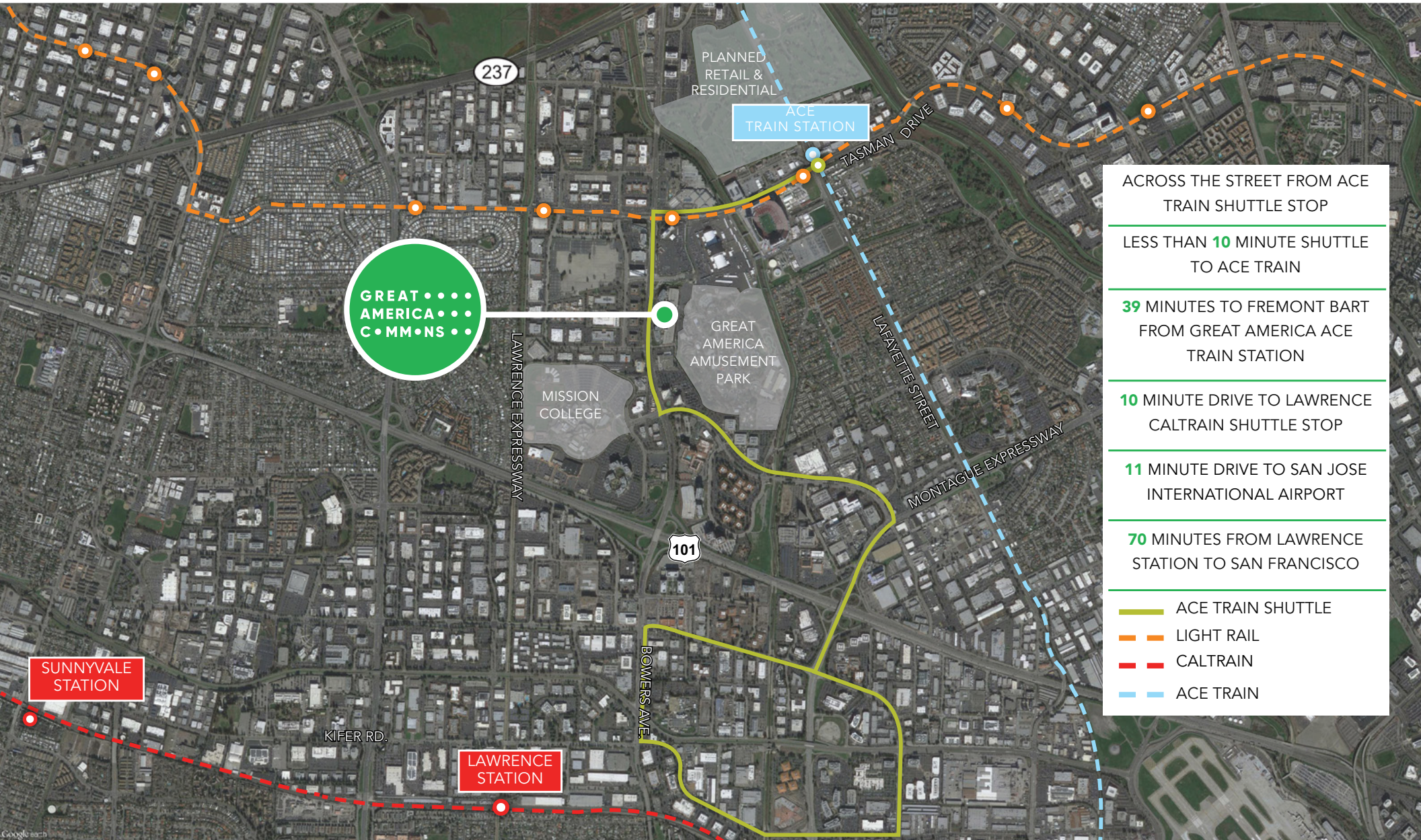
Embassy Suites

Future Retail Element Hotel

- Floodcraft Brewing Co.
- Puesto
- Il Fornaio
- Silverlake Ramen
- Starbucks
- Tender Greens
- The Halal Guys
- Fleming's Steakhouse
- CorePower Yoga
- Lula's Chocolates
- Sur La Table
- Barebottle Brewing
- Chipotle
- Gong Cha
- Kumar's
- Pacific Catch
- Opa!
- Whole Foods Market

Marriott Parcel 104

TRANSPORTATION



ACROSS THE STREET FROM ACE TRAIN SHUTTLE STOP

LESS THAN **10** MINUTE SHUTTLE TO ACE TRAIN

39 MINUTES TO FREMONT BART FROM GREAT AMERICA ACE TRAIN STATION

10 MINUTE DRIVE TO LAWRENCE CALTRAIN SHUTTLE STOP

11 MINUTE DRIVE TO SAN JOSE INTERNATIONAL AIRPORT

70 MINUTES FROM LAWRENCE STATION TO SAN FRANCISCO

— ACE TRAIN SHUTTLE
- - - LIGHT RAIL
- - - CALTRAIN
- - - ACE TRAIN

GREAT AMERICA COMMONS



4555 & 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CALIFORNIA

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