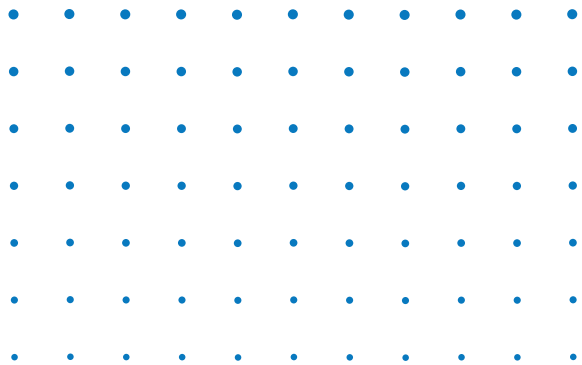


GREAT ● ● ● ● ● ● ● ● ● ●
AMERICA ● ● ● ● ● ● ● ● ● ●
C ● M M ● N S ● ● ● ● ● ● ● ● ● ●
● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●

4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

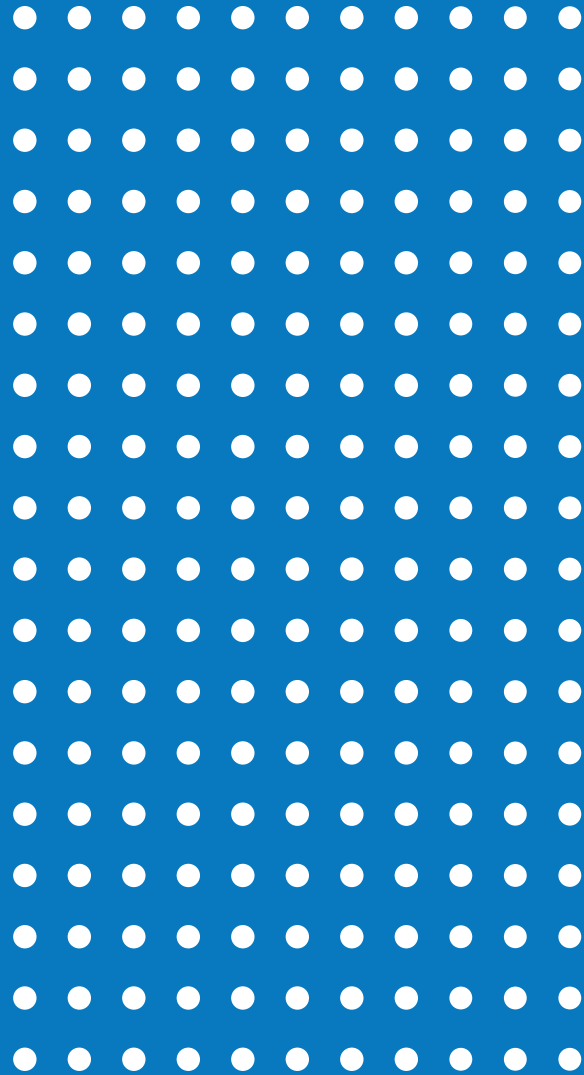
ENJOY: THE GREAT OUTDOORS



±7,415 – ±115,804 SF

CLASS A OFFICE FOR LEASE

GREATAMERICACOMMONS.COM

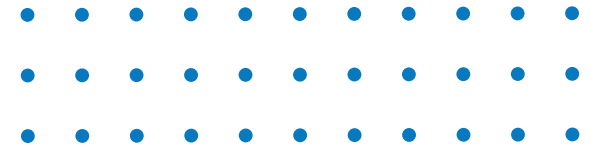


GROWTH : READY

Built for a growth-ready company with up to 115,804 SF available.

