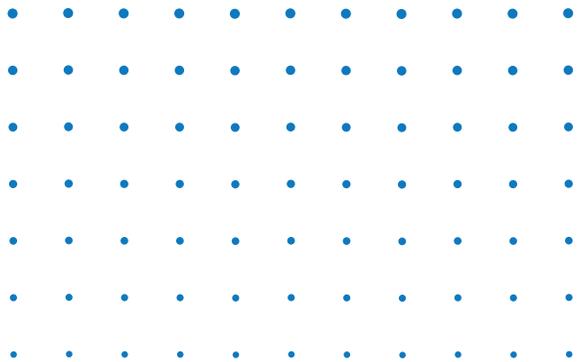


GREAT ● ● ● ● ● ● ● ● ● ●
AMERICA ● ● ● ● ● ● ● ● ● ●
C ● M M ● N S ● ● ● ● ● ● ● ● ● ●
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4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

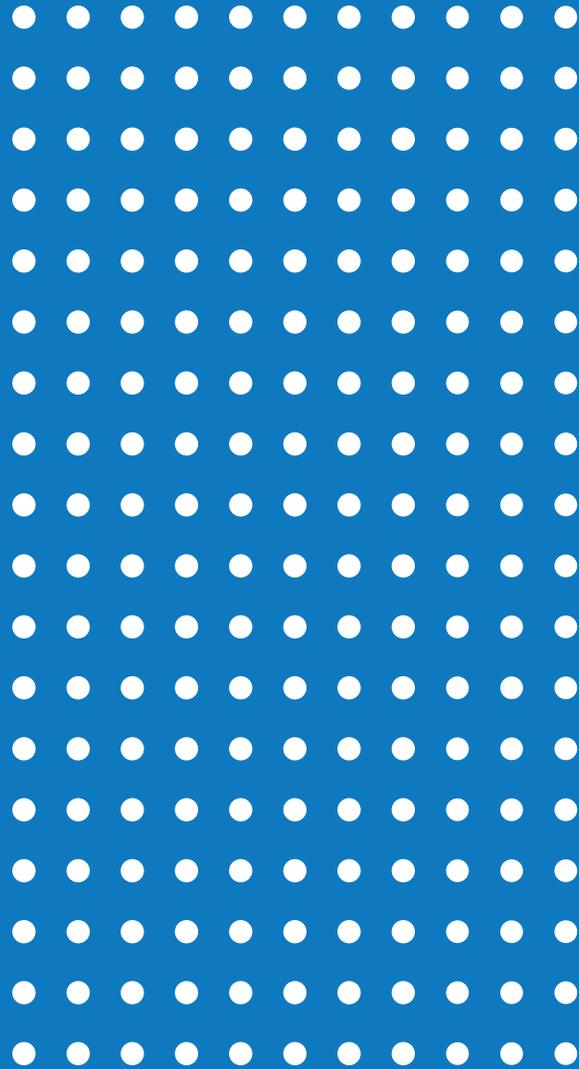
ENJOY: THE GREAT OUTDOORS



±7,359 – ±132,097 SF

CLASS A OFFICE FOR LEASE

GREATAMERICACOMMONS.COM

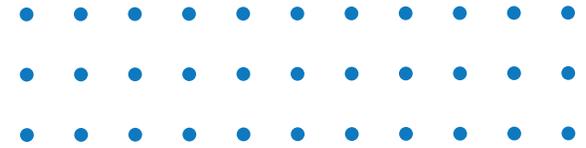


GROWTH : READY

Built for a growth-ready company with up to 132,097 SF available.

Great America Commons is your opportunity to make space for exceptional people, at scale.

THE GREAT OUTDOORS



FITNESS CENTER



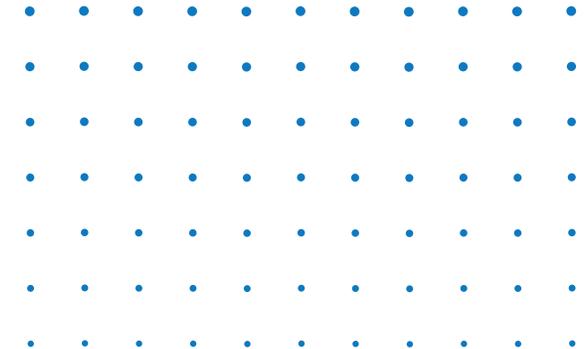
GAME LAWN/PUTTING GREEN



VOLLEYBALL COURT



BASKETBALL COURT



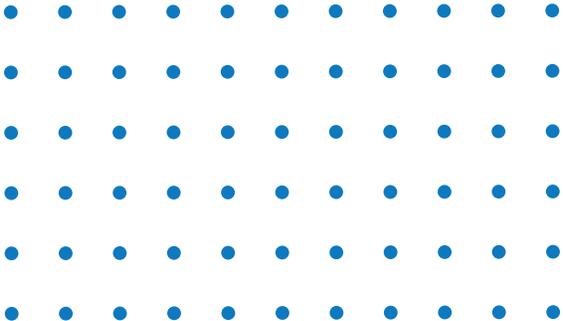
With 103,000 SF of outdoor amenities, designed to promote wellness, Great America Commons offers an assortment of recreational activities to support productivity, happiness & creativity.



fitwel™ CERTIFIED ★ ★

ENERGY : RENEWED

At the heart of Great America Commons is Harvest Hall, a solar-powered zero energy amenity building. Enjoy a wide variety of organic food made fresh daily and meeting spaces, all while reaffirming your company's commitment to sustainability and climate consciousness.



