

**HIGHEST QUALITY SPACE WITH
TOP FLOOR 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



6th floor opportunity, 38,901 SF of Class A Office Space



One of best amenitized projects in Silicon Valley



Available Immediately
Lease Expiration 12/31/2030



Brand New Furniture



New Fully Furnished Space
Never Occupied Condition



Floor-to-Ceiling Dimmable View Glass



Parking Ratio: 3.3/1,000



Executive Buildout in Corner of Floorplan



Large Break Room, Team Room &
Collaboration Area Off Entrance

Unlimited Access

Unmatched Amenity Center



Rooftop Deck with Putting Green



Fully Equipped Fitness Center



On-Site Cafeteria with Coffee Bar



Access to Bike and Jogging Trails



Basketball Courts



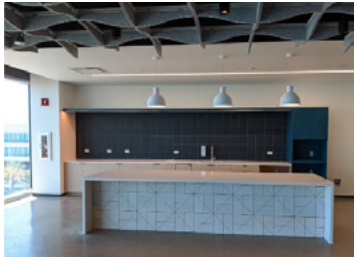
Outdoor Fire Pits, Amphitheatre & Pub



Walkable Access to three Hotels

100%

18 Offices | 184 Workstations | 16 Meeting rooms with 118 seats | Executive area with Boardroom





6220 America Center Drive

10 minute shuttle to Caltrain

4 minute shuttle to ACE & VTA

10 minute drive to SJC Airport

Centrally Positioned

- Central Silicon Valley Location
- Immediate Access to Highway 237
- Private Shuttle with Direct Routes to Caltrain, ACE Train & VTA Light Rail
- Convenient Commute Times
- Less than 3 miles to Highways 101 and 880

Key

- ACE & VTA
- San Jose Airport
- Caltrain

12 Hotels within 2 Miles

For More Information,
Please Contact

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