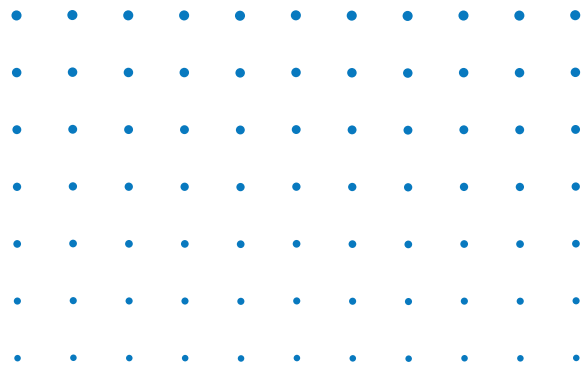


GREAT ● ● ● ● ● ● ● ● ● ●
AMERICA ● ● ● ● ● ● ● ● ● ●
C ● M M ● N S ● ● ● ● ● ● ● ● ● ●
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4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

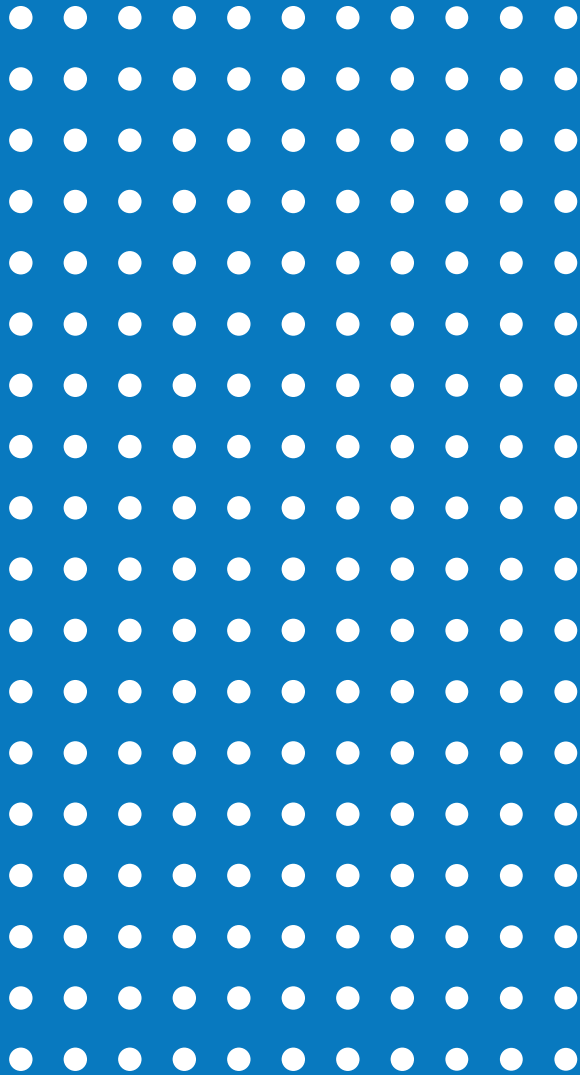
ENJOY: THE GREAT OUTDOORS



±7,415 – ±115,804 SF

CLASS A OFFICE FOR LEASE

GREATAMERICACOMMONS.COM

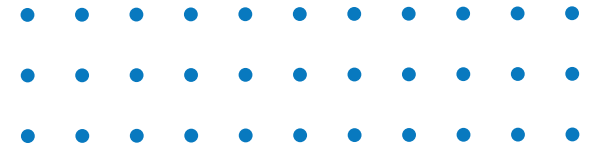


GROWTH : READY

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



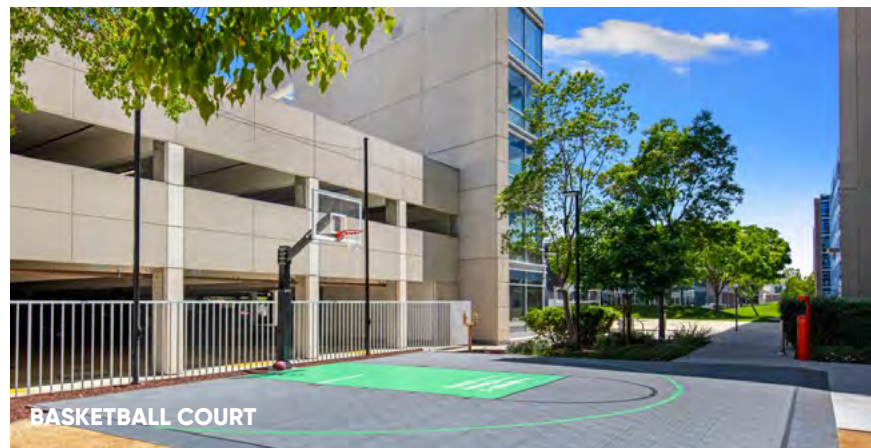
FITNESS CENTER



GAME LAWN/PUTTING GREEN



VOLLEYBALL COURT

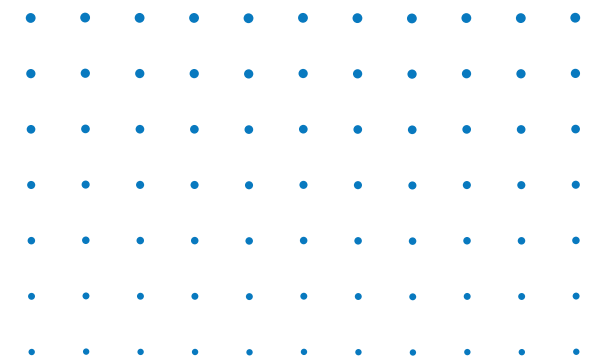


BASKETBALL COURT



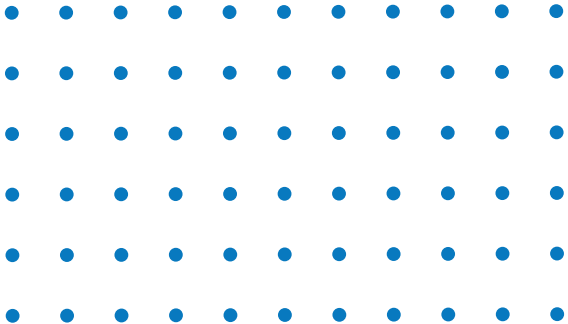
With 103,000 SF of outdoor amenities, designed to promote wellness, Great America Commons offers an assortment of recreational activities to support productivity, happiness & creativity.