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

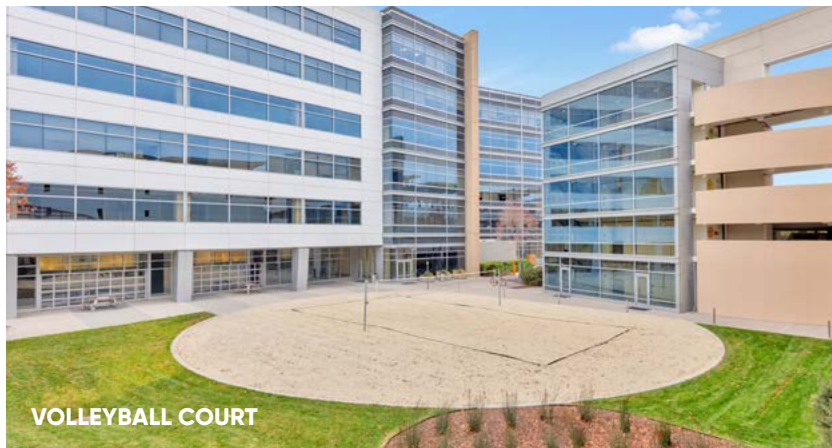
THE GREAT OUTDOORS



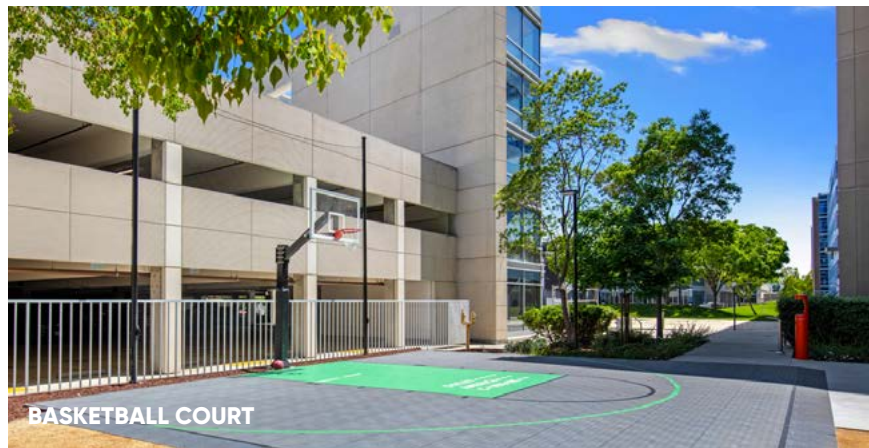
FITNESS CENTER



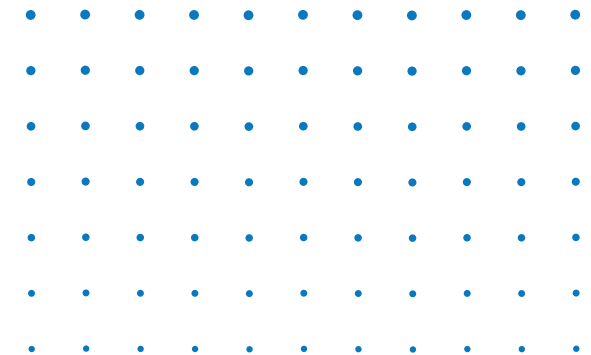
GAME LAWN/PUTTING GREEN



VOLLEYBALL COURT



BASKETBALL COURT



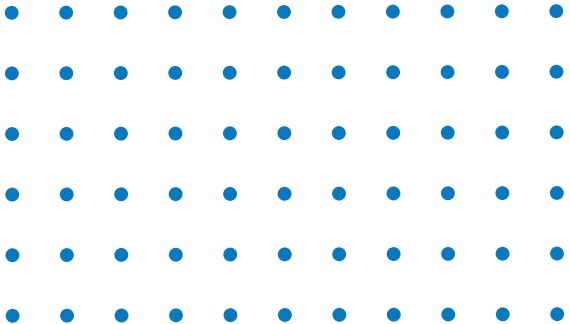
With 103,000 SF of outdoor amenities, designed to promote wellness, Great America Commons offers an assortment of recreational activities to support productivity, happiness & creativity.



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



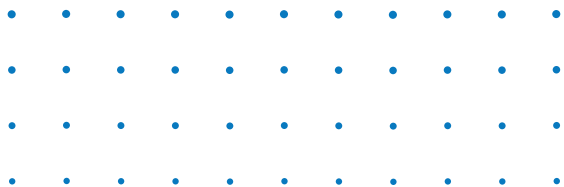
FIREWALL LOUNGE

HARVEST HALL



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

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

Two Class A 6-story Buildings with large efficient floorplates (+-55K SF)



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



OUTDOOR AMENITIES

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



WIRED CERTIFIED GOLD

Offering exceptional digital connectivity to meet modern technological demands.



LEED SILVER CERTIFIED

Showcasing our commitment to sustainable design and reducing environmental impact.



Prioritizing health and wellness through thoughtful, people-centered design and operations.

