

# HIGHEST QUALITY SPACE WITH BAY AND VALLEY VIEWS ON HIGHWAY 237



## Brand New, Class A - Plug & Play

±38,901 SF Sublease

6220 America Center Drive, San Jose, CA

Plug-n-Play Opportunity with New Furniture



## Opportunity Highlights



Get your view on with some of the best views in the Valley



5th floor opportunity, 38,901 SF of Class A Office Space



One of best amenitized projects in Silicon Valley - Full Service Cafeteria, Rooftop Deck (with Putting Green), Pub, Outdoor Stage, Gym, Walking Paths, Exclusive Fire Pits, Basketball and Futsal



Available Immediately  
Lease Expiration 12/31/2030



Brand New Furniture



New Fully Furnished Space  
Never Occupied



Floor-to-Ceiling Dimmable View Glass



Parking Ratio: 3.3/1,000

## Unlimited Access

Unmatched Amenity Center



Fully Equipped Fitness Center



On-Site Cafeteria



Access to Bike and Jogging Trails

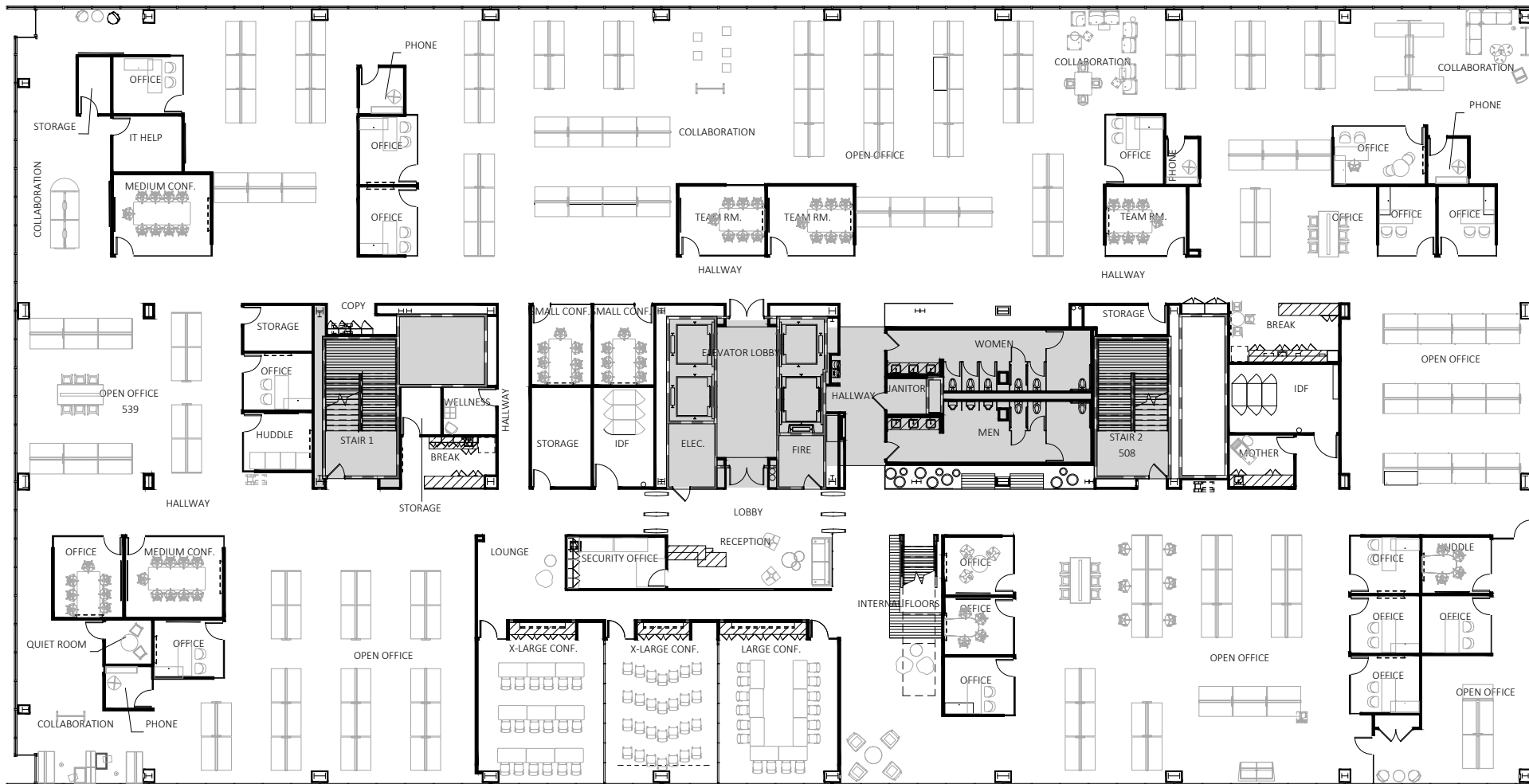


Basketball and Futsal Courts



Outdoor Picnic Areas with Fire Pits

# 5th Floor Plan





**6220 America Center Drive**

10 minute shuttle to Caltrain

4 minute shuttle to ACE & VTA

13 minute shuttle to BART

10 minute drive to SJC Airport

# Centrally Positioned

- Central Silicon Valley Location
- Immediate Access to Highway 237
- Private Shuttle with Direct Routes to Caltrain, BART and ACE Train
- Convenient Commute Times

### Key

- ACE & VTA
- Caltrain
- BART
- San Jose Airport

**12 Hotels within 2 Miles**

For More Information,  
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