

# PARKWAY PLAZA



**DISCOVER THE DIFFERENCE**

±726 SF to ±3,834 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

[4633 | Suite 301](#) 3,127 7 private offices, conference room, kitchen, storage and open area


[4655 | Suite 300](#) 3,834 7 private offices, conference room, kitchen and open area

[4655 | Suite 350](#) 2,691 3 private offices, kitchen 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 12/31/25 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**

GREAT AMERICA PKWY

**Abbott**

**Micron**

**zscaler**

**NP**

**CDKGlobal**

RELATED SANTA CLARA  
RETAIL & RESIDENTIAL

**SAMSUNG**

TASMAN DR

**Levi's  
STADIUM**

**FORESCOUT**

**NP**

**intel**

LAWRENCE EXPY

**ORACLE**

GREAT AMERICA  
AMUSEMENT PARK

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

MONTAGUE EXPY

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

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

CENTRAL EXPY

ZANKER RD



# PARKWAY PLAZA

RELATED SANTA CLARA  
RETAIL & RESIDENTIAL

OLD IRONSIDES  
LIGHT RAIL STOP

ACE TRAIN STATION

ACE TRAIN  
GREEN SHUTTLE

GREAT AMERICA  
AMUSEMENT PARK

MISSION COLLEGE

**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

LAWRENCE CALTRAIN  
STATION

237

101

LAWRENCE EXPY

CENTRAL EXPY

BOWERS AVE

GREAT AMERICA PKWY

TASMAN DR


LAFAYETTE ST

SAN TOMAS EXPY

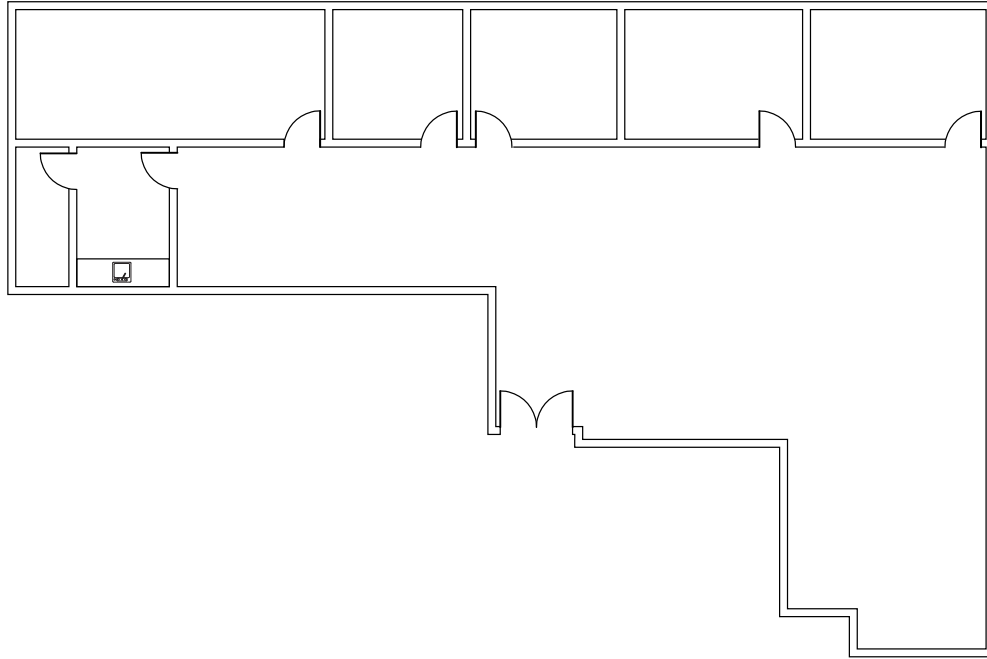
MONTAGUE EXPY

N. FIRST ST



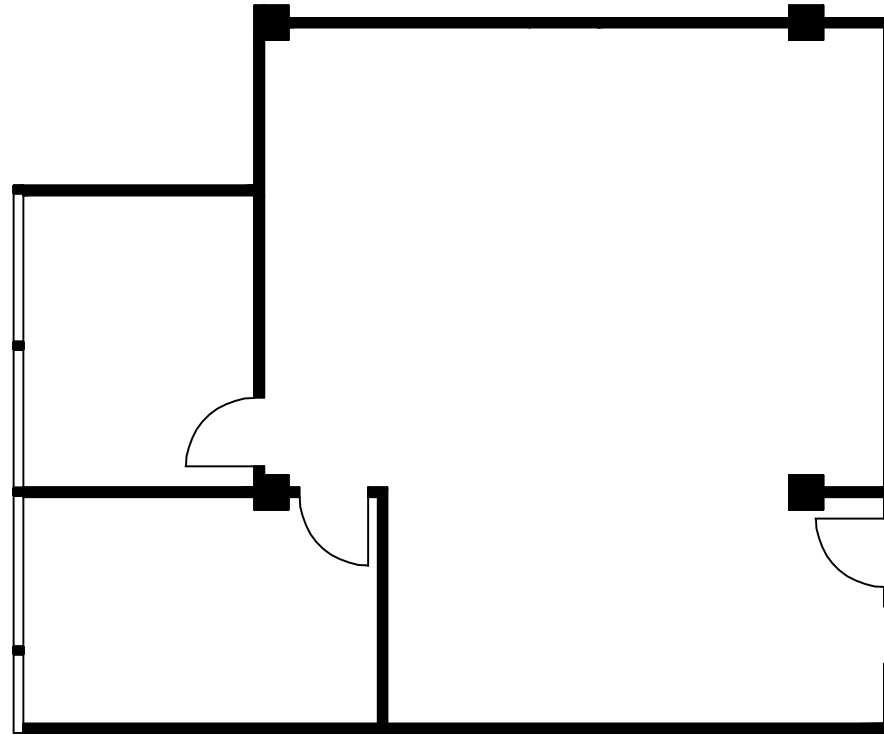
SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
<b>4633 OLD IRONSIDES</b>					
Suite 301   <b>SALE</b>	<b>\$1.99*</b>	3,127	Now	7 private offices, conference room, kitchen, storage, and open area	
Suite 310	\$2.75	1,196	Now	2 private offices and open area	
Suite 402	\$2.75	726	Now	2 private offices and open area	
Suite 436	\$2.75	1,220	Now	3 private offices, conference room, storage room and reception area	
Suite 438	\$2.75	1,008	30 days notice	1 private office and open area	
Suite 450	\$2.50	1,954	Now	1 private office, conference room, and open area	
<b>4655 OLD IRONSIDES</b>					
Suite 150	\$2.75	1,824	Now	1 private office, conference room, coffee bar and open area	
Suite 210	\$2.75	863	Now	3 offices and open area	
Suite 300   <b>SALE</b>	<b>\$1.99*</b>	3,834	Now	7 private offices, conference room, kitchen and open area	
Suite 350   <b>SALE</b>	<b>\$1.99*</b>	2,691	Now	3 private offices, kitchen and open area	
<b>4677 OLD IRONSIDES</b>					
Suite 400	\$2.75	1,493	Now	2 private offices and open area	
Suite 438	\$2.75	941	Now	1 private office	
<b>4699 OLD IRONSIDES</b>					
Fully Leased					