ENTERTAINMENT COURTYARD WITH BBQ



OUTDOOR THEATER & DINING



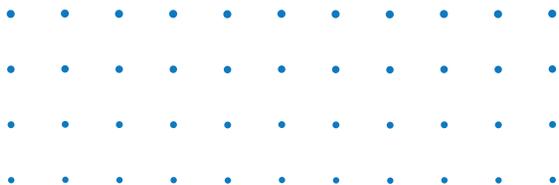
FIREWALL LOUNGE

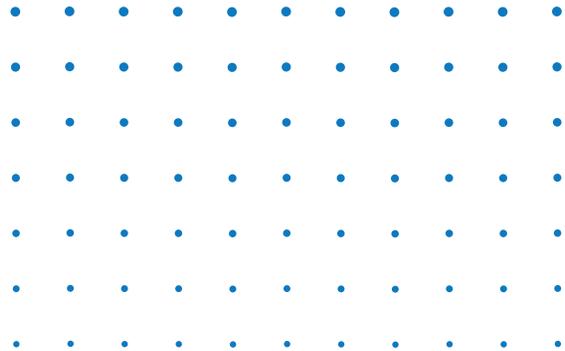
HARVEST HALL



COMFORT : BOOSTED

Harvest Hall is a full service cafe offering breakfast, lunch & customized catering options for the next big meeting. Tenants enjoy gourmet dishes made with organic ingredients while they dine indoors, outdoors or in the office.





NOW COMPLETE

WORK : REFRESHED

THE MEADOW was designed to provide a serene outdoor lounge so tenants could step away and enjoy nature: fresh air, garden pathways & sunrays for a dose of vitamin D.

NOW COMPLETE

WELCOME : CHANGE

Renovated Lobby to welcome guests or hold a relaxed meeting.
New Monument Signage highly visible from Great America Parkway.



HIGHLIGHTS



CLASS A

Two Class A 6-story Buildings with large efficient floorplates (+-55K SF)



DEDICATED

Responsive On-Site Management



3.13/1,000

Structured and Surface Parking



HARVEST HALL

Zero Net Energy Amenity Building, Food Hall & Catering, Fitness Facility with Lockers & Showers, Training Room, Board Room



OUTDOOR AMENITIES

103,000 SF of Outdoor Space
Featuring a Conference Room, Gaming Lawn/Putting Green, Volleyball & Basketball Courts, Fireside Lounge, BBQ with Outdoor Amphitheater Seating and Giant Screen, and Large Landscaped Meadow



WIRED CERTIFIED GOLD

Offering exceptional digital connectivity to meet modern technological demands.



LEED SILVER CERTIFIED

Showcasing our commitment to sustainable design and reducing environmental impact.



Prioritizing health and wellness through thoughtful, people-centered design and operations.

HARVEST HALL AMENITY BUILDING : ZERO ENERGY BUILDING



SOLAR POWER

A 1.4 MW solar power system covering the upper decks of both parking structures, providing shade and approximately 2.4 GWh/year of clean, renewable energy



EV CHARGING STATIONS

Eleven electric vehicle (EV) charging stations within the parking structures



LIGHTING

High efficiency LED lighting fixtures in both parking structures and within the amenities building



LIGHTING CONTROLS

Advanced lighting controls that respond to daylighting levels, occupancy, and specific lighting requirements for individual lit areas