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



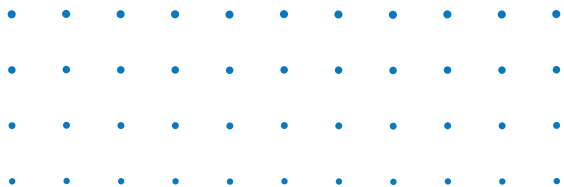
FIREWALL LOUNGE

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

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

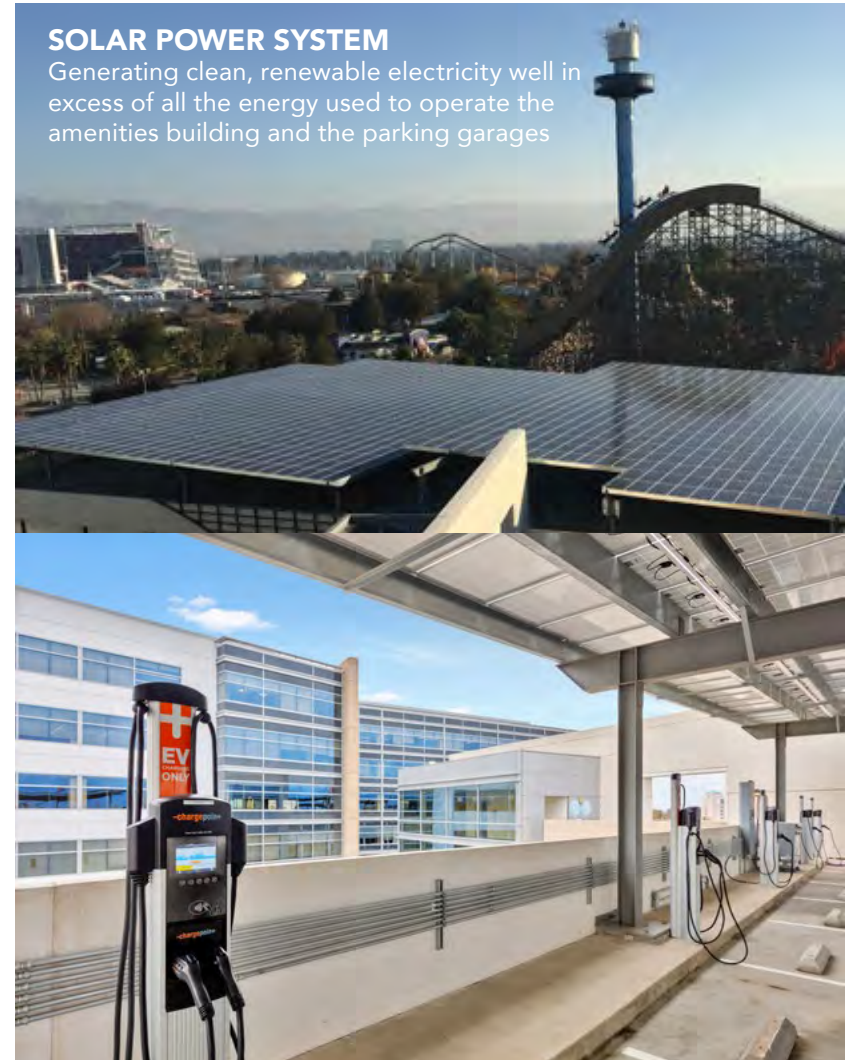
High efficiency HVAC upgrades

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.