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



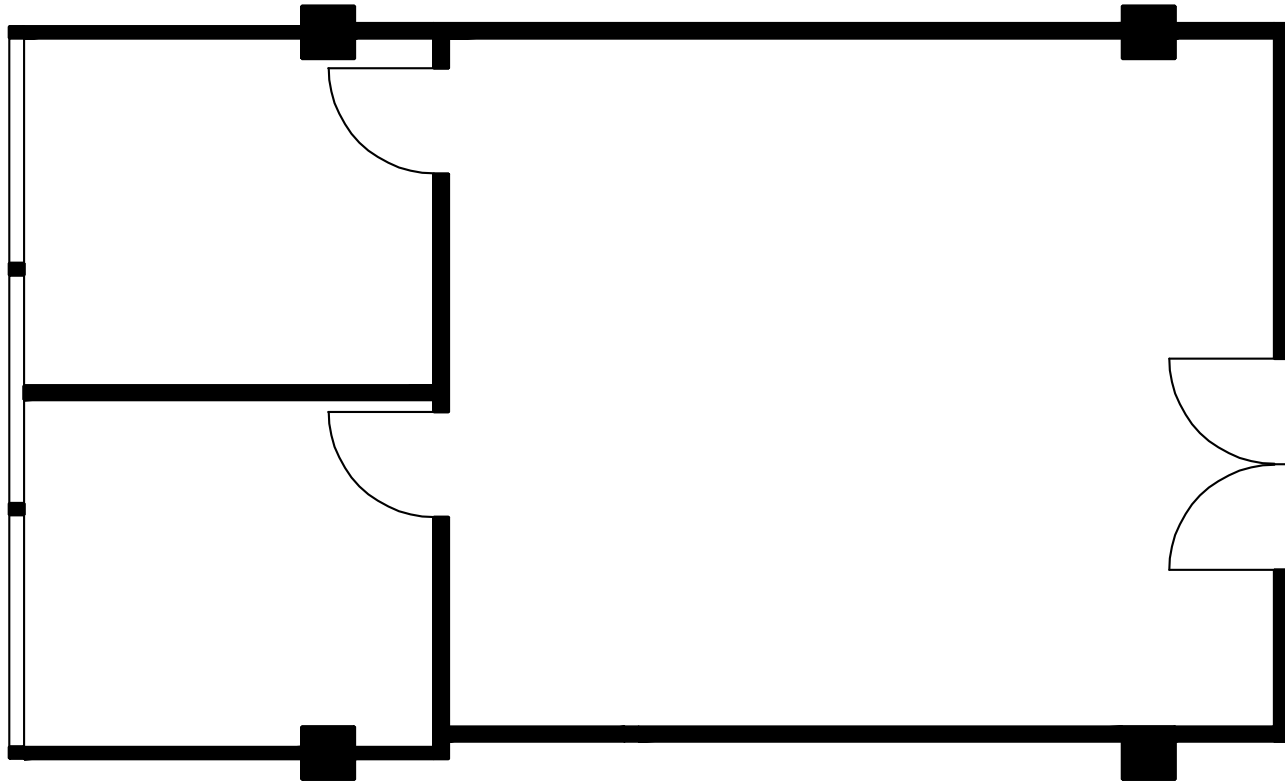
## **4633 OLD IRONSIDES DRIVE**

SUITE 301: ±3,127 SF



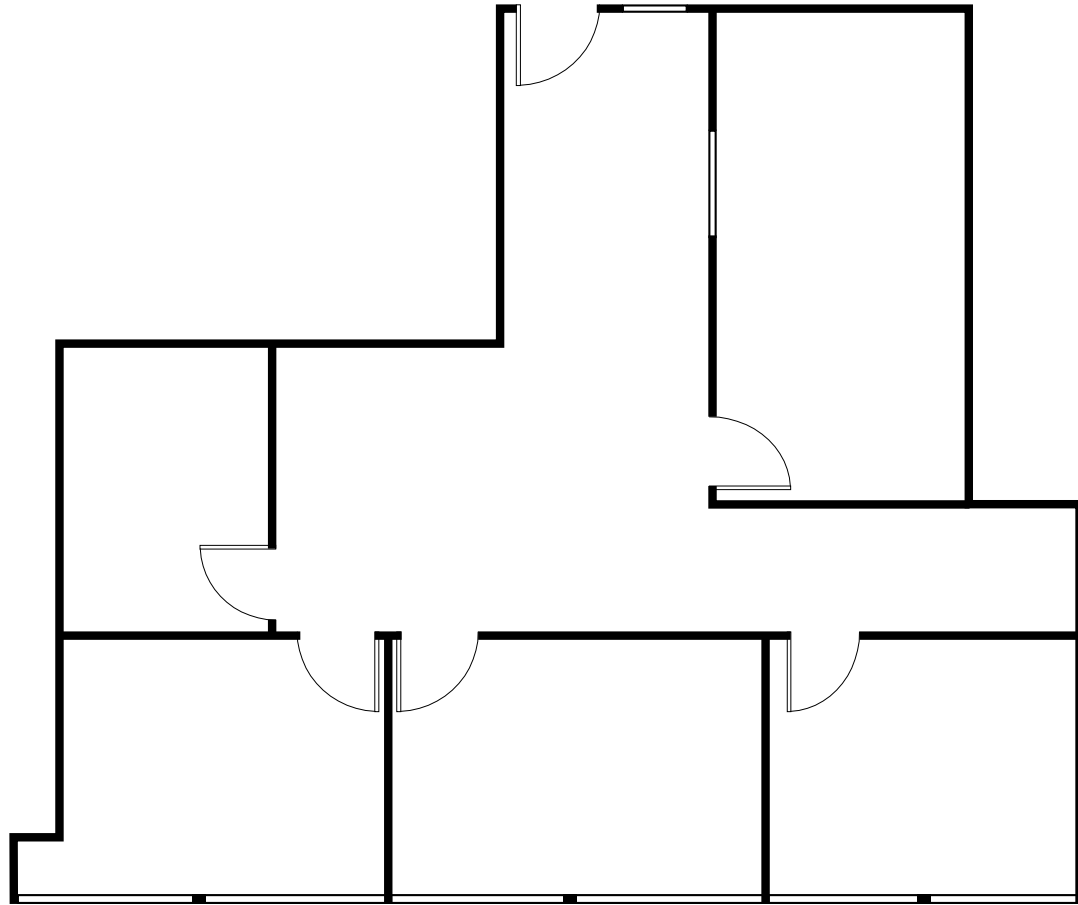