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

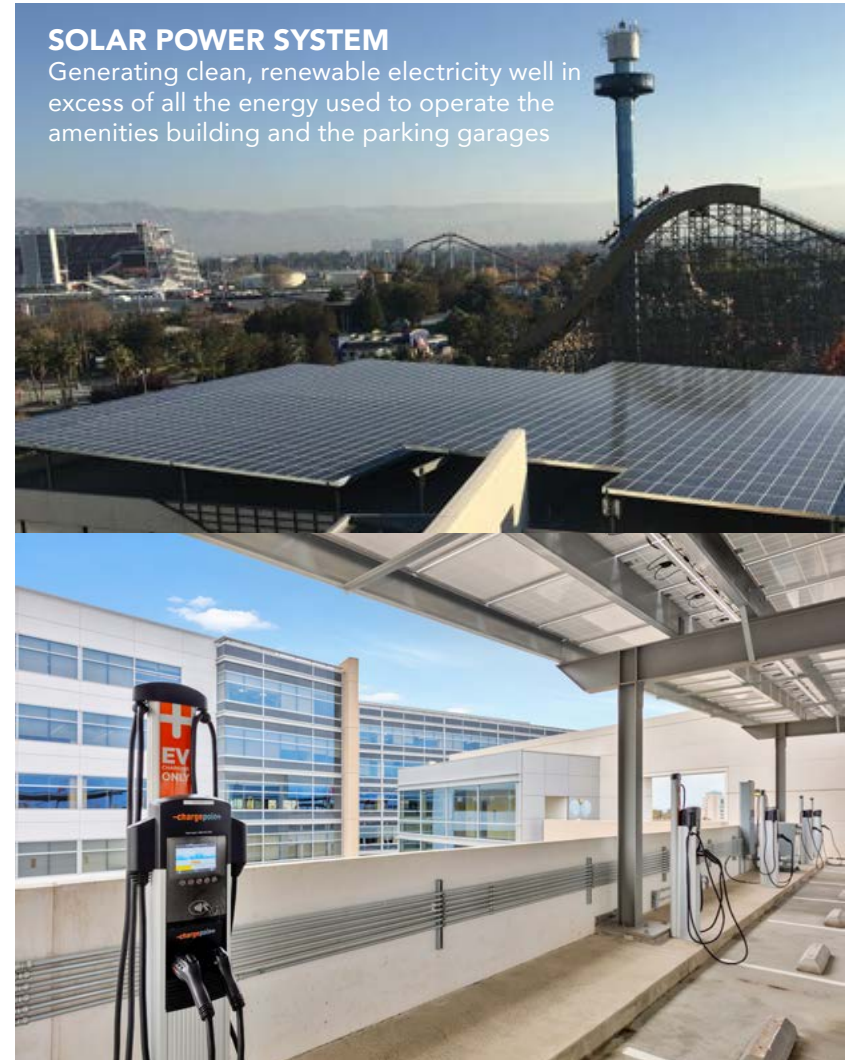
High efficiency HVAC upgrades

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.