HVAC

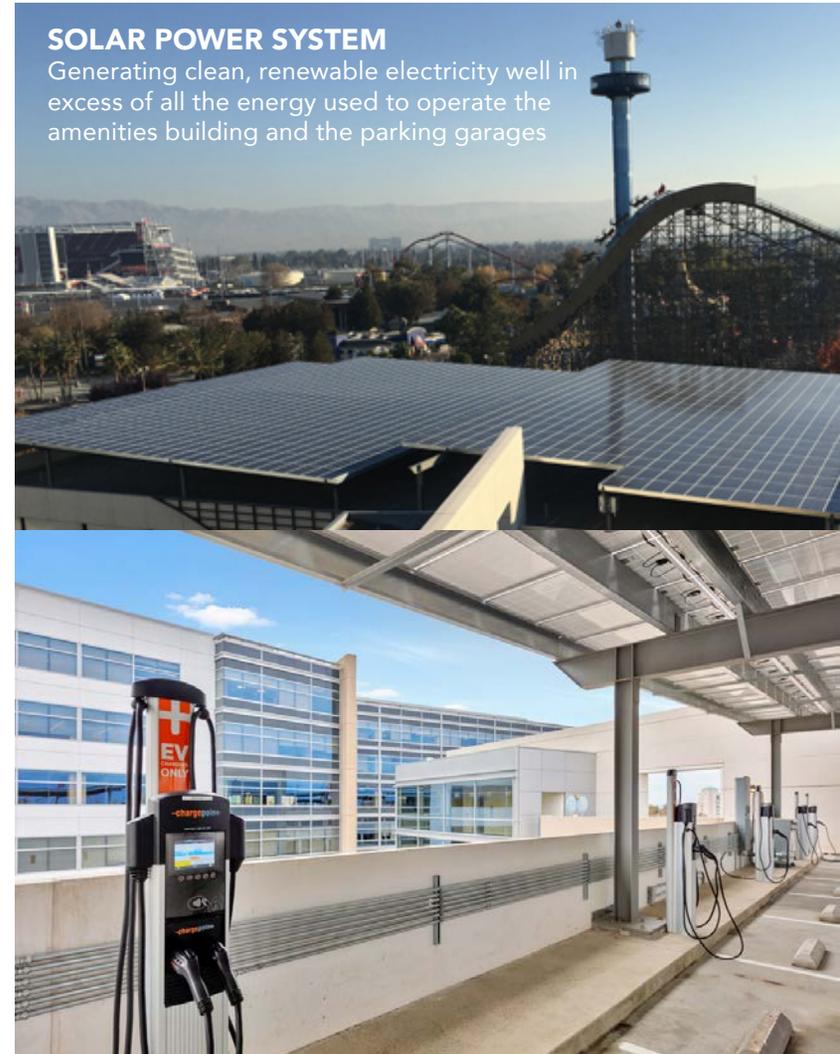
High efficiency HVAC upgrades

WHAT IS A "ZERO ENERGY BUILDING"?

Zero energy buildings (ZEBs) are ultra-efficient new construction and deep energy retrofit projects that consume only as much energy as they produce from clean, renewable resources. The solar parking canopy system installed on the upper levels of the Great America Commons parking structures will supply more than 100% of the energy consumed by the amenities building and parking structures combined, leading to the facility's listing on the New Buildings Institute's registry of emerging and verified Zero Energy retrofit buildings.

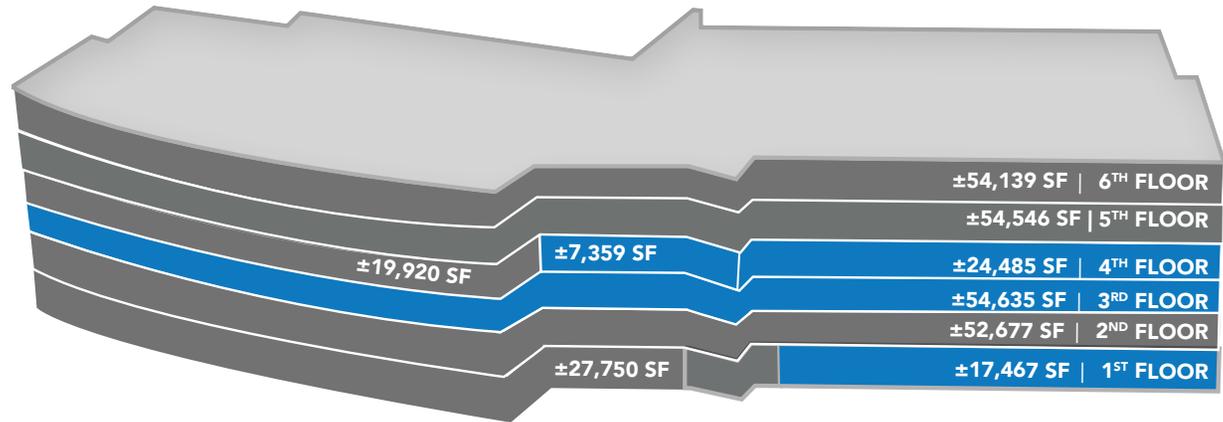
SOLAR POWER SYSTEM

Generating clean, renewable electricity well in excess of all the energy used to operate the amenities building and the parking garages



STACKING PLANS

4655

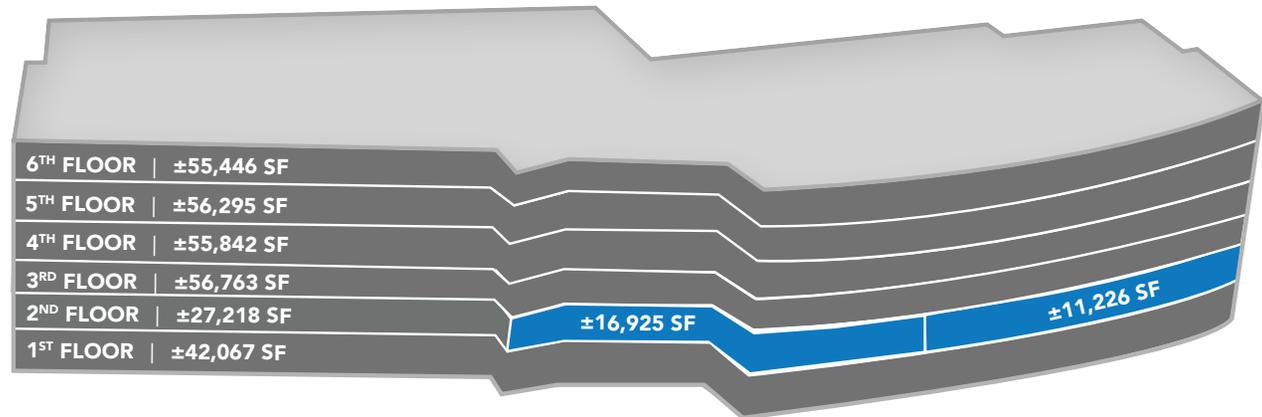


4555

SUITE 230 VIRTUAL TOUR
[CLICK HERE](#)

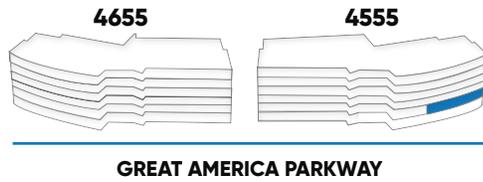
SUITE 430 VIRTUAL TOUR
[CLICK HERE](#)