## **4633 OLD IRONSIDES DRIVE**

SUITE 310: ±1,196 SF



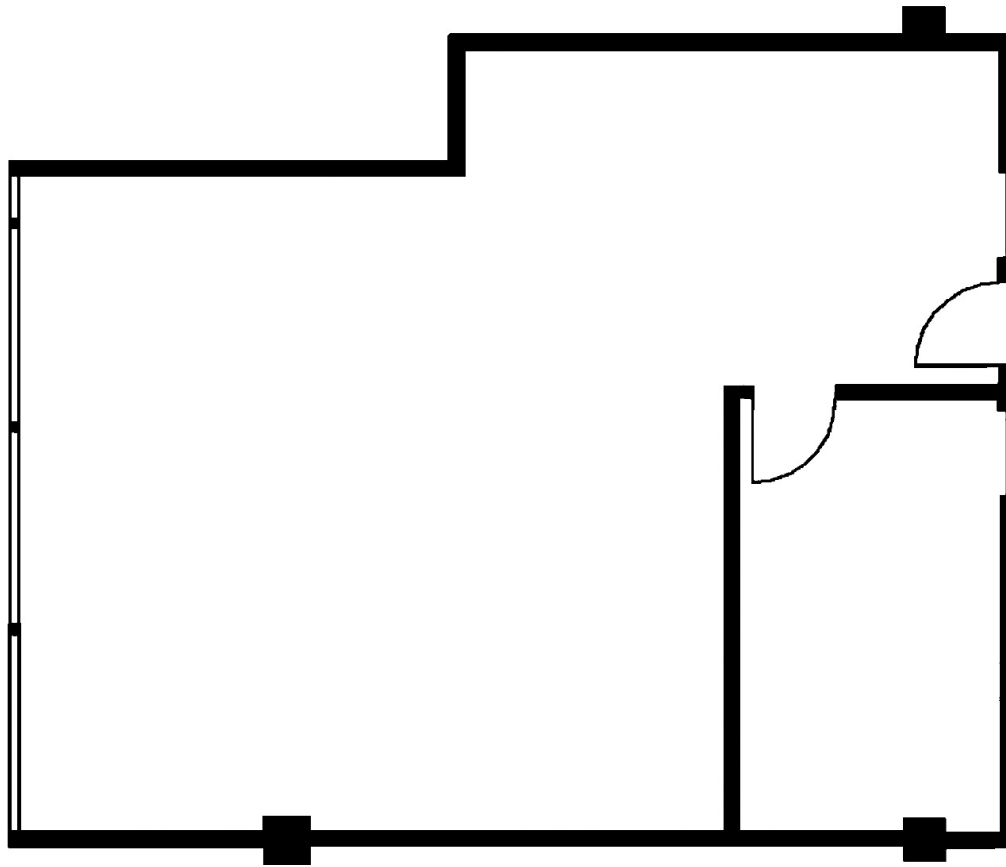
## **4633 OLD IRONSIDES DRIVE**

SUITE 402: ±726 SF