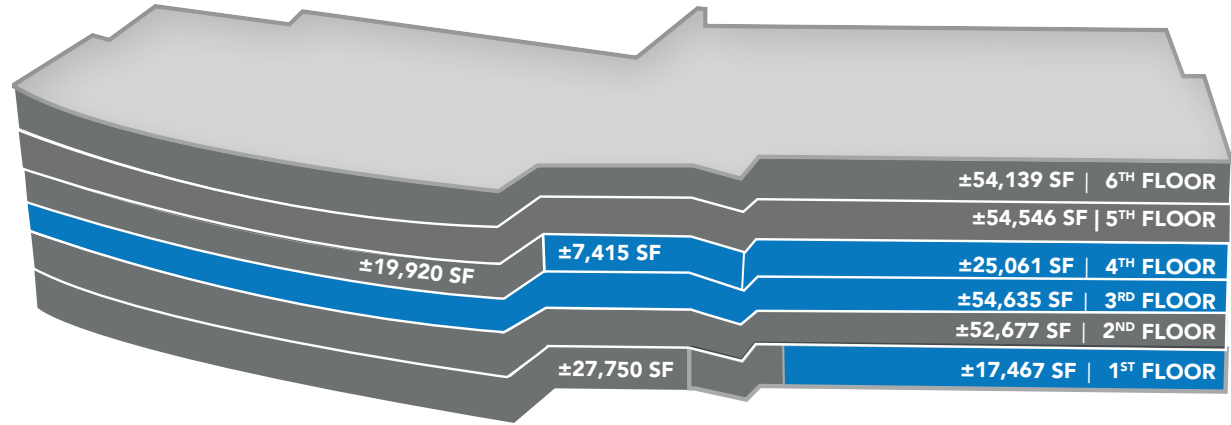
SOLAR POWER SYSTEM

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



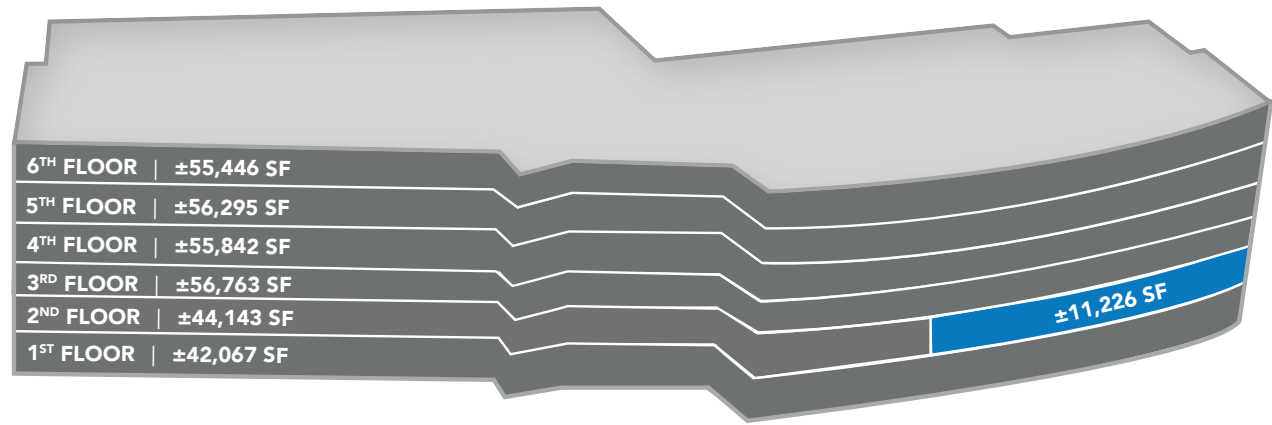
STACKING PLANS

4655



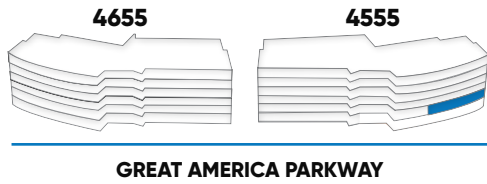
4555

[SUITE 230 VIRTUAL TOUR](#)
CLICK HERE



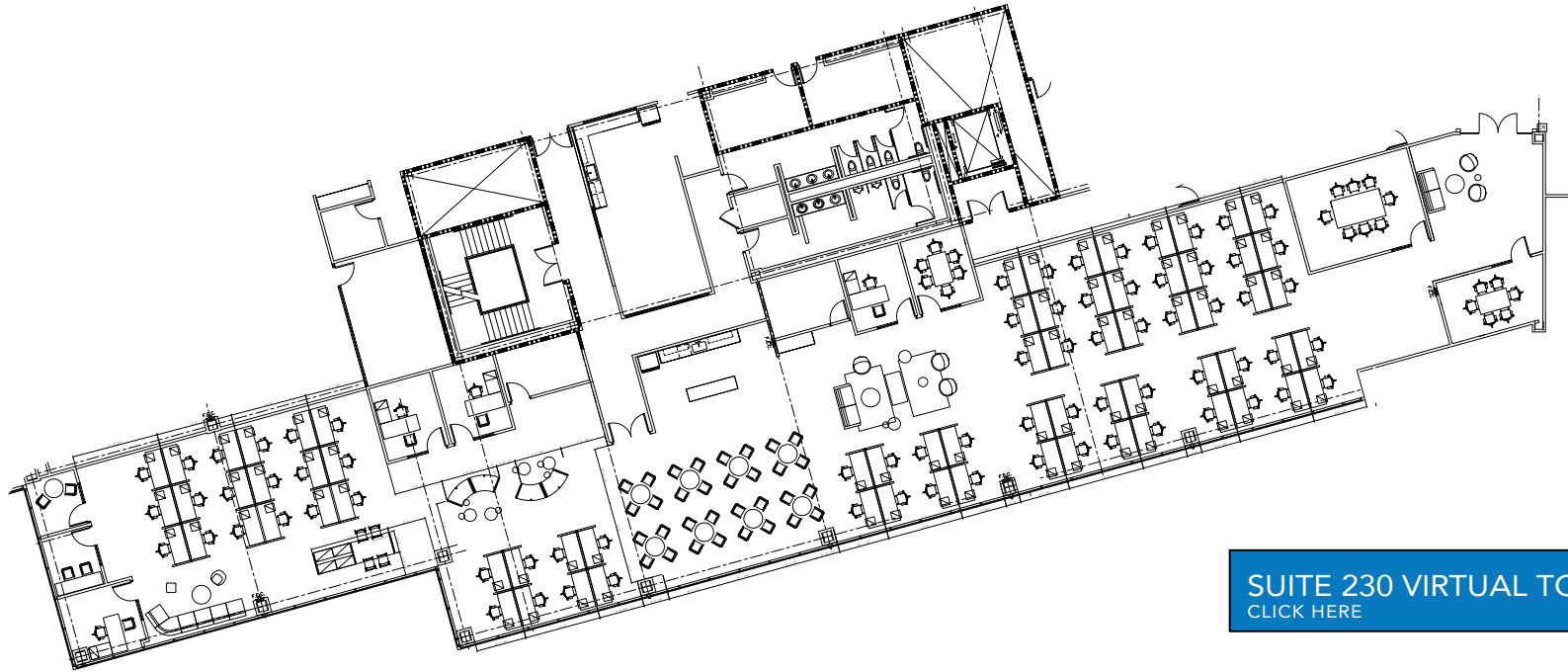
■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SUITE 230 ±11,226 SF



HIGHLIGHTS

- Fully Furnished
- (74) Benching Stations
- (74) Mobile Pedestals
- (4) Private Offices
- (3) Meeting Room Table
- (78) Task Chairs
- (4) Guest Chair
- (24) Conference Chairs
- (4) Collaborative Lounges
- (1) Bar Height Storage
- (8) Lunchroom Tables
- (32) Stacking Chairs
- (2) Phone Rooms

