

# PARKWAY PLAZA



**DISCOVER THE DIFFERENCE**

±715 SF to ±4,741 SF Available





# LIMITED TIME ONLY!

AMAZING DEAL ON THESE SALE SUITES!

- Flexible suite configurations!
- Excellent location next to Levi's Stadium
- Great value that provides the opportunity to grow within the complex


## \$1.99 SALE SUITES

<a href="#">4655   Suite 130</a>	3,260	5 private offices, conference room, server room, kitchen, and open area
<a href="#">4655   Suite 190</a>	2,551	1 private office, conference room, kitchen, storage, and open area
<a href="#">4655   Suite 350</a>	2,691	3 private offices and open area
<a href="#">4655   Suite 375</a>	2,948	3 private offices, conference room, kitchen, and open area
<a href="#">4655   Suite 470</a>	4,741	6 private offices, conference room, kitchen, and open area
<a href="#">4699   Suite 470</a>	4,069	3 private offices, conference room, kitchen, server room and open area

\$1.99 sq. ft. for the first year with a 3% annual increase in the following years. Lease must be signed by 7/31/24 and the suite must be taken as is.



[Click Suite # to View Floor Plan](#)



Parkway Plaza offers modernized, functional, flexible space options. With 200,000 SF of office space spread across 4-buildings, Parkway Plaza offers room to grow in a large campus setting.

## PROPERTY HIGHLIGHTS

- On-Site Property Management Office
- Daily Building Engineer & Day Porter Service
- Online Maintenance Request System
- Common Area Courtyards with Free WiFi
- Annual E-Waste Recycling Event
- Access to (2) Common Area Conference Rooms
  - Complimentary TV/HDMI and White Boards
- Newly Updated High Speed Internet Connectivity
  - Etheric Networks, AT&T Fiber and Comcast Business
- FedEx and UPS Drop Boxes
- Monument Signage Availability





## LOCATION HIGHLIGHTS

- Great Location
- Easy Access to Highways 101 & 237
- 5 Miles from San Jose Airport
- Hyatt, Marriott & Hilton Hotels within 1 Mile Radius
- One Block Away from Old Ironsides Light Rail Station
- Down the Street from Local Amenities:
  - Santa Clara Square Market
  - Mercado Shopping Center & Theater
  - Rivermark Village
  - Levi's Stadium
  - Santa Clara Convention Center
  - Sunnyvale Fitness & City Sports Club







237

**DELL**

**SoundHound**

Hilton  
La Fontana

TASMAN DR

**PARKWAY  
PLAZA**

LAWRENCE EXPY

GREAT AMERICA PKWY

**Abbott**

**Micron**

**zscaler**

**NP**

**CDKGlobal**

RELATED SANTA CLARA  
RETAIL & RESIDENTIAL

TASMAN DR

**SAMSUNG**

**Levi's  
STADIUM**

**FORESCOUT**

LAFAYETTE ST

**NP**

**intel**

**ORACLE**

GREAT AMERICA  
AMUSEMENT PARK

MONTAGUE EXPY

**MERCADO**

- In-N-Out
- Tomatina
- Subway
- Panda Express
- Jamba Juice
- Walmart
- Starbucks
- SmokeEaters
- Krispy Kreme
- World Wrapps
- Pho Hoa Noodle Soup

- Iguanas Burittozilla
- House of Bagels
- Togo's Sandwiches
- Feride's Bakery
- HiroNori Craft Ramen
- Cafe Falafel
- Pizza My Heart

**VERITAS**  
**amazon**  
**ERICSSON**

**ANALOG  
DEVICES**  
**arm**

AC Hotel by Marriott

**paloalto**  
NETWORKS

101

- TownPlace Suites
- Valley Plaza Cafe
- Sizzler
- Jack in the Box
- McDonald's
- Embassy Suites