SUITE 450 VIRTUAL TOUR
[CLICK HERE](#)



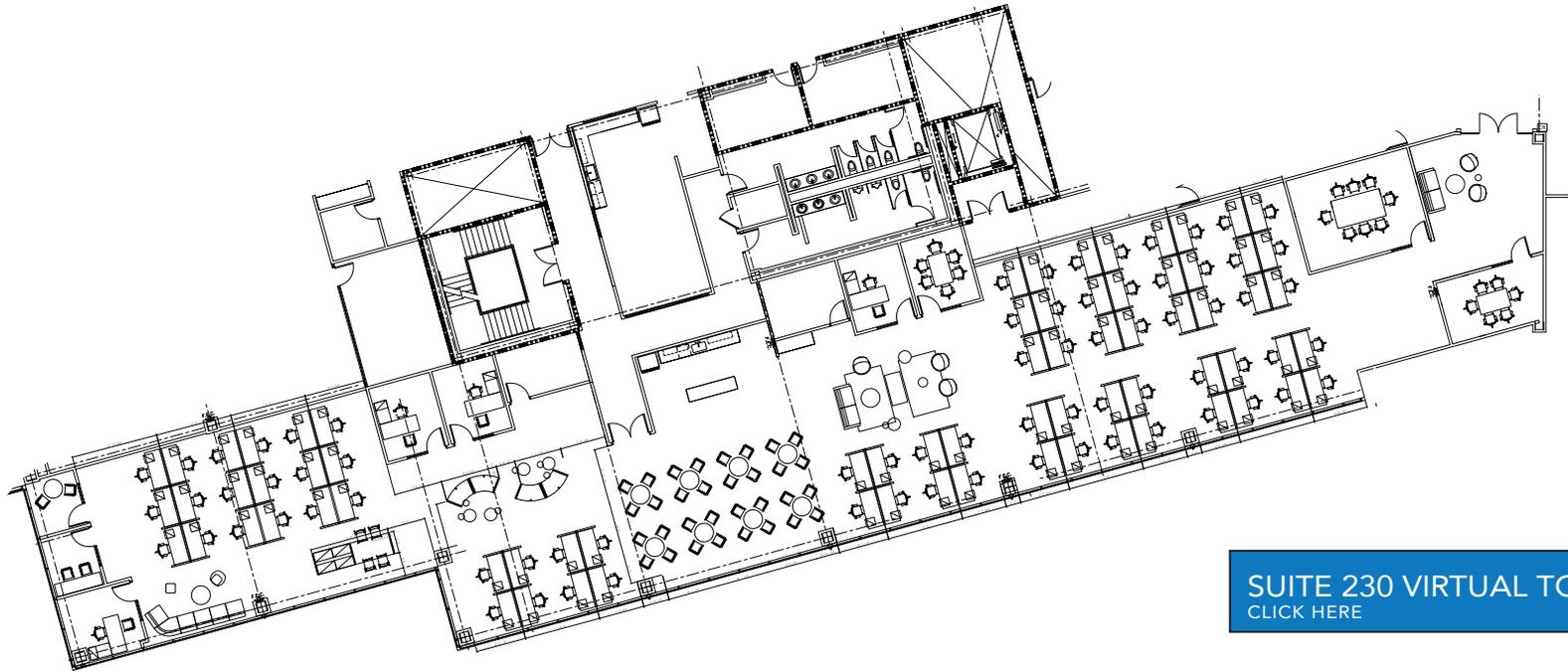
■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SUITE 230 ±11,226 SF

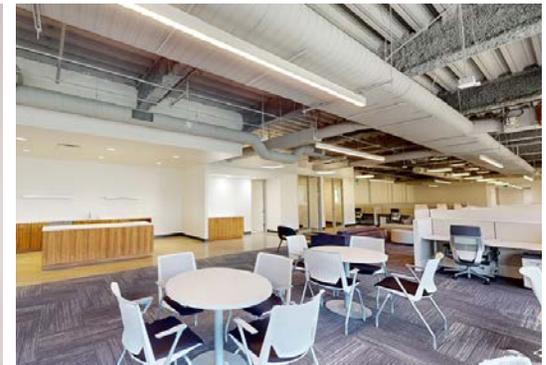


HIGHLIGHTS

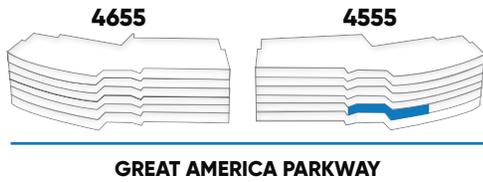
- Fully Furnished
- (74) Benching Stations
- (74) Mobile Pedestals
- (4) Private Offices
- (3) Meeting Room Table
- (78) Task Chairs
- (4) Guest Chair
- (24) Conference Chairs
- (4) Collaborative Lounges
- (1) Bar Height Storage
- (8) Lunchroom Tables
- (32) Stacking Chairs
- (2) Phone Rooms