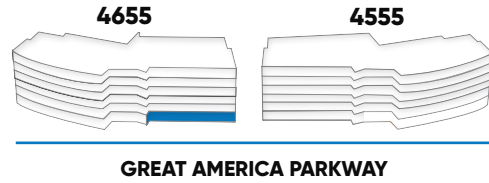


[SUITE 230 VIRTUAL TOUR](#)
CLICK HERE



4655 GREAT AMERICA : SUITE 170 ±17,467 SF

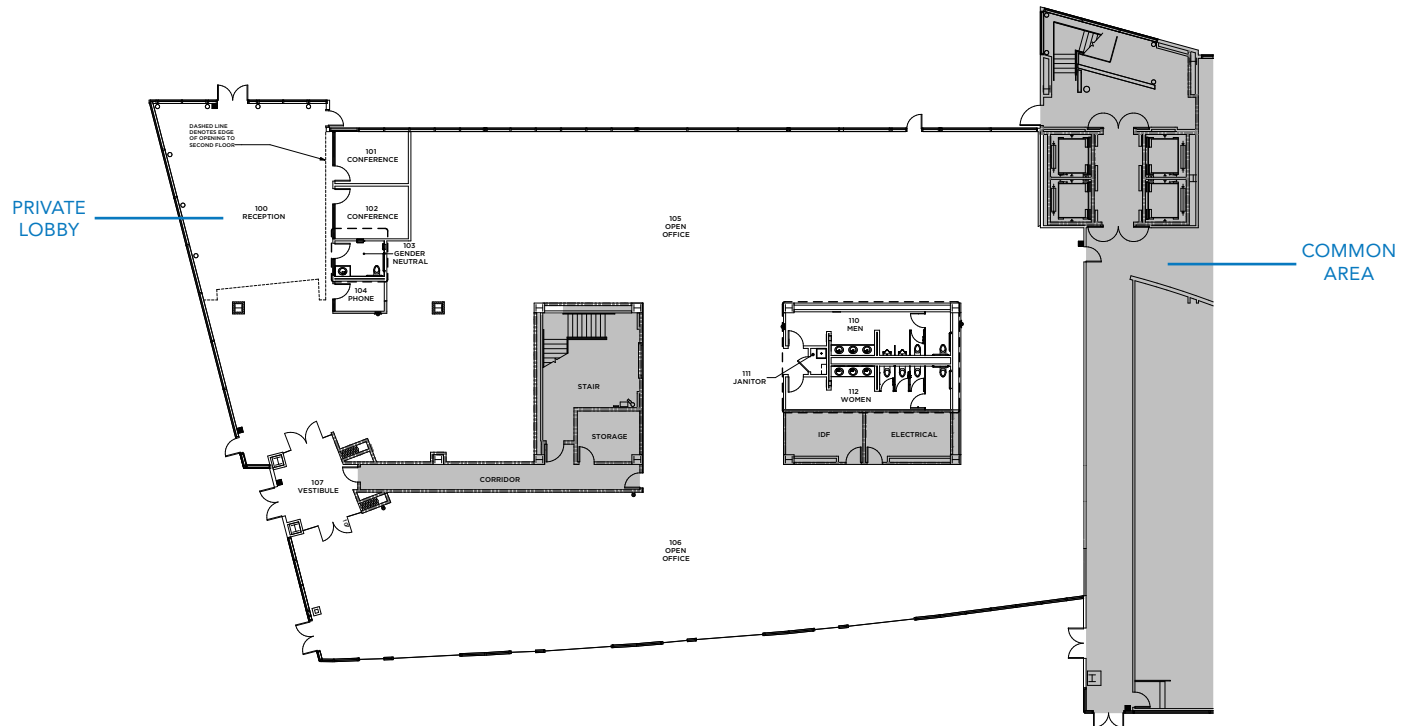
*COMBINED WITH 2ND FLOOR FOR ±70,144 SF



FLOOR POWER

- 200 Amp 277/480v
- 400 Amp 120/208v

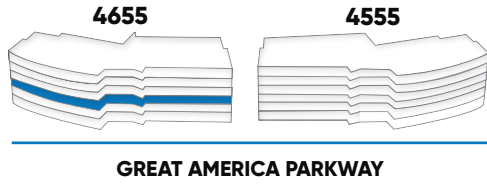
GREAT AMERICA PARKWAY



4655 GREAT AMERICA : FIRST FLOOR EXCLUSIVE INDOOR OUTDOOR SPACE



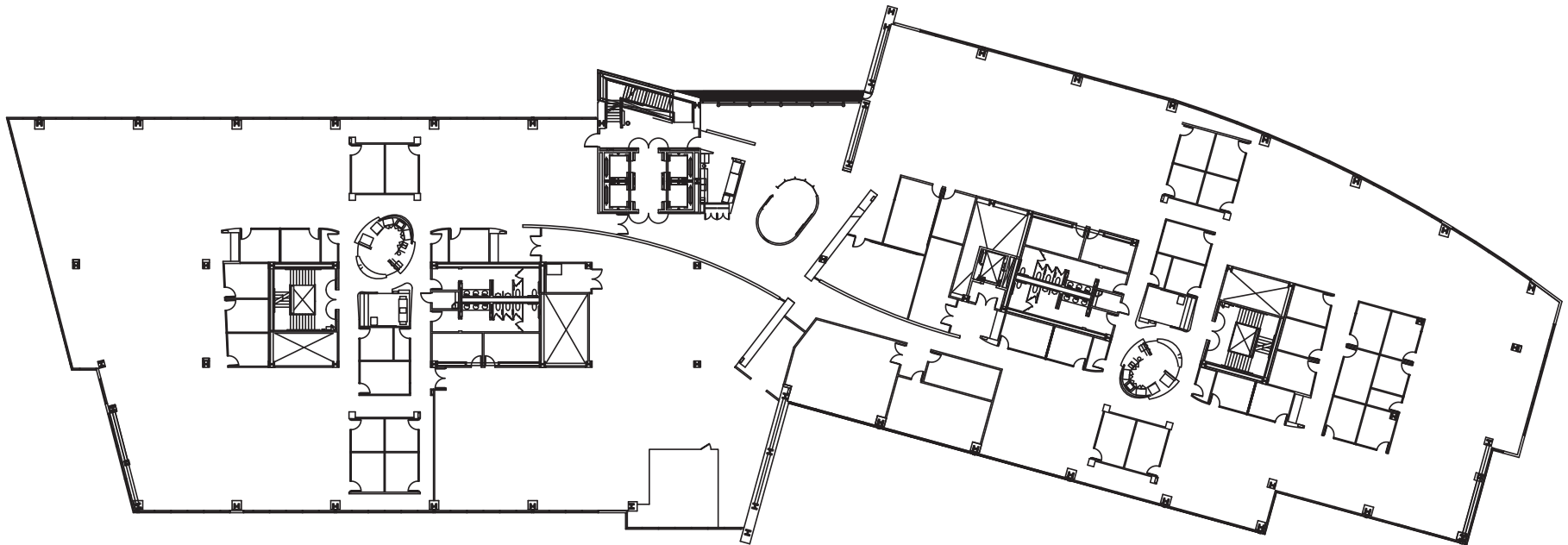
4655 GREAT AMERICA : SUITE 301 ±54,635 SF



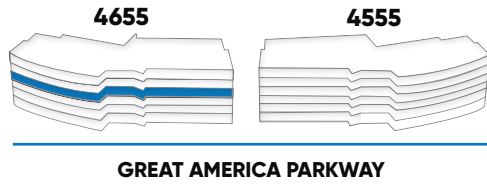
FLOOR POWER

- 1600 Amp 120/208v
- 800 Amp 277/480v

GREAT AMERICA PARKWAY



4655 GREAT AMERICA : FOURTH FLOOR ±7,415-32,476 SF



AVAILABLE SUITES

Suite 430 - 7,415 SF

- (54) Workstations
- (1) Collaboration areas
- (1) Medium Mtg Room
- (1) Small Mtg Room
- (4) Huddle/Offices
- (2) Phone Rooms
- (1) Lobby
- (1) Break Room
- (1) Mother's Room
- (1) Copy/Print Rooms
- (1) Storage
- (1) IDF
- (1) Electric Room