**SANTA CLARA SQUARE**

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

CENTRAL EXPY

ZANKER RD





# PARKWAY PLAZA

RELATED SANTA CLARA  
RETAIL & RESIDENTIAL

237

OLD IRONSIDES  
LIGHT RAIL STOP

TASMAN DR

ACE TRAIN STATION

ACE TRAIN  
GREEN SHUTTLE

GREAT AMERICA  
AMUSEMENT PARK

MISSION COLLEGE

GREAT AMERICA PKWY

MONTAGUE EXPY

101

LAWRENCE EXPY

CENTRAL EXPY

BOWERS AVE

SAN TOMAS EXPY

N. FIRST ST

LAWRENCE CALTRAIN  
STATION





**1 MINUTE** WALK TO ACE TRAIN GREEN SHUTTLE STOP

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**13 MINUTES** TO ACE TRAIN STATION ON ACE TRAIN GREEN SHUTTLE

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**9 MINUTE** DRIVE TO LAWRENCE CALTRAIN STATION

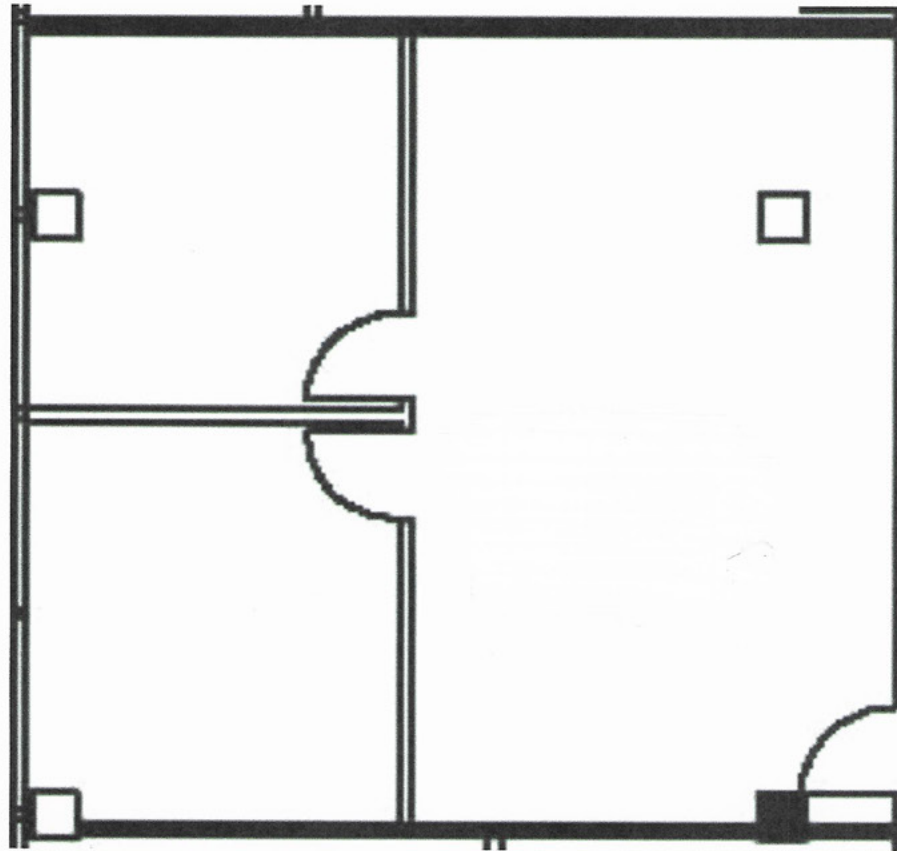
-  ACE TRAIN SHUTTLE
-  LIGHT RAIL
-  CALTRAIN
-  ACE SHUTTLE





SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
<b>4633 OLD IRONSIDES</b>					
Suite 210	\$2.95	715	Now	2 private offices and open area	
Suite 240	\$2.95	1,065	Now	3 private offices, storage and open area	<a href="#">360° VIRTUAL TOUR</a>
Suite 410	\$2.95	841	Now	2 offices and open area	
Suite 430	\$2.95	1,676	Now	4 offices, storage, and open area	<a href="#">360° VIRTUAL TOUR</a>
Suite 450	\$2.50	1,954	Now	1 private office, conference room, and open area	<a href="#">360° VIRTUAL TOUR</a>
Suite 460	\$2.95	1,558	Now	4 offices, conference room, storage, and open area	<a href="#">360° VIRTUAL TOUR</a>
<b>4655 OLD IRONSIDES</b>					
Suite 130   <b>SALE</b>	<b>\$1.99*</b>	3,260	Now	5 private offices, conference room, server room, kitchen, and open area	
Suite 150	\$2.95	1,824	Now	Open area	
Suite 190   <b>SALE</b>	<b>\$1.99*</b>	2,551	Now	1 private office, conference room, kitchen, storage, and open area	
Suite 350   <b>SALE</b>	<b>\$1.99*</b>	2,691	12/1/24	3 private offices and open area	
Suite 375   <b>SALE</b>	<b>\$1.99*</b>	2,948	Now	3 private offices, conference room, kitchen, and open area	
Suite 390	\$2.75	1,560	12/1/24	2 private offices, kitchen, and open area	
Suite 470   <b>SALE</b>	<b>\$1.99*</b>	4,741	9/15/24	6 private offices, conference room, kitchen, and open area	
<b>4677 OLD IRONSIDES</b>					
Suite 230	\$2.95	1,039	Now	1 private office and open space	
Suite 438	\$2.75	941	Now	1 private office	
<b>4699 OLD IRONSIDES</b>					
Suite 470   <b>SALE</b>	<b>\$1.99*</b>	4,069	Now	3 private offices, conference room, kitchen, server room and open area	

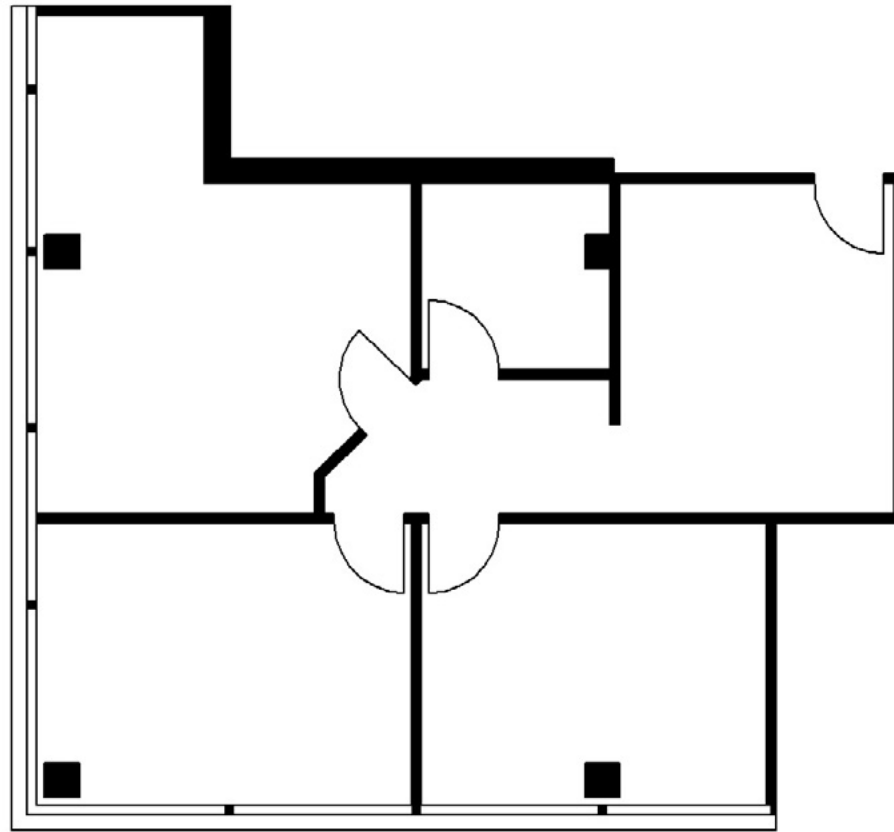
\*Rate is \$1.99 PSF for the first year with a 3% increase in the second