[SUITE 230 VIRTUAL TOUR](#)
CLICK HERE

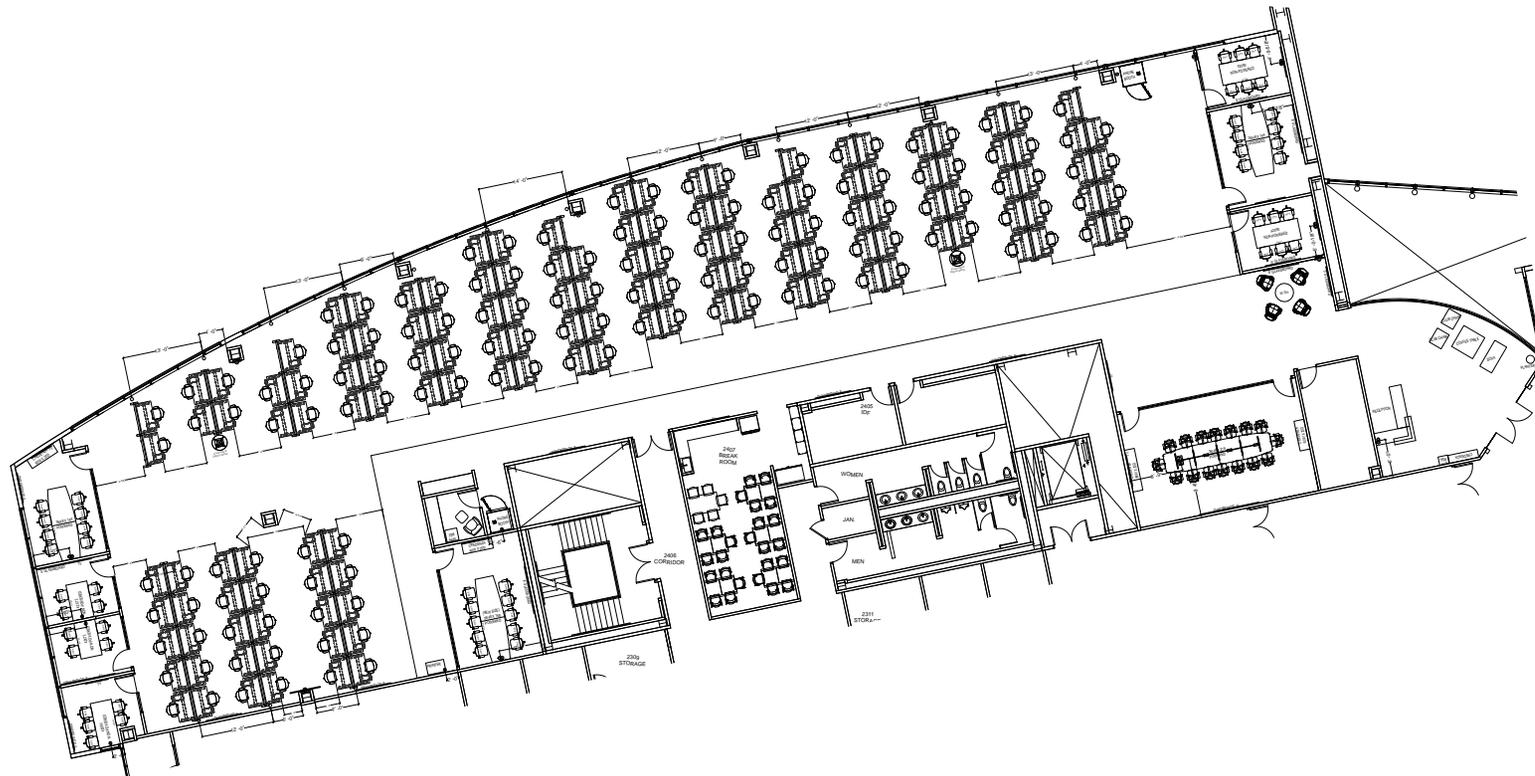


4555 GREAT AMERICA : SUITE 240 ±16,925 SF



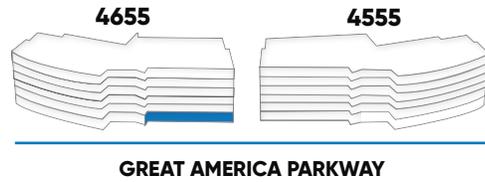
HIGHLIGHTS

- (142) Workstations
- (3) Offices
- (2) Phone Rooms
- (4) Conference Rooms
- (1) Mother's Room
- (1) IDF Room



4655 GREAT AMERICA : SUITE 170 ±17,467 SF

CONCEPTUAL MARKET READY PLAN



HIGHLIGHTS

- (8) Office/Huddle Rooms
- (6) Conference Rooms
- (6) Phone Rooms
- (2) Lab Rooms
- (2) Huddle Rooms
- (2) Break Rooms
- (2) Storage Rooms
- (1) Copy/Print Room
- (1) Mother's Room
- (1) IDF Room