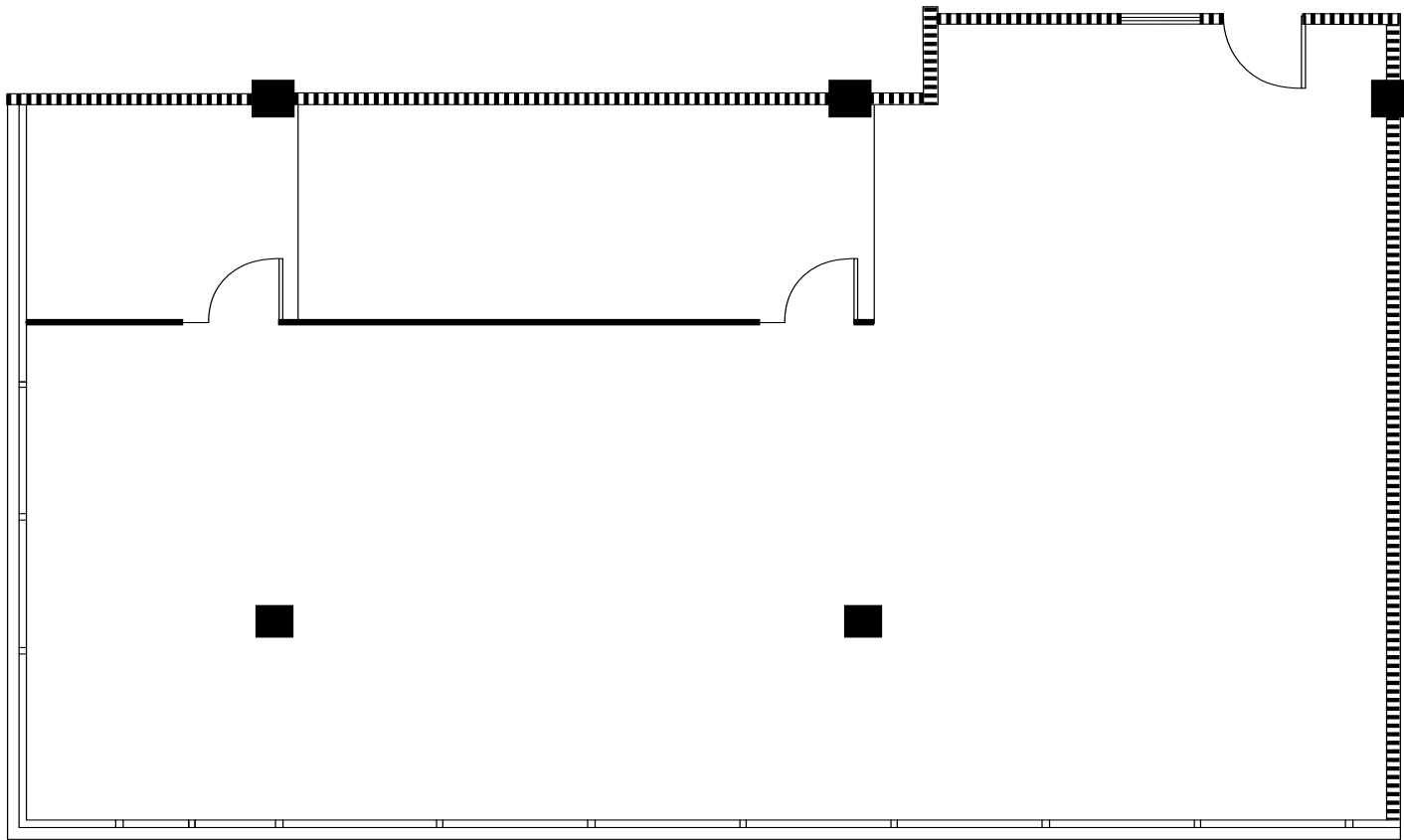
## **4633 OLD IRONSIDES DRIVE**

SUITE 436: ±1,220 SF



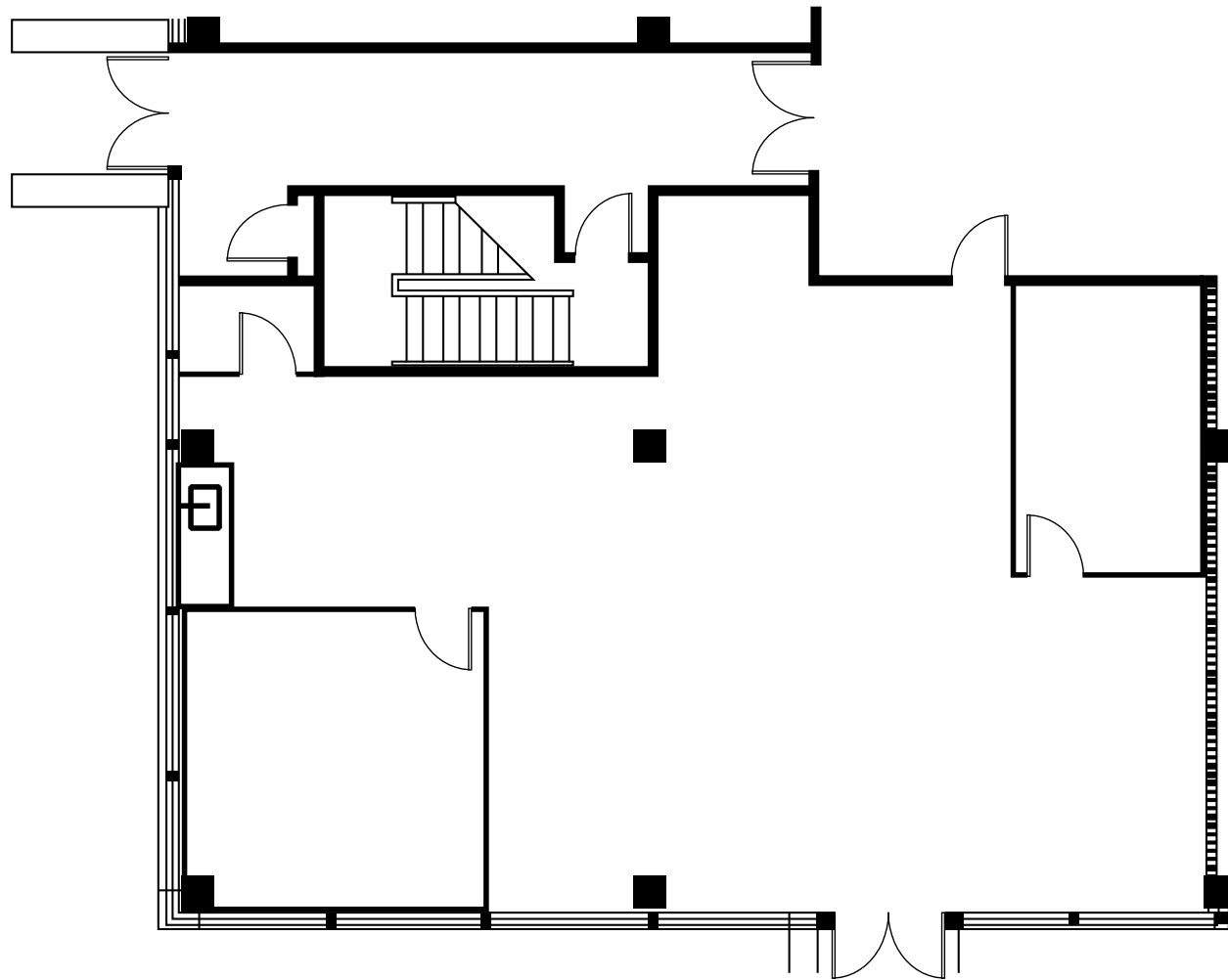
## **4633 OLD IRONSIDES DRIVE**

SUITE 438: ±1,008 SF