## **4633 OLD IRONSIDES DRIVE**

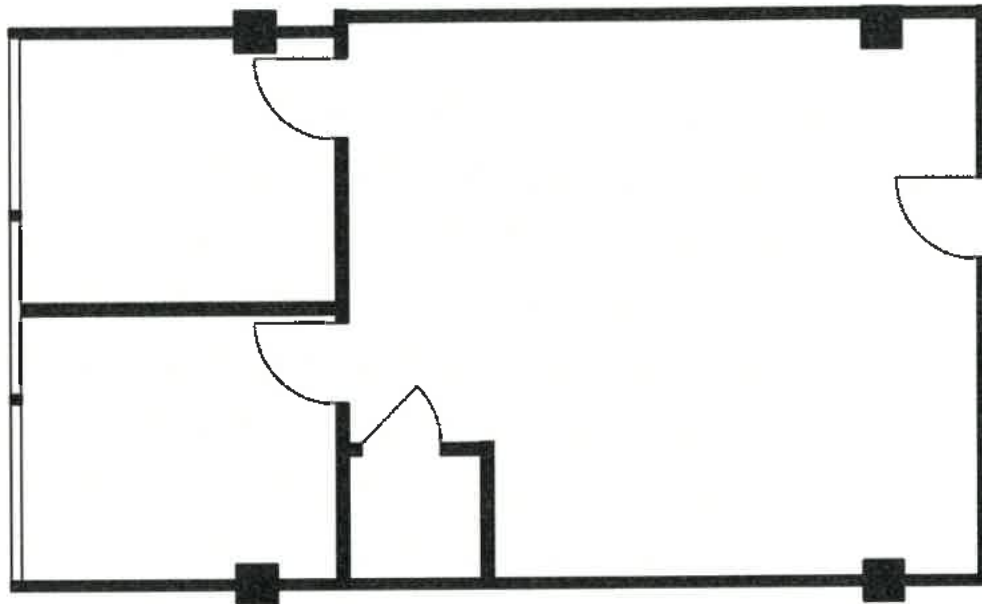
SUITE 210: ±715 SF





## 4633 OLD IRONSIDES DRIVE

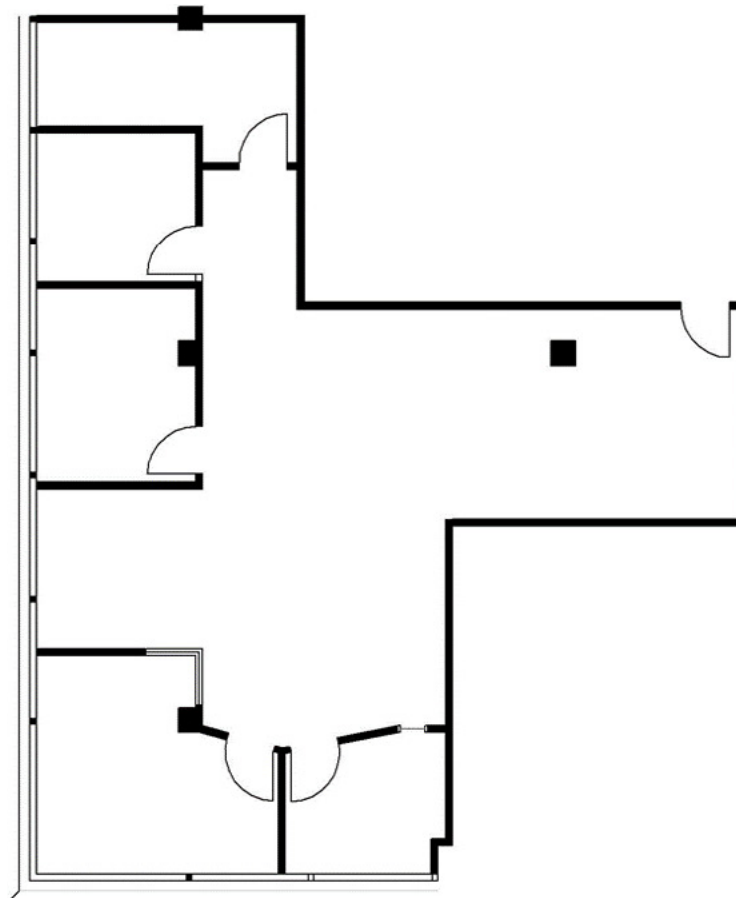
SUITE 240: ±1,065 SF



## **4633 OLD IRONSIDES DRIVE**

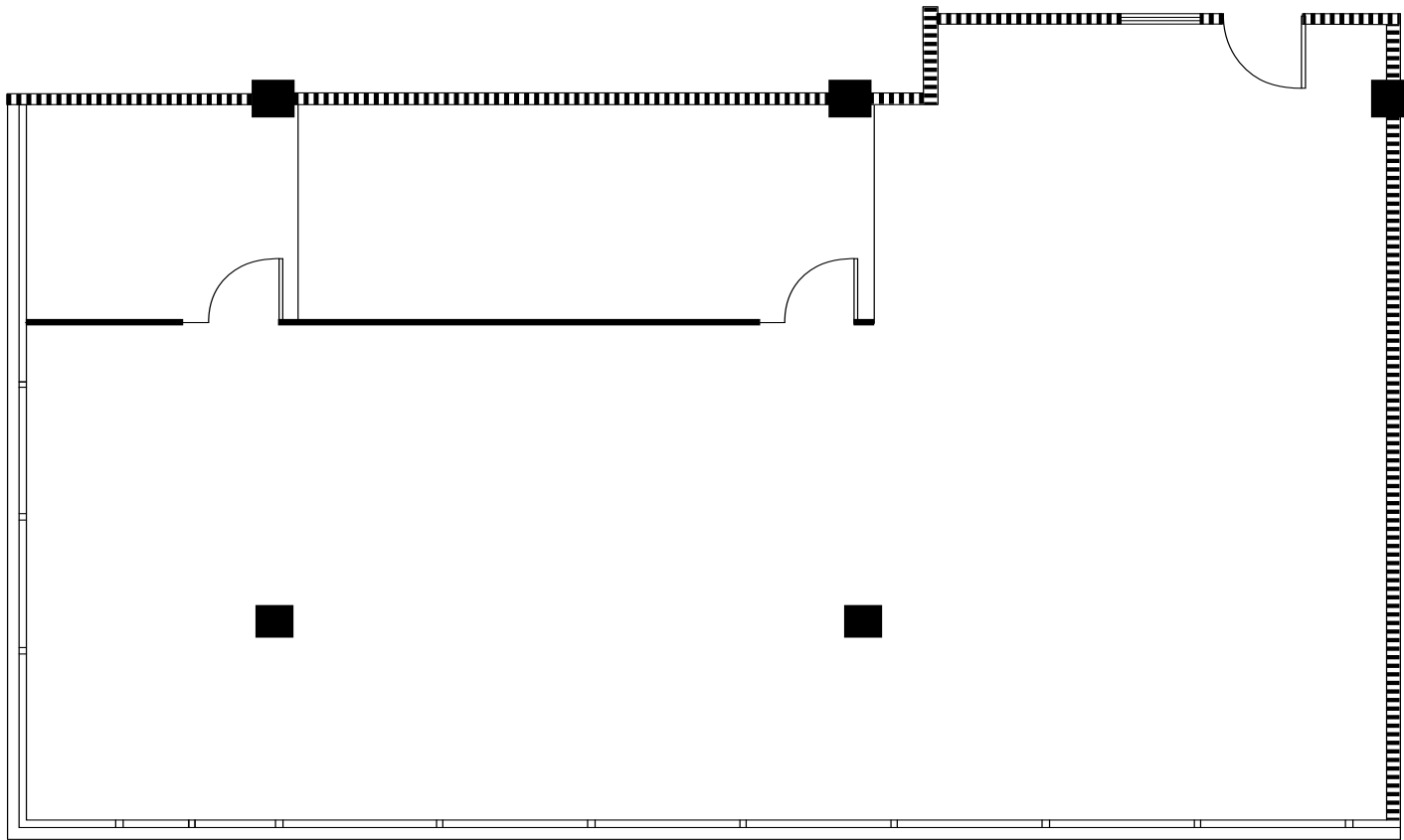