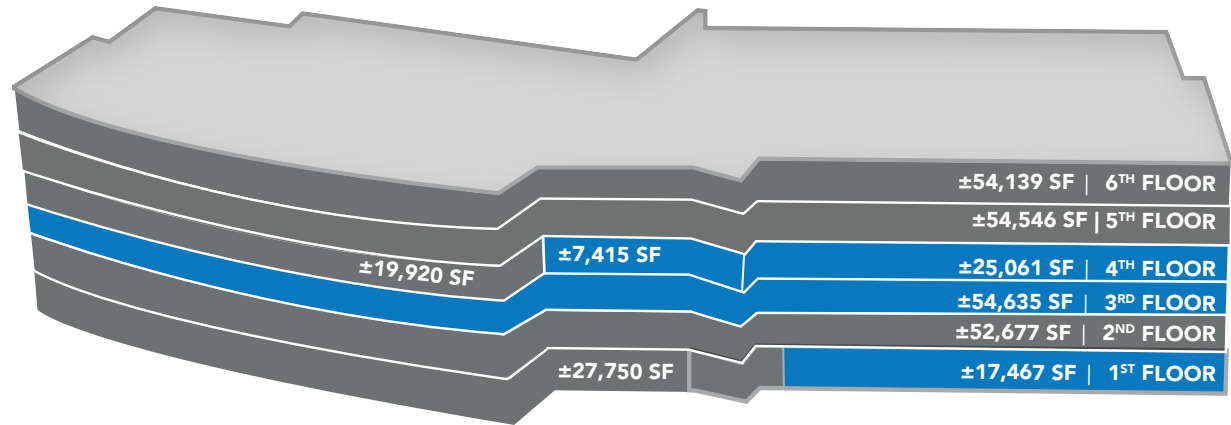
SOLAR POWER SYSTEM

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



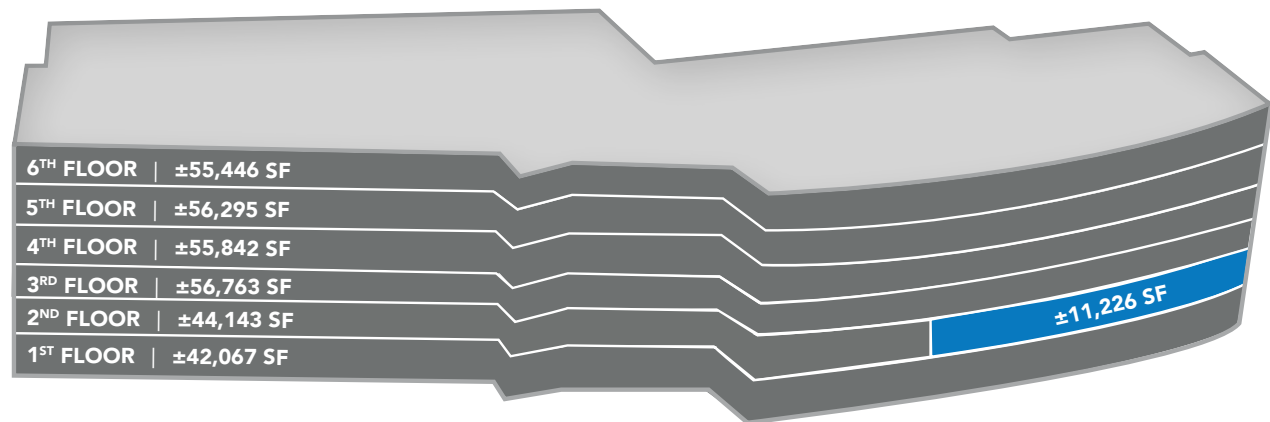
STACKING PLANS

4655



4555

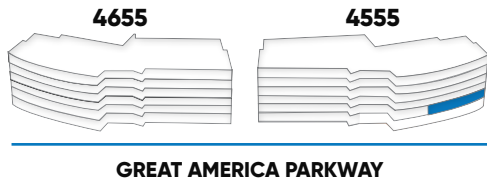
