

**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 - 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 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



Fully Equipped Fitness Center



On-Site Cafeteria



Access to Bike and Jogging Trails



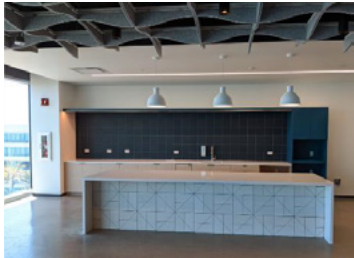
Basketball Courts



Outdoor Fire Pits, Amphitheatre &  
Pub

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

## Key

- ACE & VTA
- Caltrain
- San Jose Airport

12 Hotels within 2 Miles

For More Information,  
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