SUITE 410: ±841 SF





## 4633 OLD IRONSIDES DRIVE

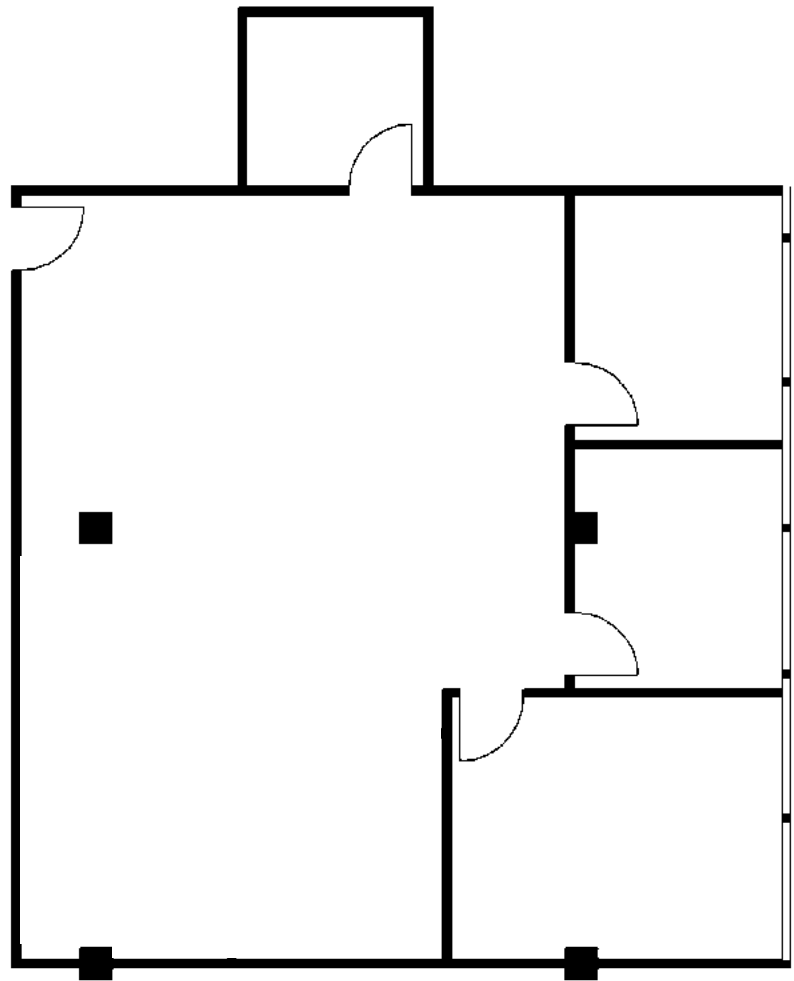
SUITE 430: ±1,676 SF



## 4633 OLD IRONSIDES DRIVE

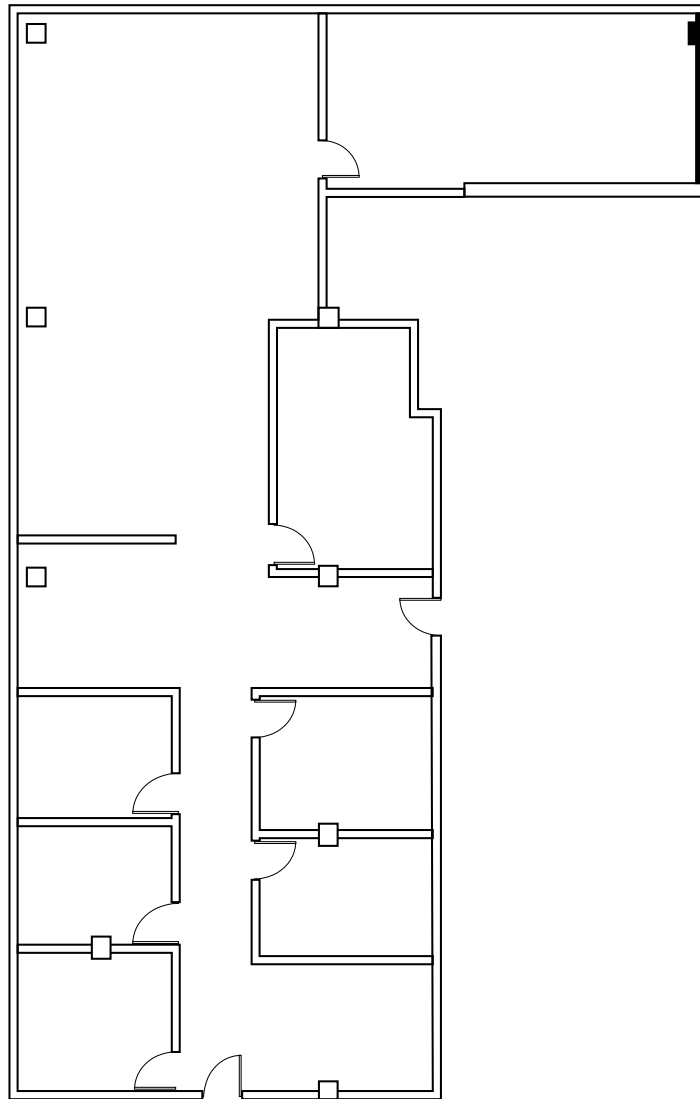
SUITE 450: ±1,954 SF





## 4633 OLD IRONSIDES DRIVE

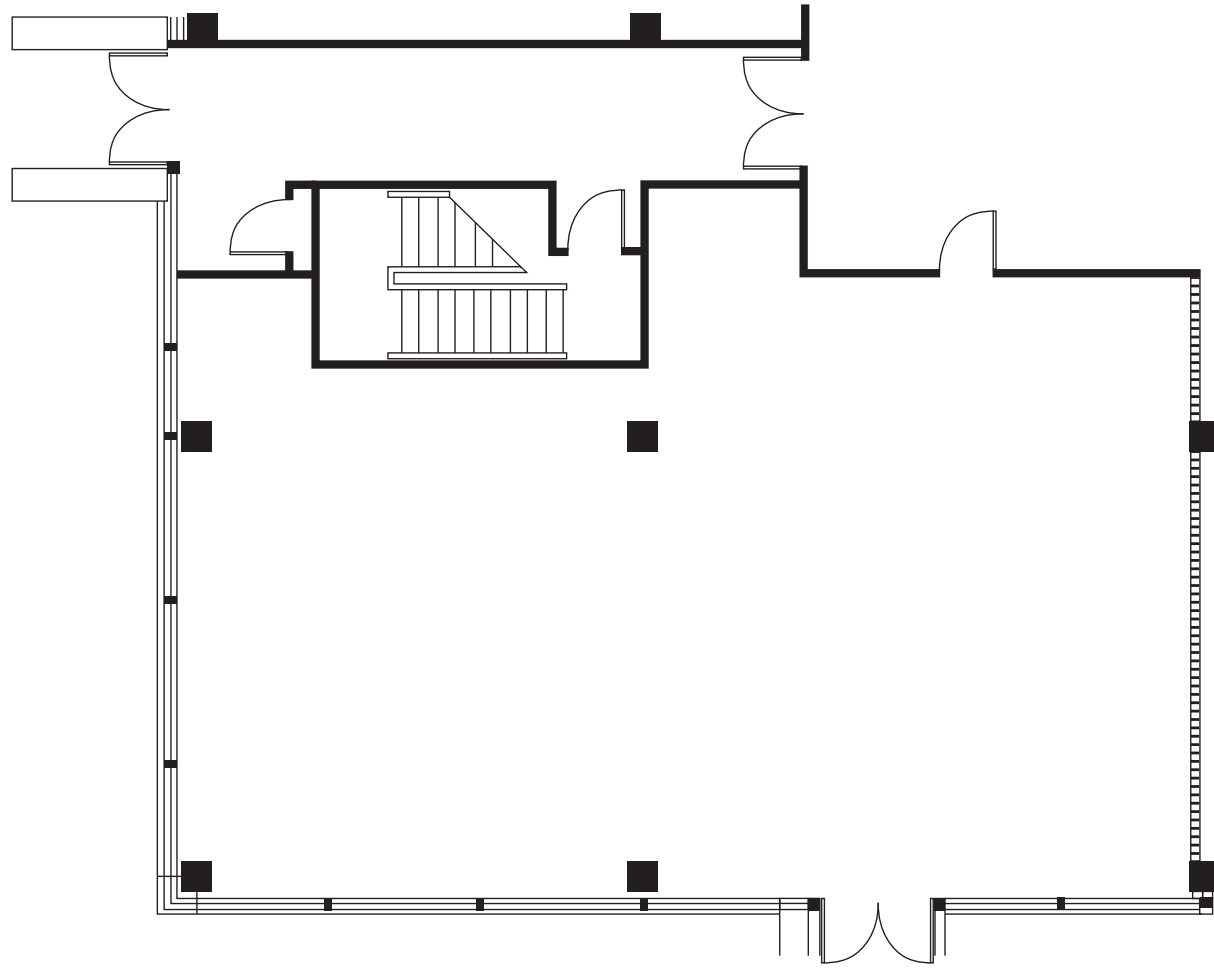