[SUITE 230 VIRTUAL TOUR](#)
CLICK HERE



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

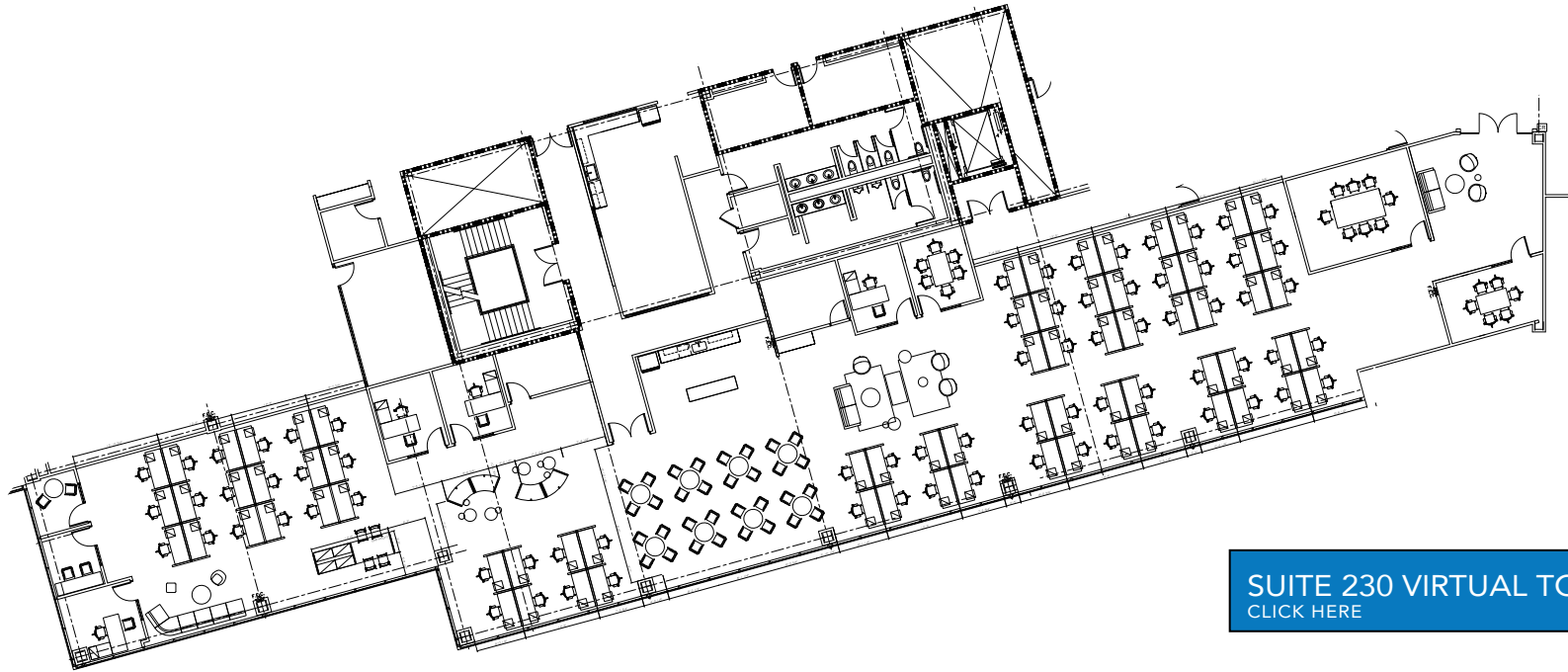
■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SUITE 230 ±11,226 SF



