

OPPORTUNITY HIGHLIGHTS



± 41,316 SF Available Now



Plug & Play



Contact Brokers for Pricing



Sublease LED: August 31, 2028



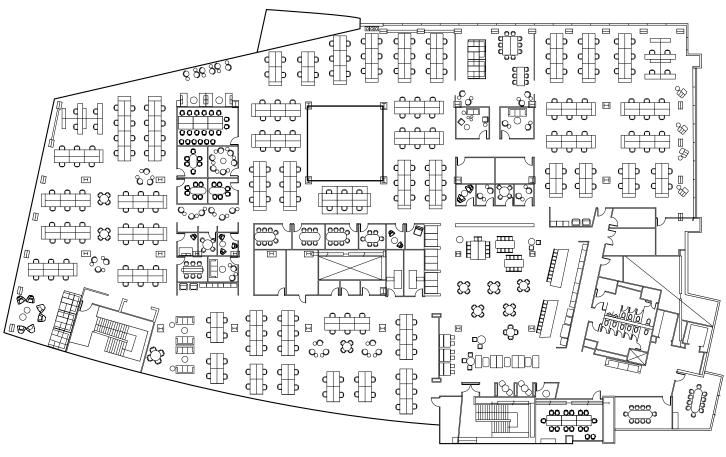
3.2/1,000 Parking (Surface and Garage)





FLOOR PLAN

4TH FLOOR





264Fully Wired
Height-Adjustable Desks



24
Conference Rooms



Large Multi-Purpose Rooms



Large All-Hands/ Break Room

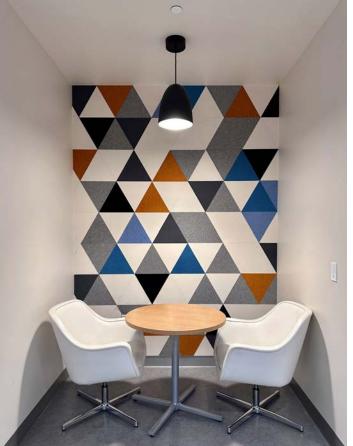


Multiple Break-Out/ Soft Seating Areas

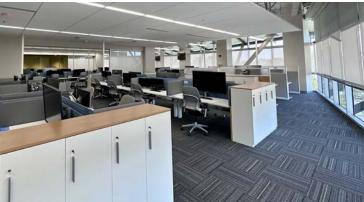














WITHIN

5 MINUTES



23+





50+





4+

CAFES 🕒



15+

HOTELS 🖨



3+

APARTMENT PROJECTS



2+

CONDOMINIUM PROJECTS





46+

VTA LIGHTRAIL WEEKDAY STOPS

5450

GREAT AMERICA PARKWAY

4TH FLOOR



©2023 Cushmon & Wokefield. 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 OWNERS). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-09/20/23