SUITE 460: ±1,558 SF



## **4655 OLD IRONSIDES DRIVE**

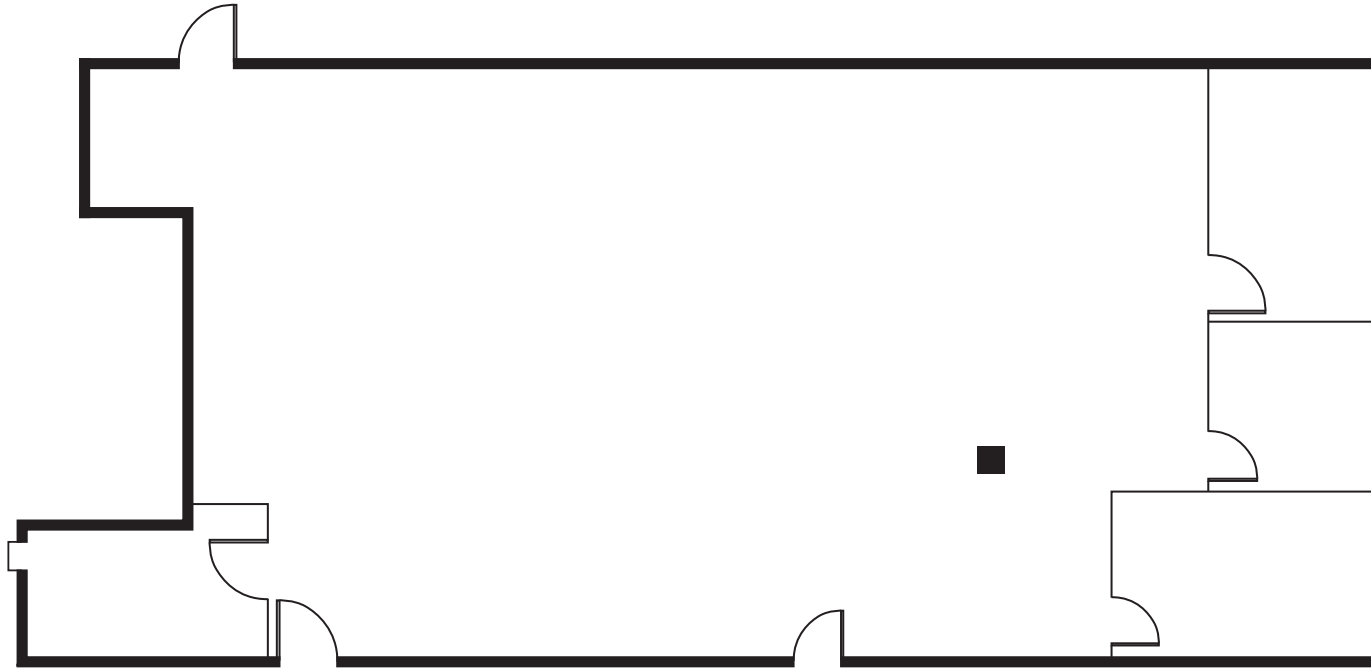
SUITE 130: ±3,260 SF





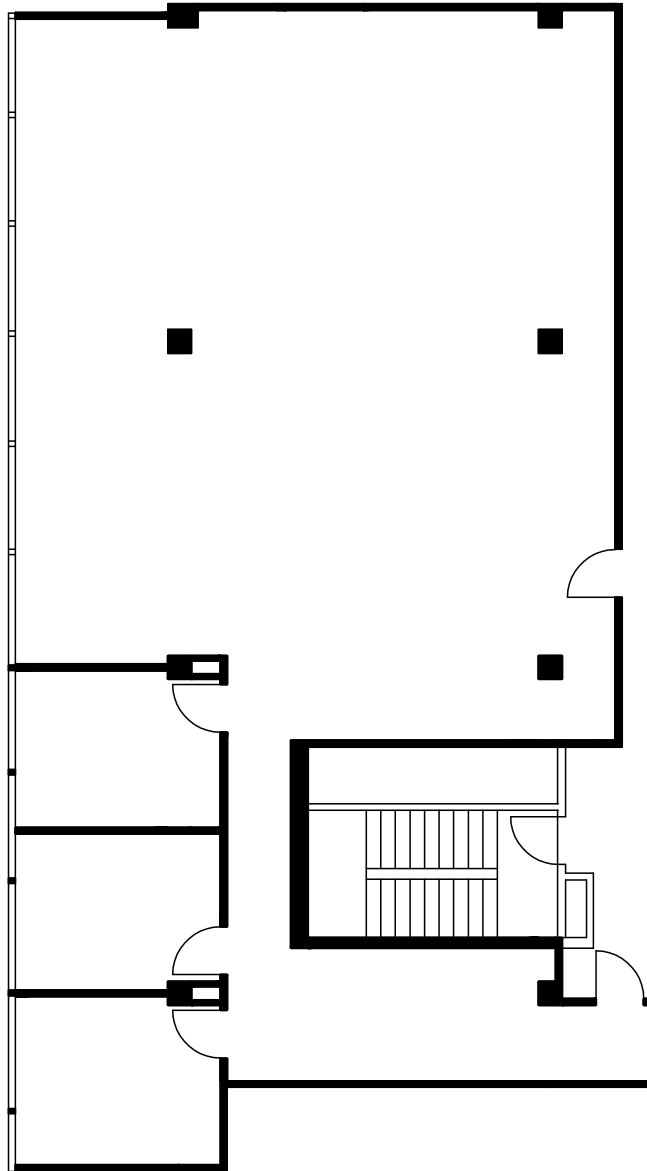
## 4655 OLD IRONSIDES DRIVE

SUITE 150: ±1,824 SF



## **4655 OLD IRONSIDES DRIVE**

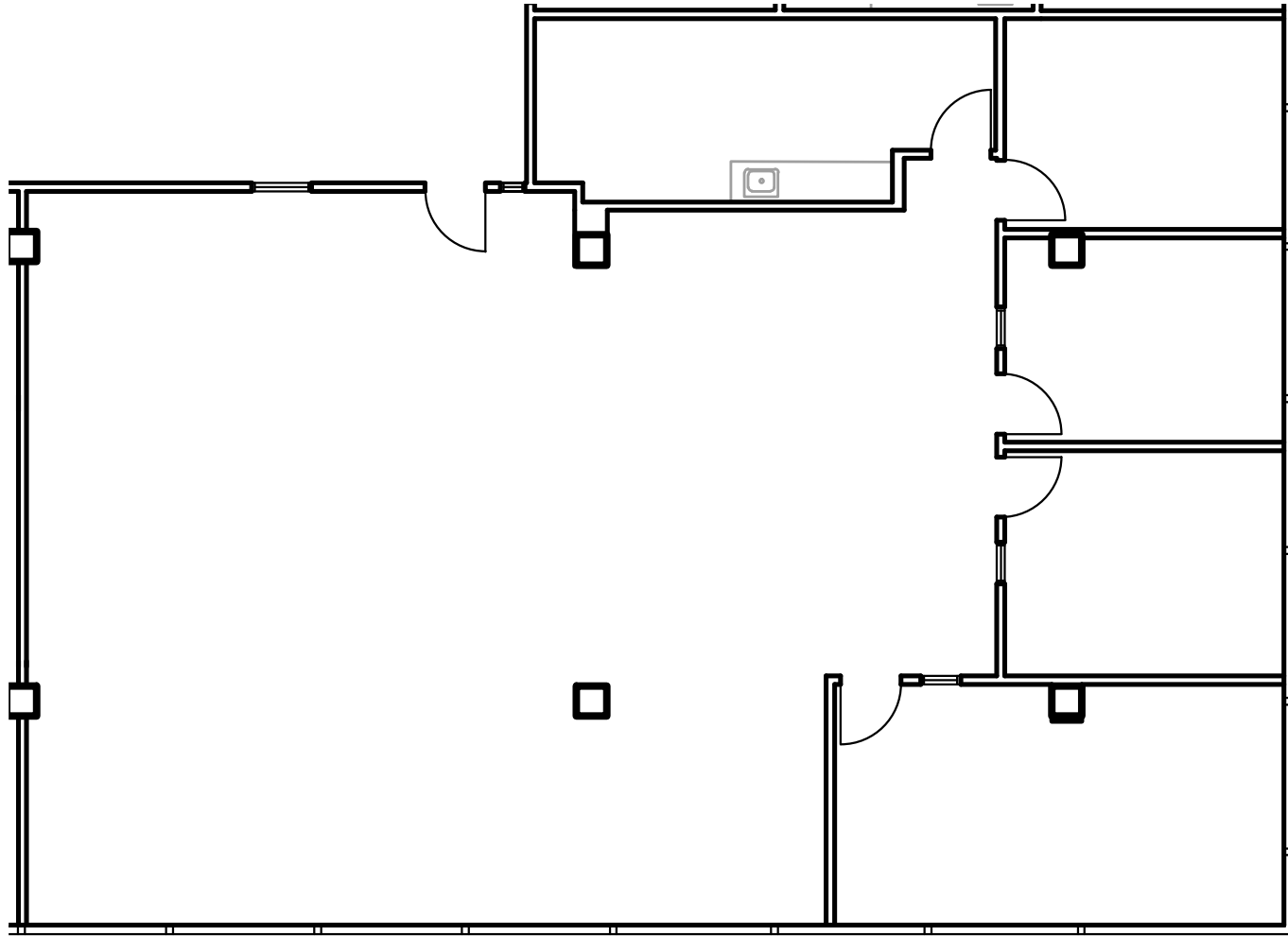