HIGHLIGHTS

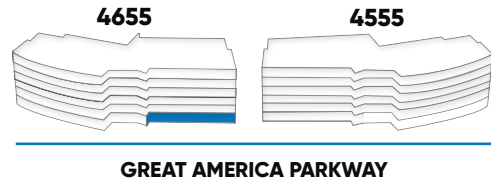
- Fully Furnished
- (74) Benching Stations
- (74) Mobile Pedestals
- (4) Private Offices
- (3) Meeting Room Table
- (78) Task Chairs
- (4) Guest Chair
- (24) Conference Chairs
- (4) Collaborative Lounges
- (1) Bar Height Storage
- (8) Lunchroom Tables
- (32) Stacking Chairs
- (2) Phone Rooms



[SUITE 230 VIRTUAL TOUR](#)
CLICK HERE

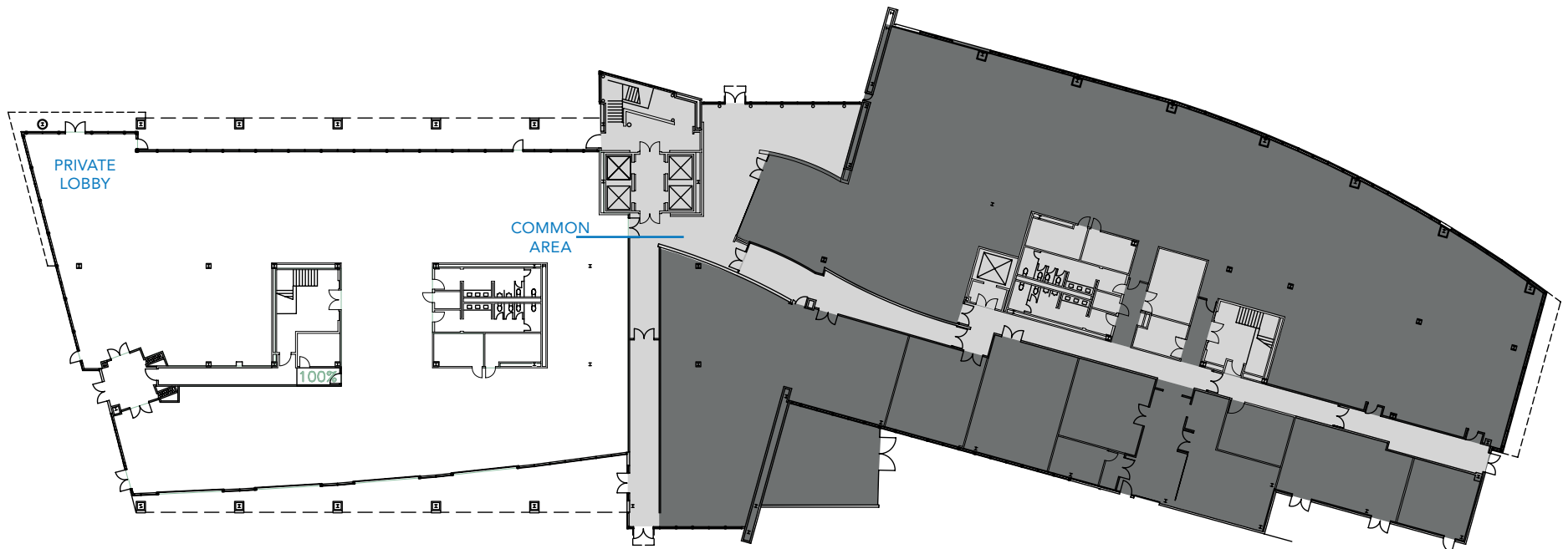


4655 GREAT AMERICA : SUITE 170 ±17,467 SF



- FLOOR POWER**
- 200 Amp 277/480v