FLOOR POWER

- 200 Amp 277/480v
- 400 Amp 120/208v

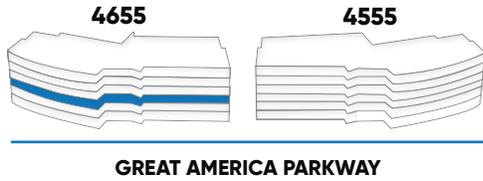
GREAT AMERICA PARKWAY



4655 GREAT AMERICA : FIRST FLOOR EXCLUSIVE INDOOR OUTDOOR SPACE



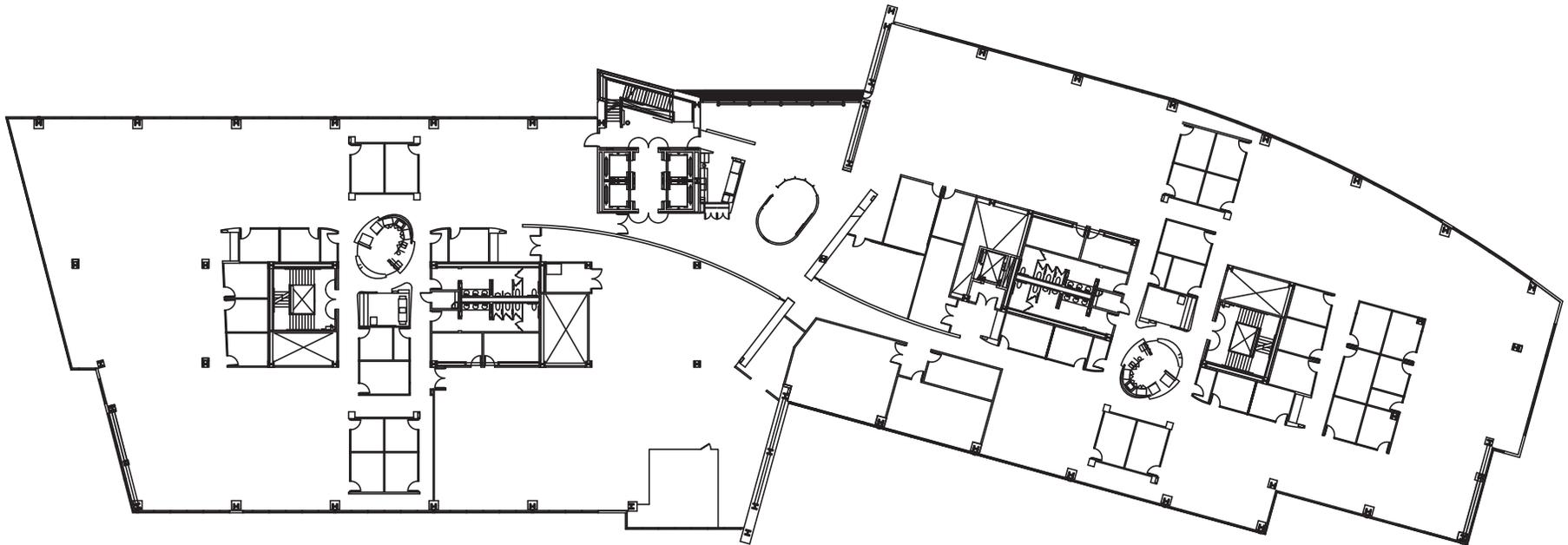
4655 GREAT AMERICA : SUITE 301 ±54,635 SF



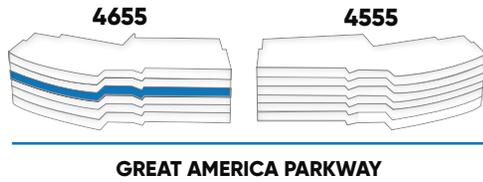
FLOOR POWER

- 1600 Amp 120/208v
- 800 Amp 277/480v

GREAT AMERICA PARKWAY



4655 GREAT AMERICA : FOURTH FLOOR ±7,359-31,844 SF



SUITE 430 VIRTUAL TOUR
[CLICK HERE](#)

SUITE 450 VIRTUAL TOUR
[CLICK HERE](#)

AVAILABLE SUITES

Suite 430 - 7,359 SF

- (54) Workstations
- (1) Collaboration areas
- (1) Medium Mtg Room
- (1) Small Mtg Room
- (4) Huddle/Offices
- (2) Phone Rooms
- (1) Lobby
- (1) Break Room
- (1) Mother's Room
- (1) Copy/Print Rooms
- (1) Storage
- (1) IDF
- (1) Electric Room