SUITE 190: ±2,551 SF



## **4655 OLD IRONSIDES DRIVE**

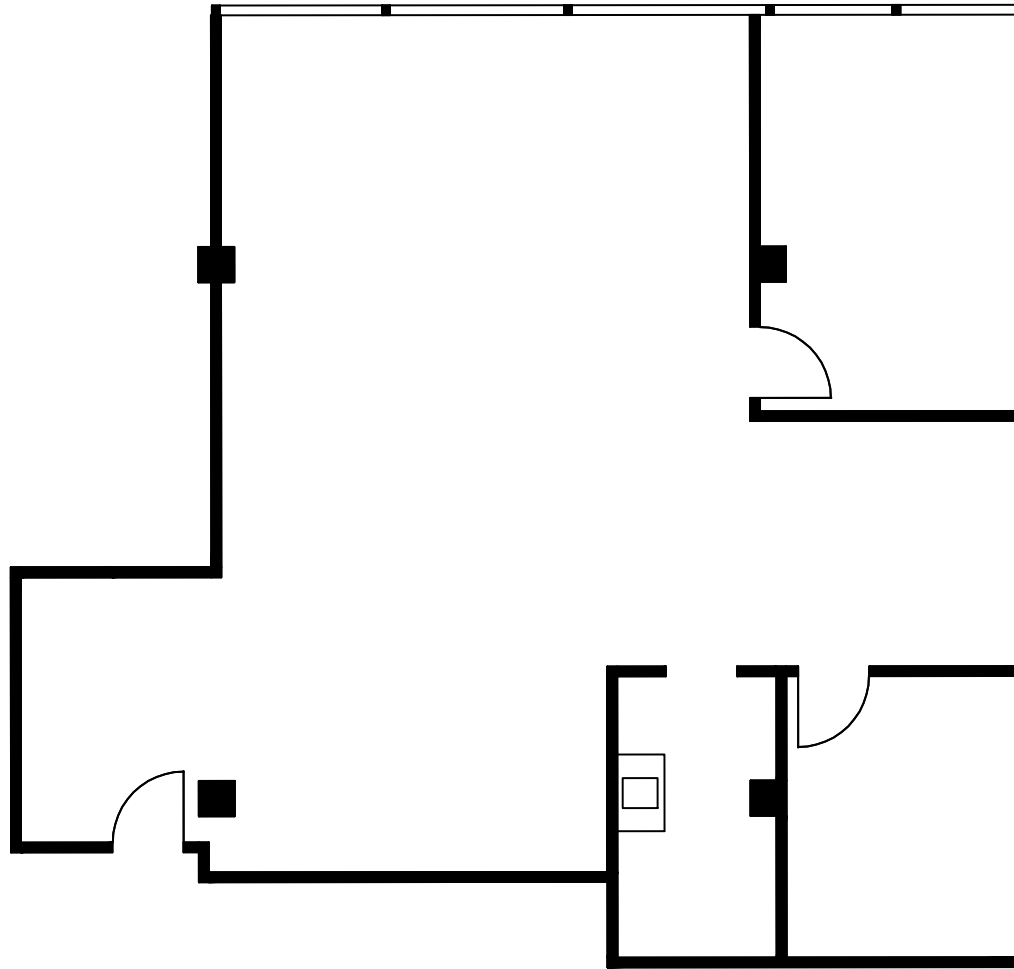
SUITE 350: ±2,691 SF





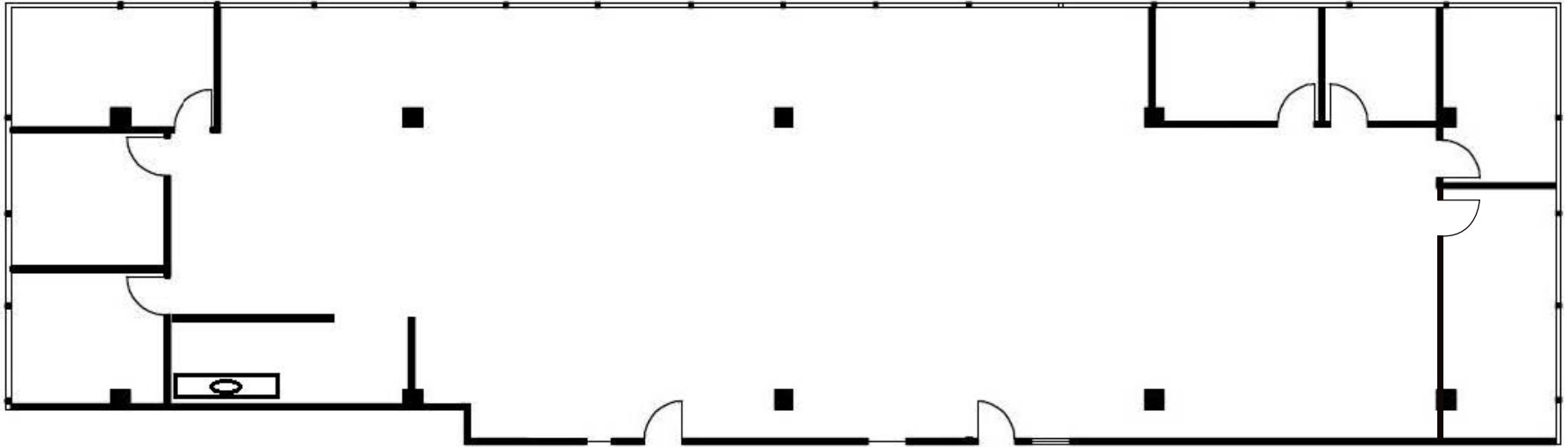
## **4655 OLD IRONSIDES DRIVE**

SUITE 375: ±2,948 SF



## **4655 OLD IRONSIDES DRIVE**

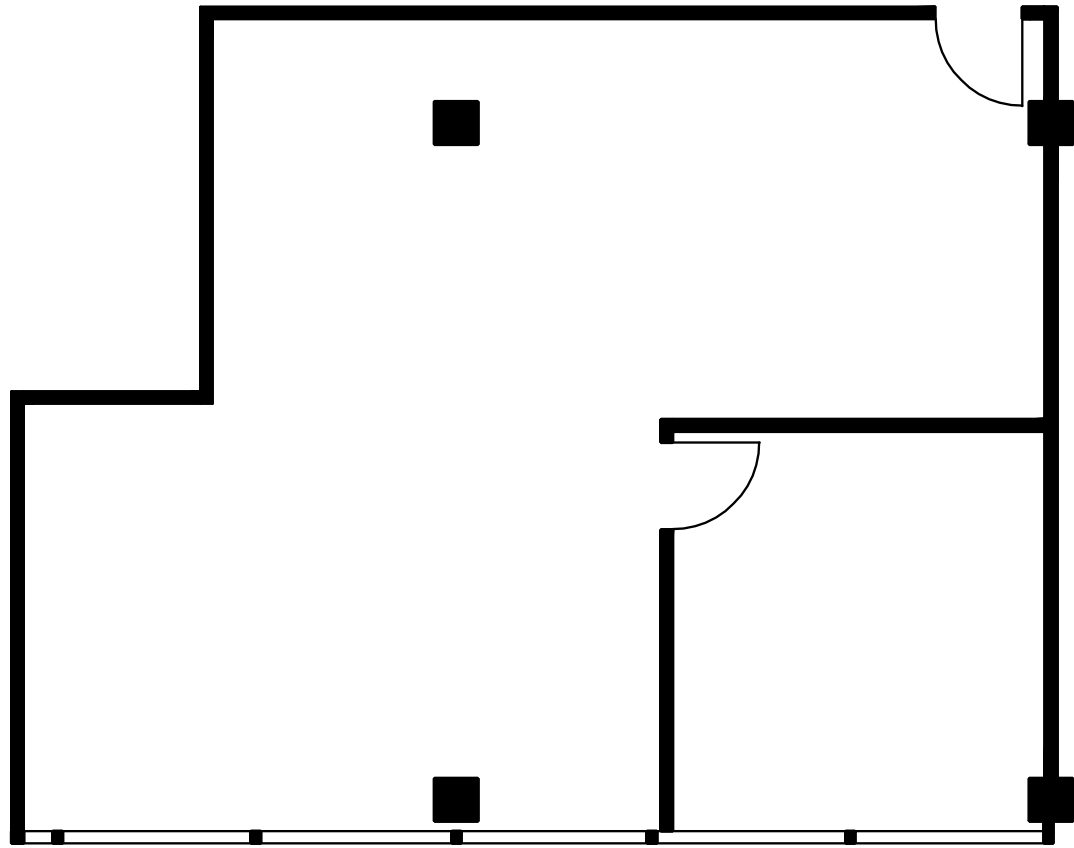