 - 400 Amp 120/208v

GREAT AMERICA PARKWAY

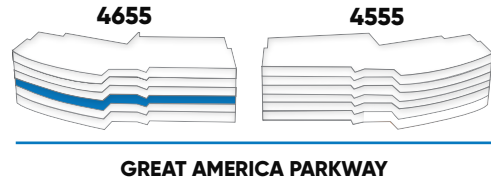


- LEASED
- COMMON AREA

4655 GREAT AMERICA : FIRST FLOOR EXCLUSIVE INDOOR OUTDOOR SPACE



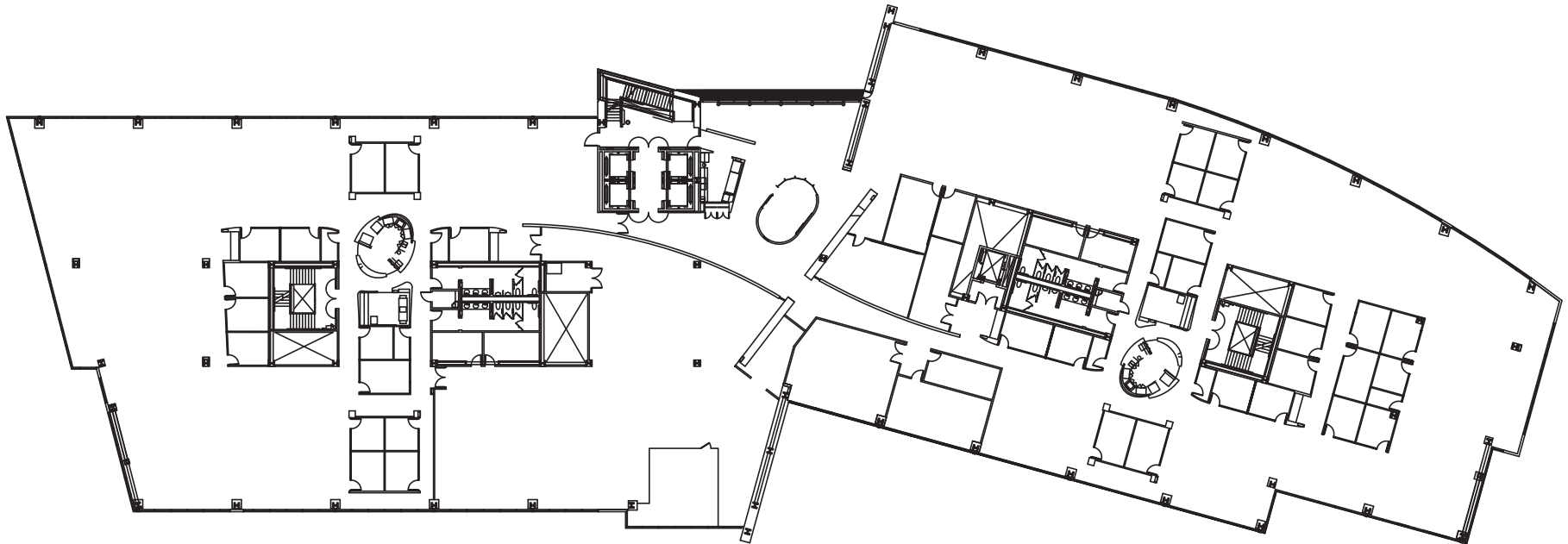
4655 GREAT AMERICA : SUITE 301 ±54,635 SF



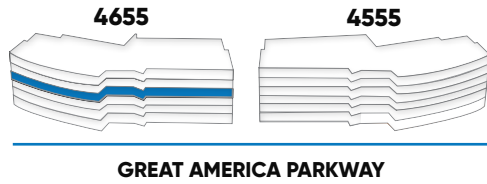
FLOOR POWER

- 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

- (48) Workstations
- (1) Collaboration areas
- (1) Medium Mtg Room
- (1) Small Mtg Room
- (5) 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