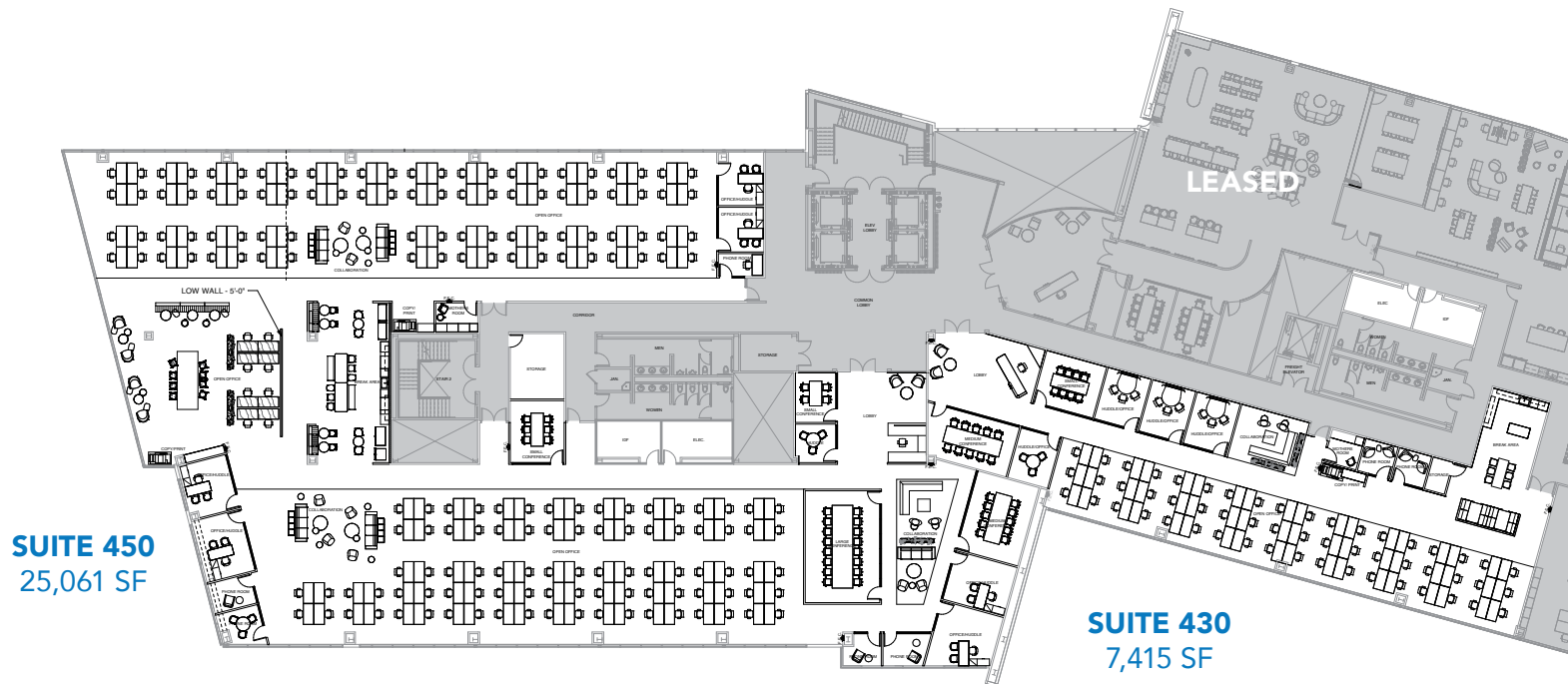
Suite 450 - 25,061 SF

- (177) Workstations
- (3) Collaboration areas
- (1) Large Mtg Room
- (1) Medium Mtg Room
- (2) Small Mtg Room
- (7) Huddle/Offices
- (5) Phone Rooms
- (1) Lobby
- (1) Break Room
- (1) Mother's Room
- (2) Copy/Print Rooms
- (1) Storage
- (1) IDF
- (1) Electric Room