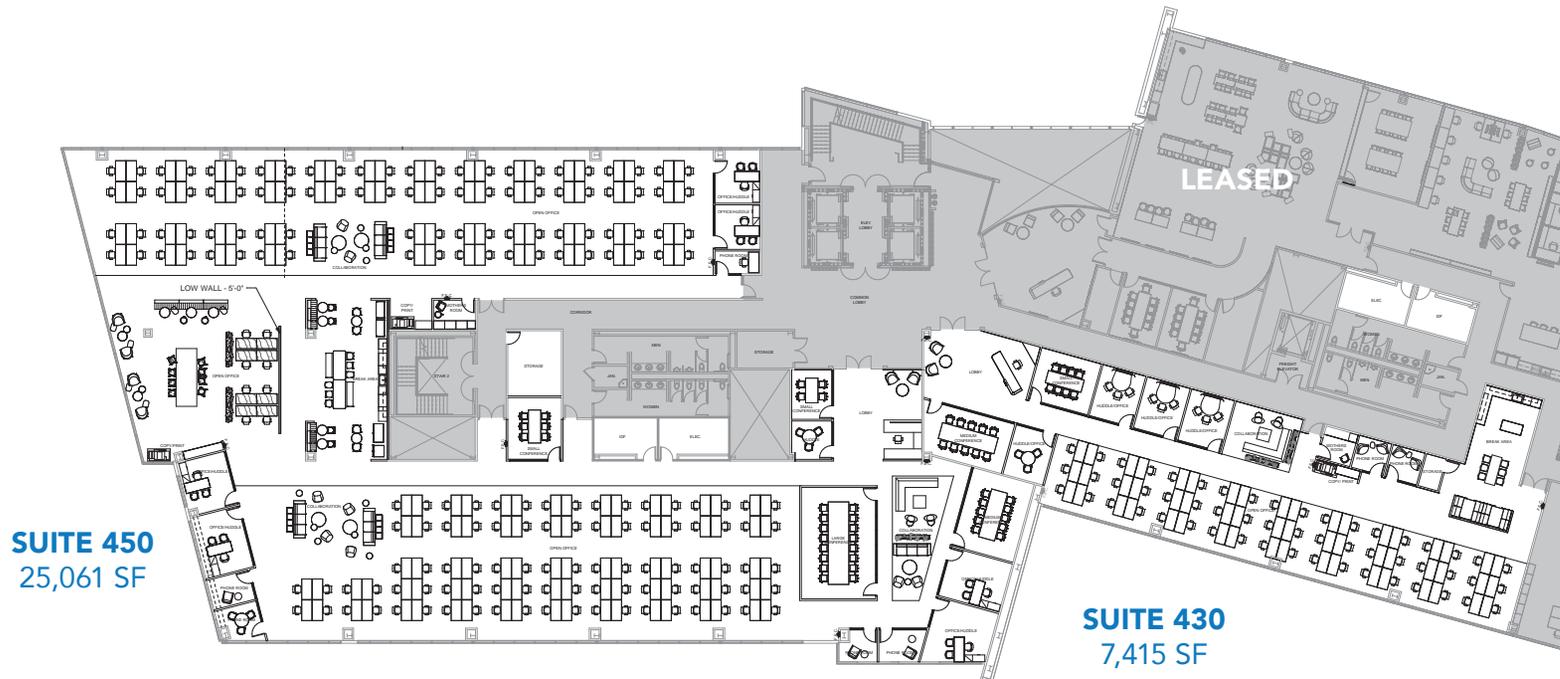
Suite 450 - 24,485 SF

- (177) Workstations
- (3) Collaboration areas
- (1) Large Mtg Room
- (1) Medium Mtg Room
- (2) Small Mtg Room
- (7) Huddle/Offices
- (5) Phone Rooms
- (1) Lobby
- (1) Break Room
- (1) Mother's Room
- (2) Copy/Print Rooms
- (1) Storage
- (1) IDF
- (1) Electric Room