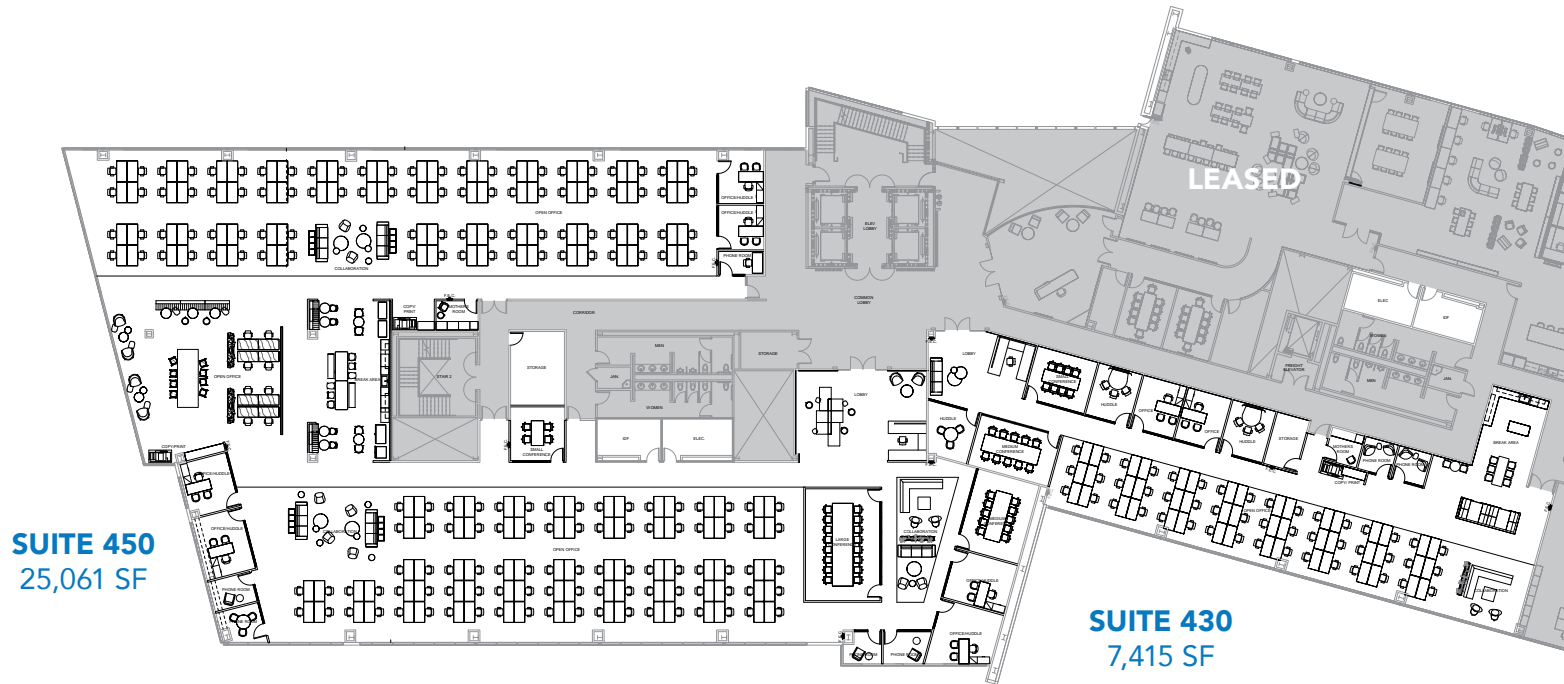
Suite 450 - 25,061 SF

- (177) Workstations
- (3) Collaboration areas
- (1) Large Mtg Room
- (1) Medium Mtg Room
- (1) Small Mtg Room
- (6) 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