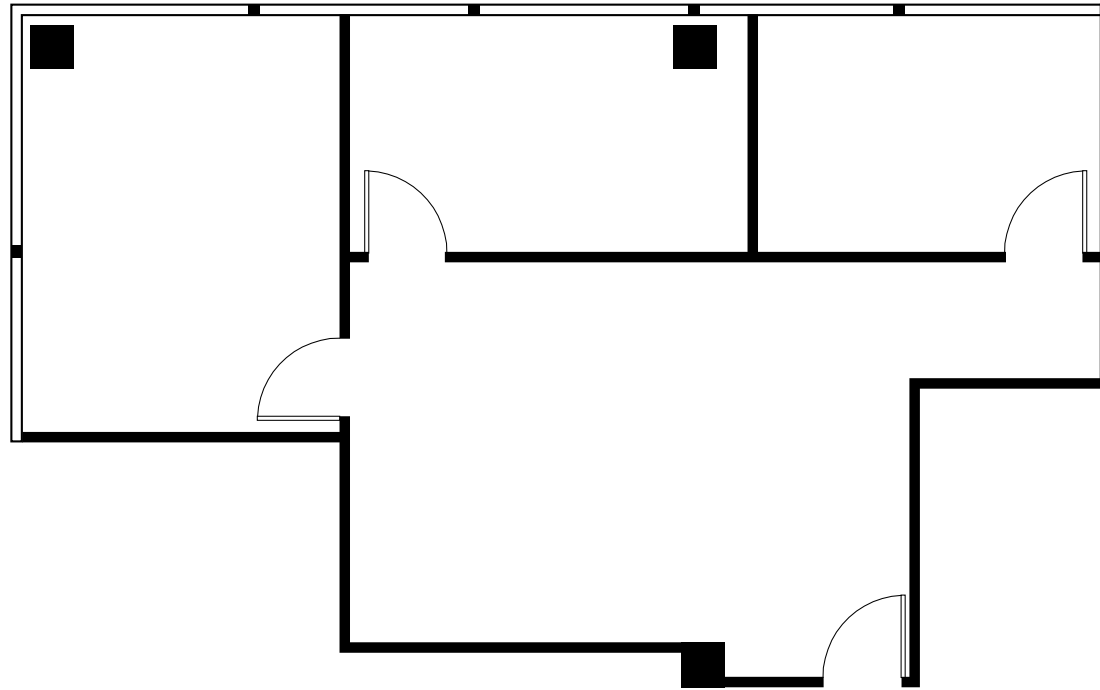
## 4633 OLD IRONSIDES DRIVE

SUITE 450: ±1,954 SF



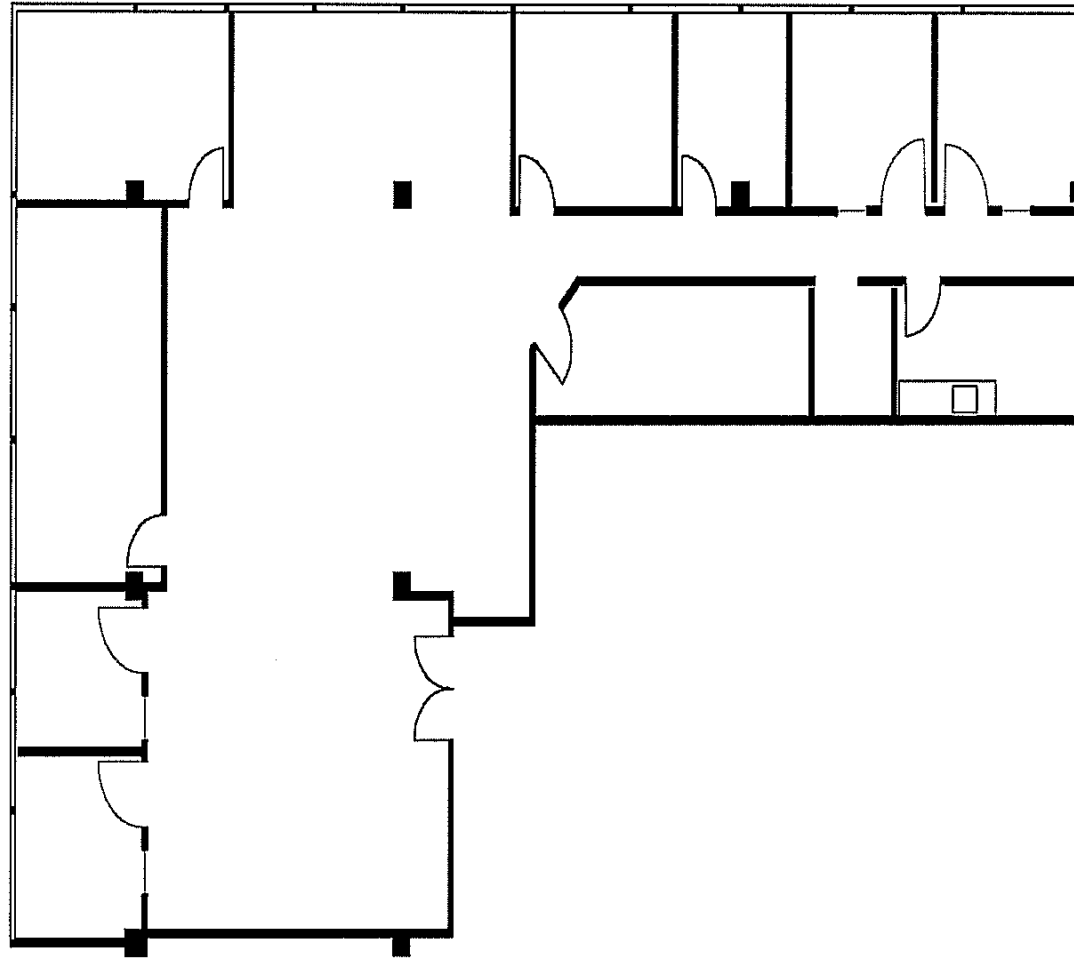
## 4655 OLD IRONSIDES DRIVE

SUITE 150: ±1,824 SF