FLOOR POWER

- 1200 Amp 120/208v
- 400 Amp 277/480v

GREAT AMERICA PARKWAY



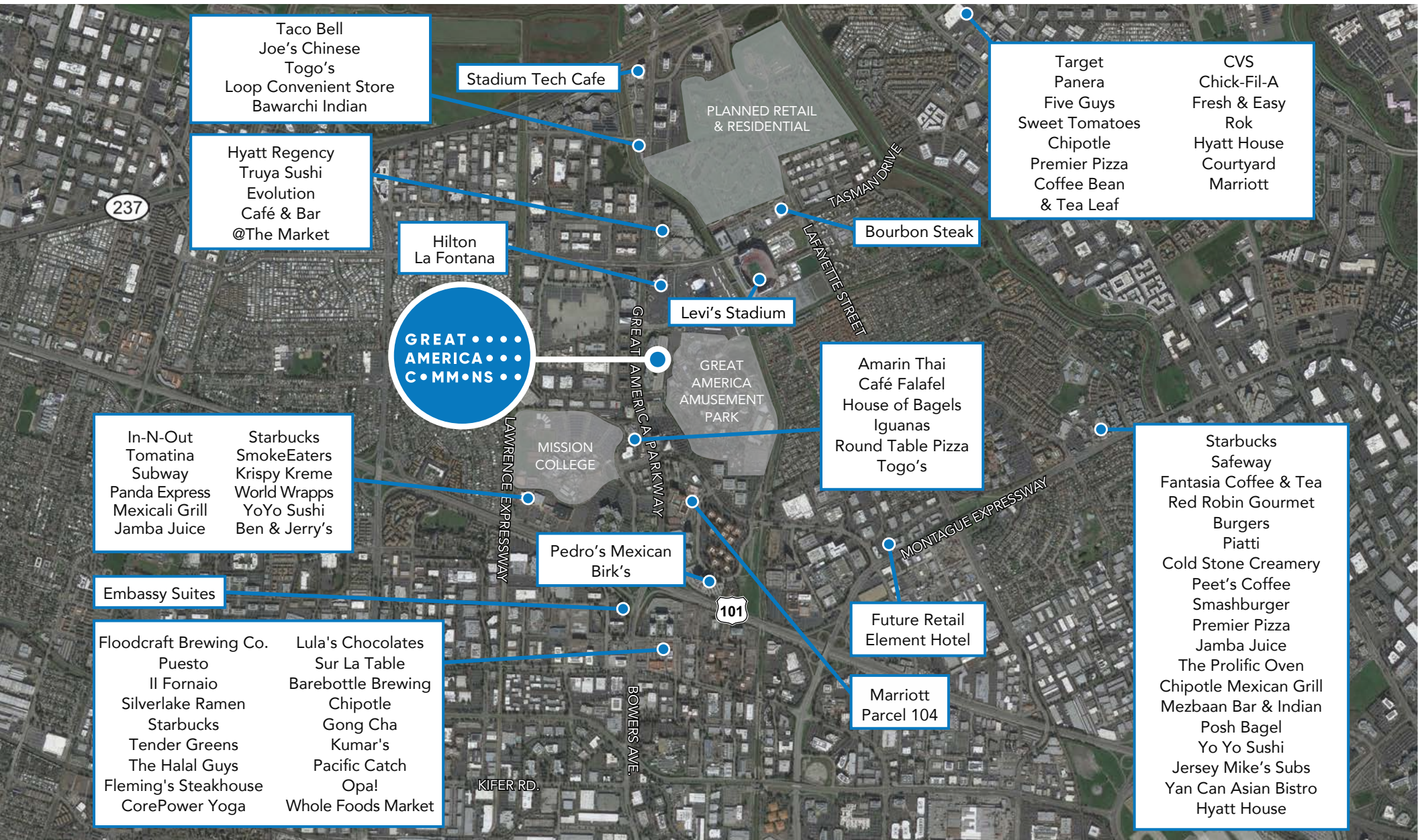
4655 GREAT AMERICA : SUITE 430



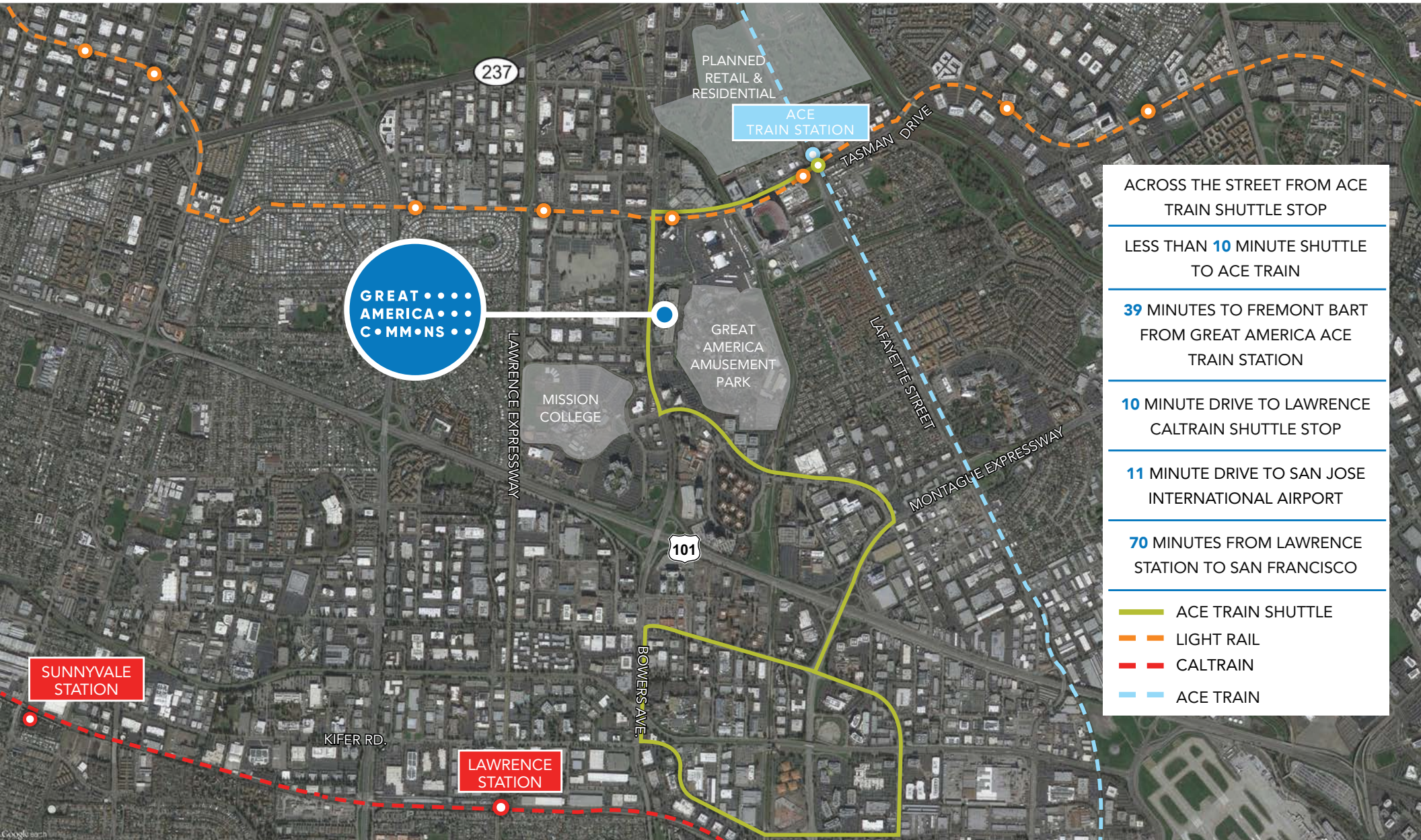
4655 GREAT AMERICA : SUITE 450



AMENITIES



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

GREATAMERICACOMMONS.COM

BRANDON BAIN
408 615 3416
BRANDON.BAIN@CUSHWAKE.COM
LIC. 01308375

NICK LAZZARINI
408 615 3410
NICK.LAZZARINI@CUSHWAKE.COM
LIC. 01788935

ERIK HALLGRIMSON
408 615 3435
ERIK.HALLGRIMSON@CUSHWAKE.COM
LIC. 01274540

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 12/10/24