AMENITIES



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

Stadium Tech Cafe

PLANNED RETAIL & RESIDENTIAL

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

Hyatt Regency
Truya Sushi
Evolution
Café & Bar
@The Market

Hilton
La Fontana

Bourbon Steak



Levi's Stadium

GREAT AMERICA AMUSEMENT PARK

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

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

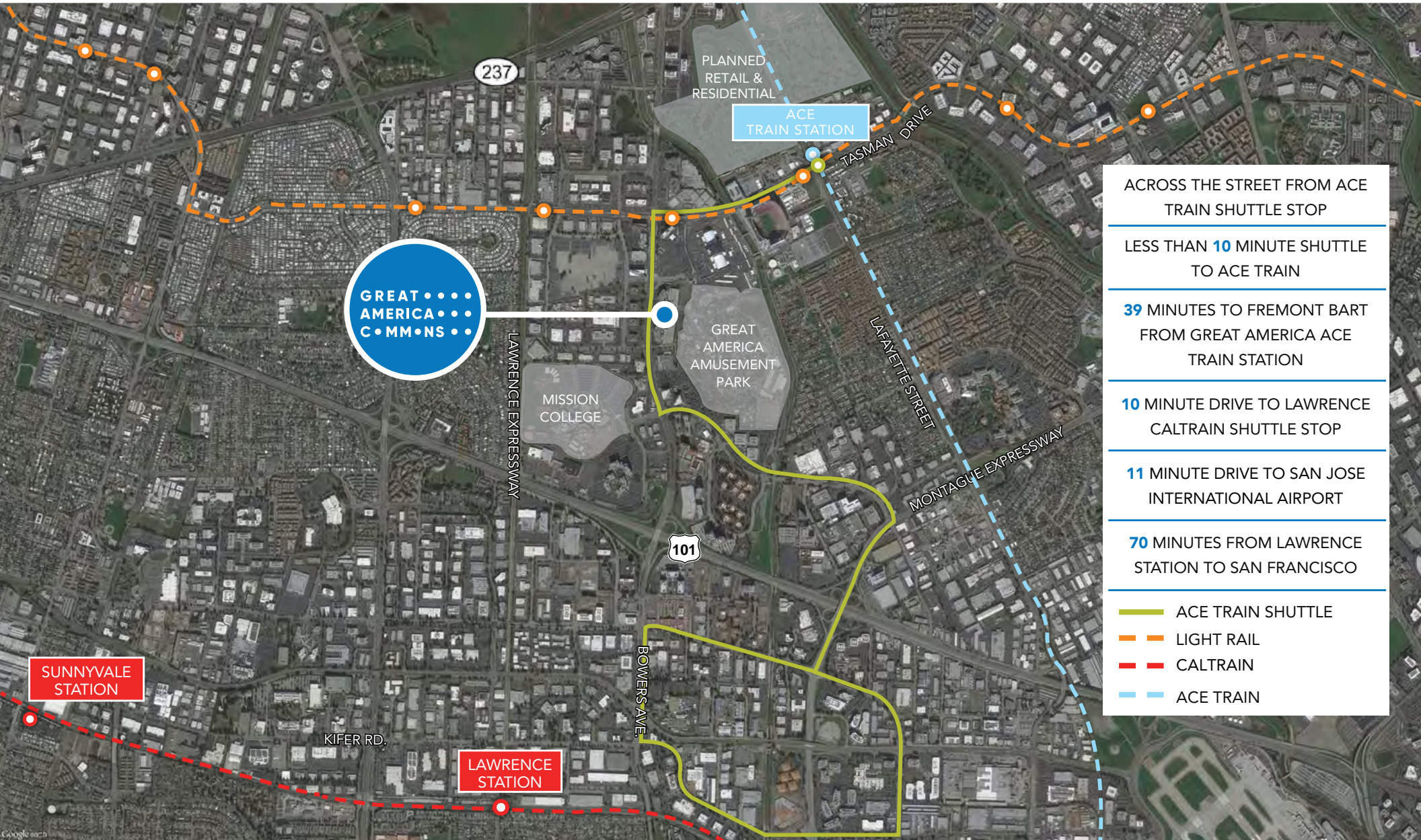
Embassy Suites

Future Retail
Element Hotel

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

Marriott
Parcel 104

TRANSPORTATION



GREAT
AMERICA
COMMUNIS

SUNNYVALE
STATION

LAWRENCE
STATION

ACE
TRAIN STATION

- 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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