SUITE 390: ±1,560 SF



## 4655 OLD IRONSIDES DRIVE

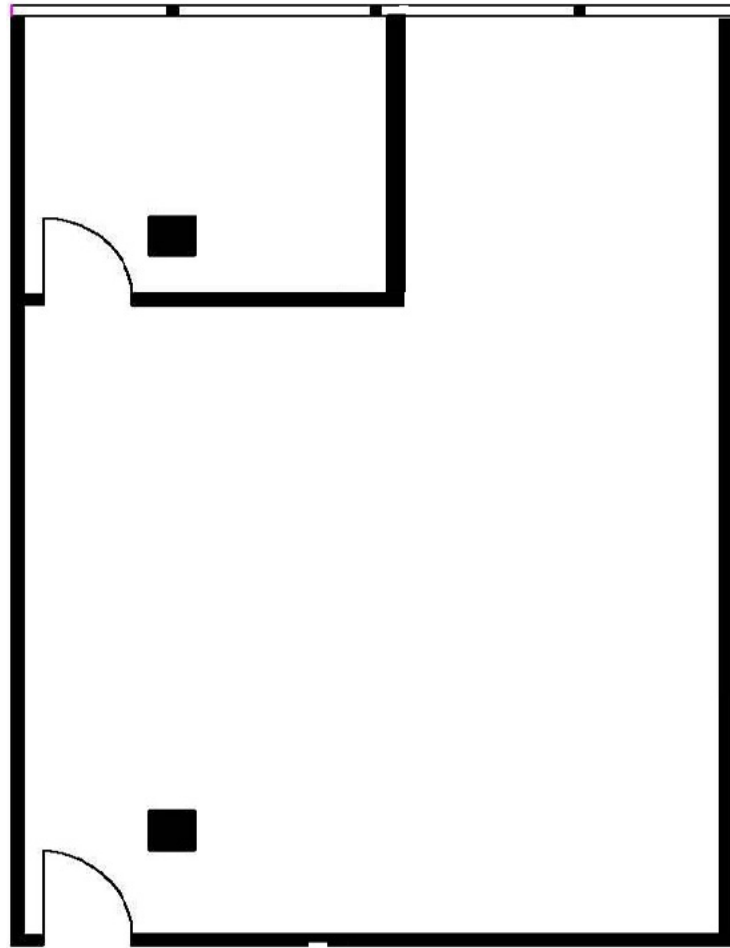
SUITE 470: ±4,741 SF





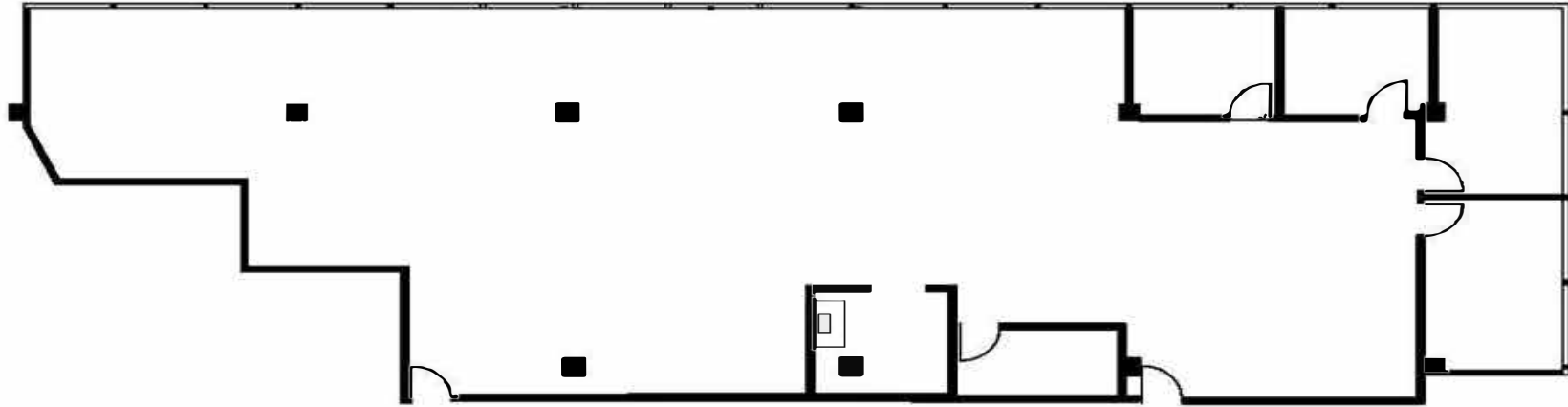
## **4677 OLD IRONSIDES DRIVE**

SUITE 230: ±1,039 SF



**4677 OLD IRONSIDES DRIVE**

SUITE 438: ±941 SF



## 4699 OLD IRONSIDES DRIVE

SUITE 470: ±4,069 SF



# PARKWAY PLAZA

4633-4699 OLD IRONSIDES DRIVE  
SANTA CLARA | CA

MIKE THOMPSON  
+1 408 572 4111  
mike.thompson@cushwake.com  
LIC #00822523



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