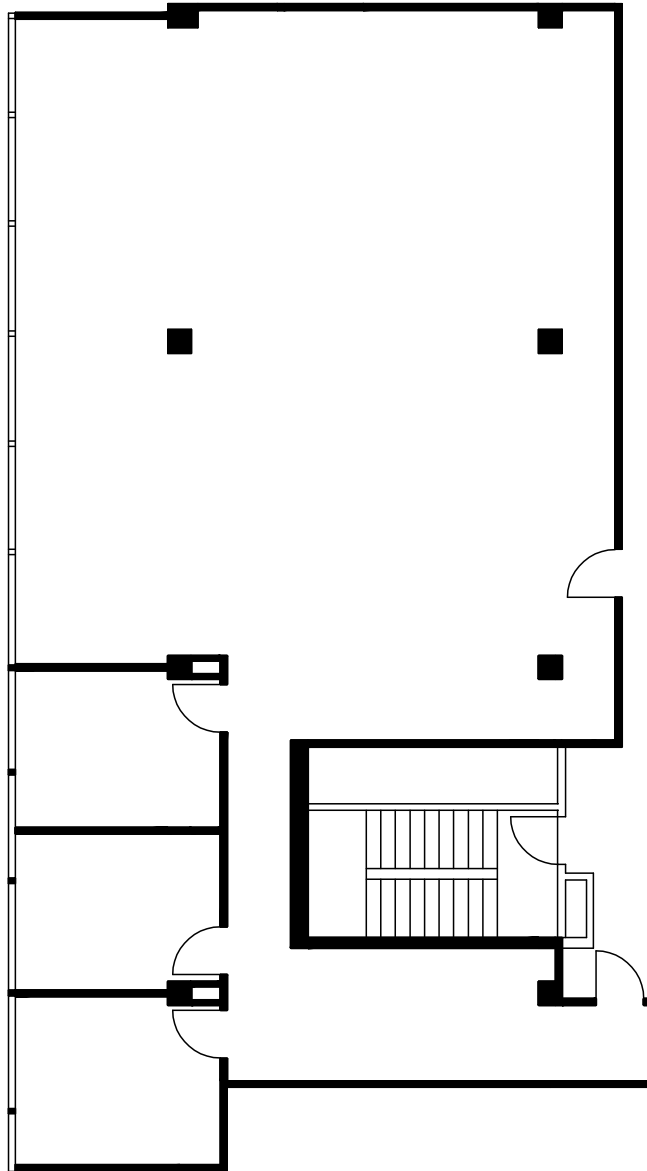
## **4655 OLD IRONSIDES DRIVE**

SUITE 210: ±863 SF



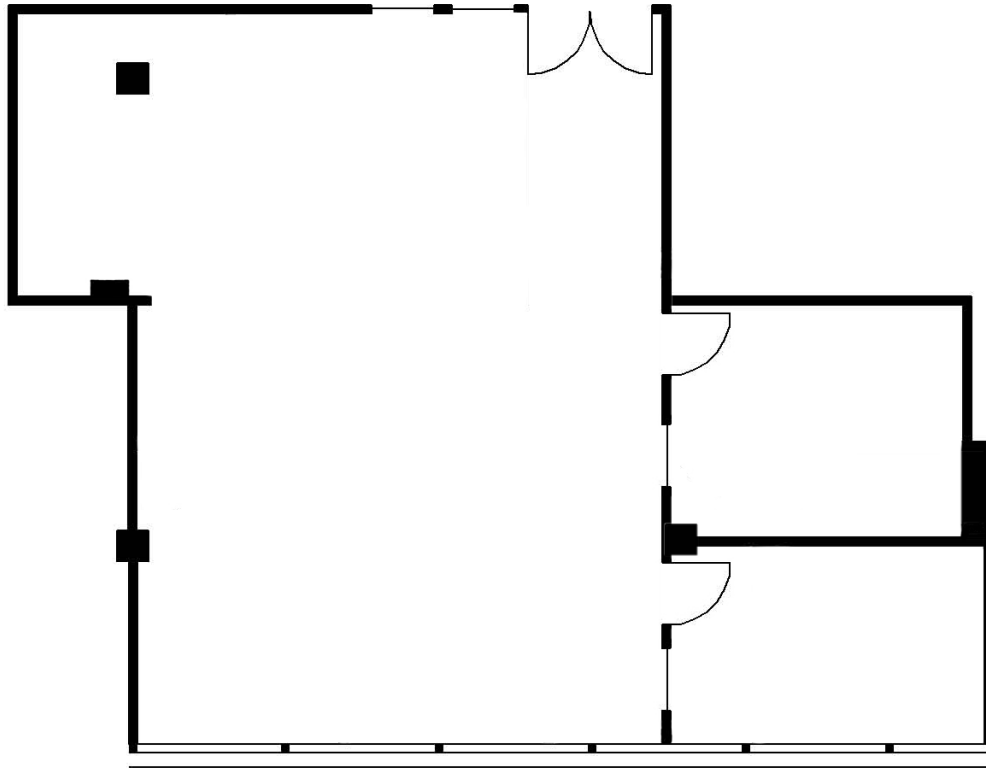
## **4655 OLD IRONSIDES DRIVE**

SUITE 300: ±3,834 SF



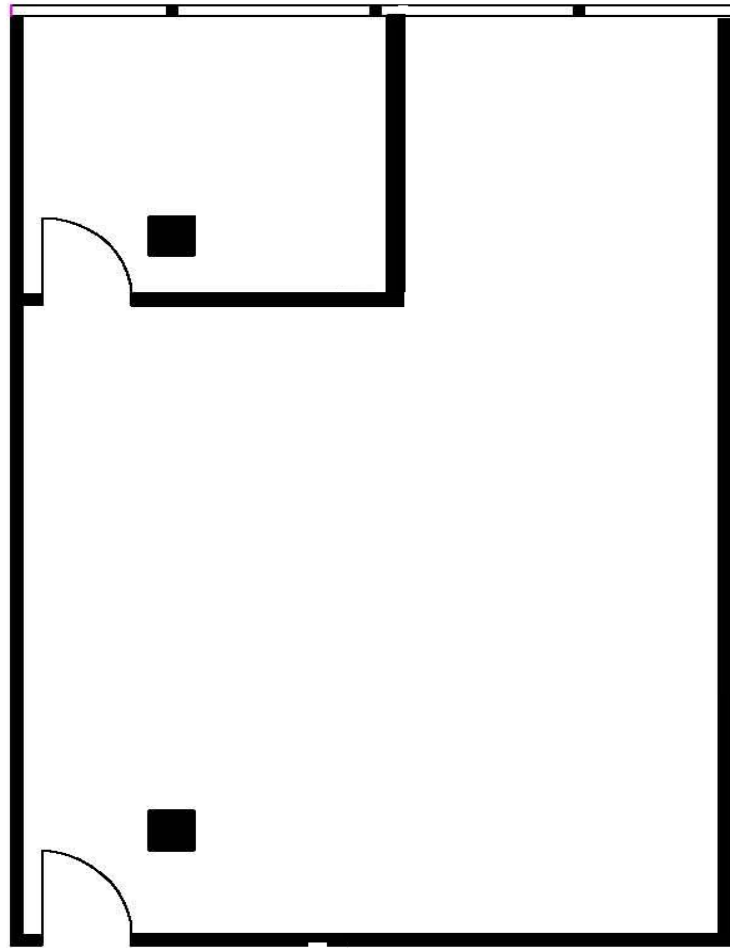
## **4655 OLD IRONSIDES DRIVE**

SUITE 350: ±2,691 SF



## **4677 OLD IRONSIDES DRIVE**

SUITE 400: ±1,493 SF



**4677 OLD IRONSIDES DRIVE**

SUITE 438: ±941 SF

# PARKWAY PLAZA

4633-4699 OLD IRONSIDES DRIVE  
SANTA CLARA | CA

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