FLOOR POWER

- 1200 Amp 120/208v
- 400 Amp 277/480v

GREAT AMERICA PARKWAY



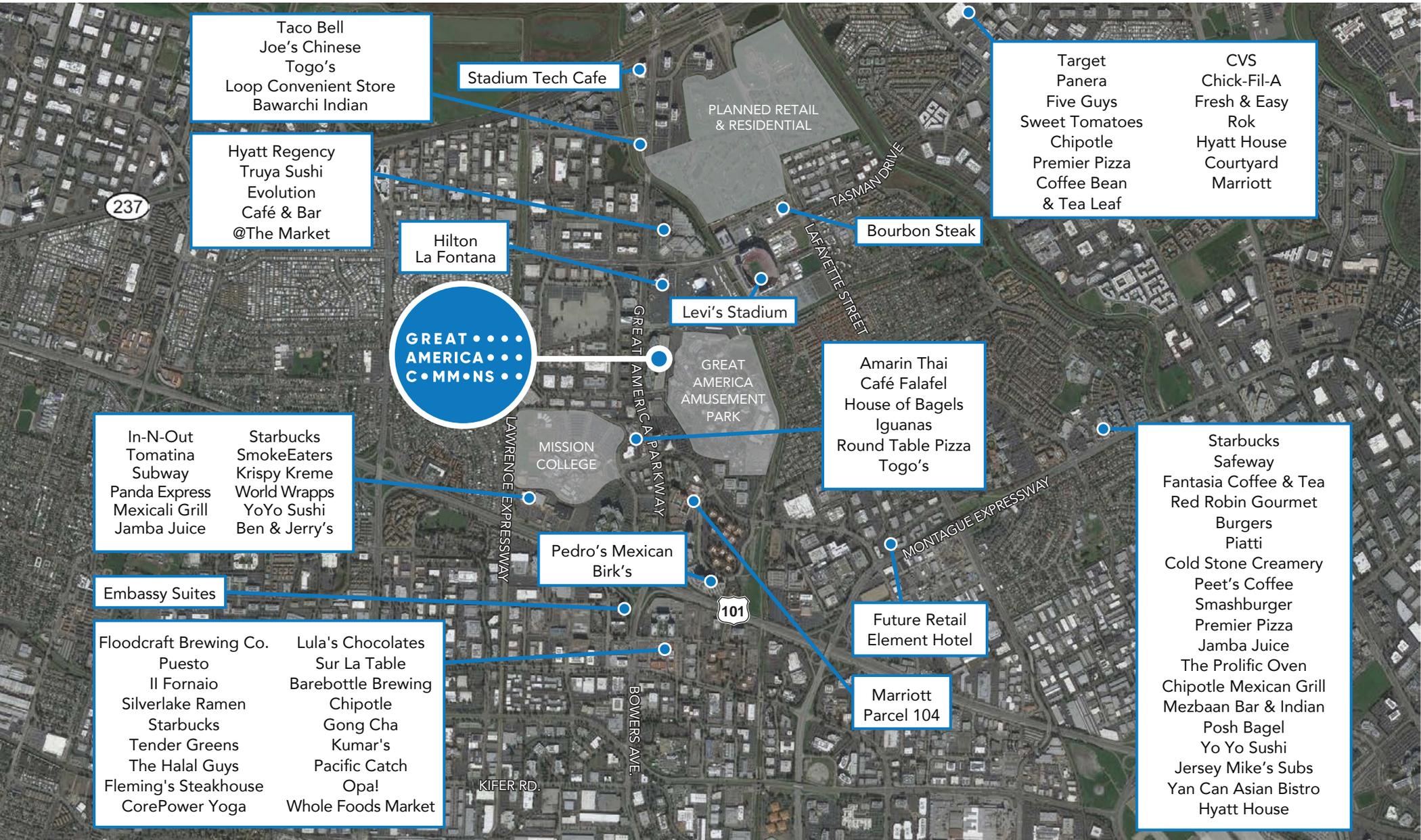
4655 GREAT AMERICA : SUITE 430



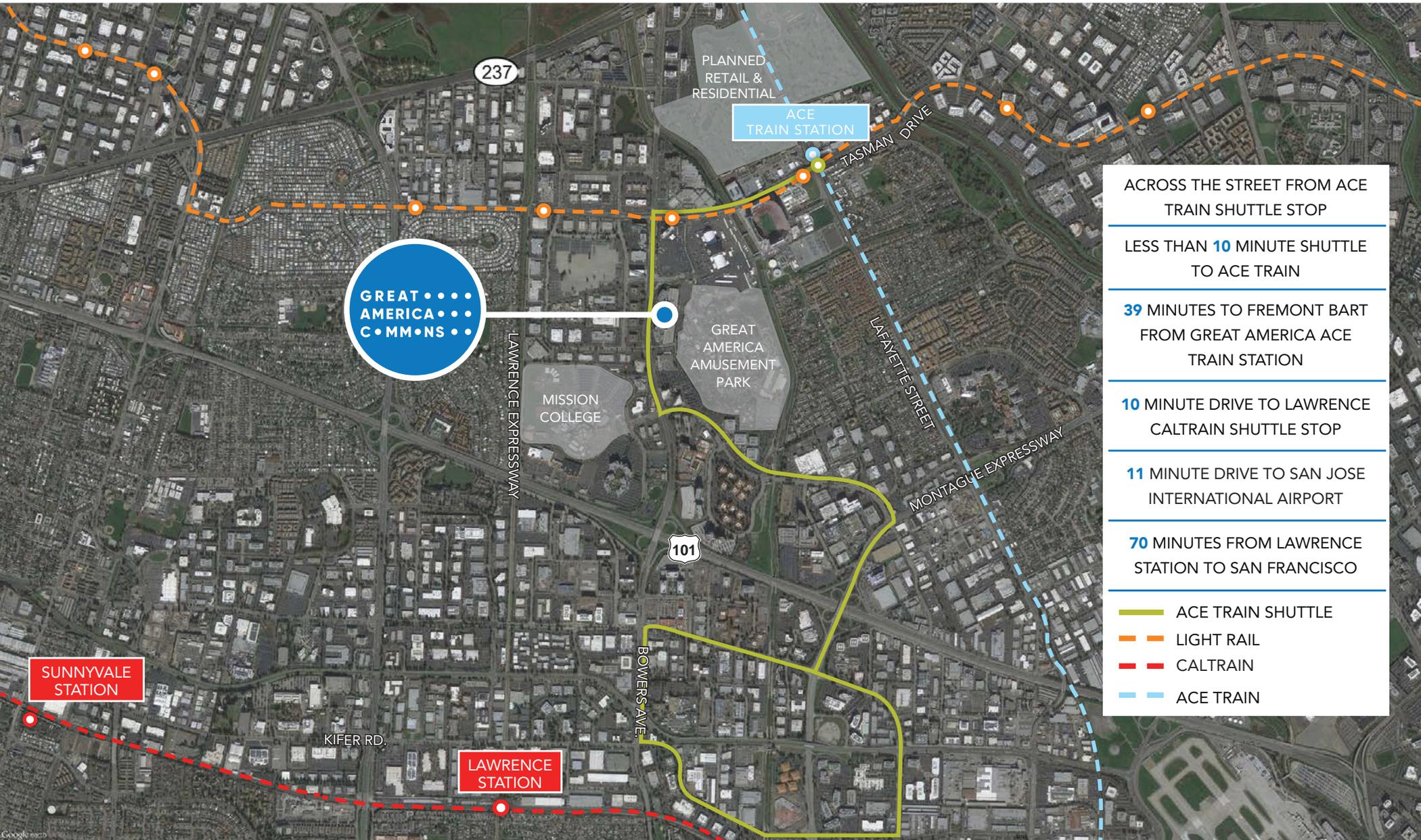
4655 GREAT AMERICA : SUITE 450



AMENITIES



TRANSPORTATION



GREAT
AMERICA
COMMUNIS

SUNNYVALE
STATION

LAWRENCE
STATION

ACE
TRAIN
STATION

- ACROSS THE STREET FROM ACE TRAIN SHUTTLE STOP

- LESS THAN **10** MINUTE SHUTTLE TO ACE TRAIN

- 39** MINUTES TO FREMONT BART FROM GREAT AMERICA ACE TRAIN STATION

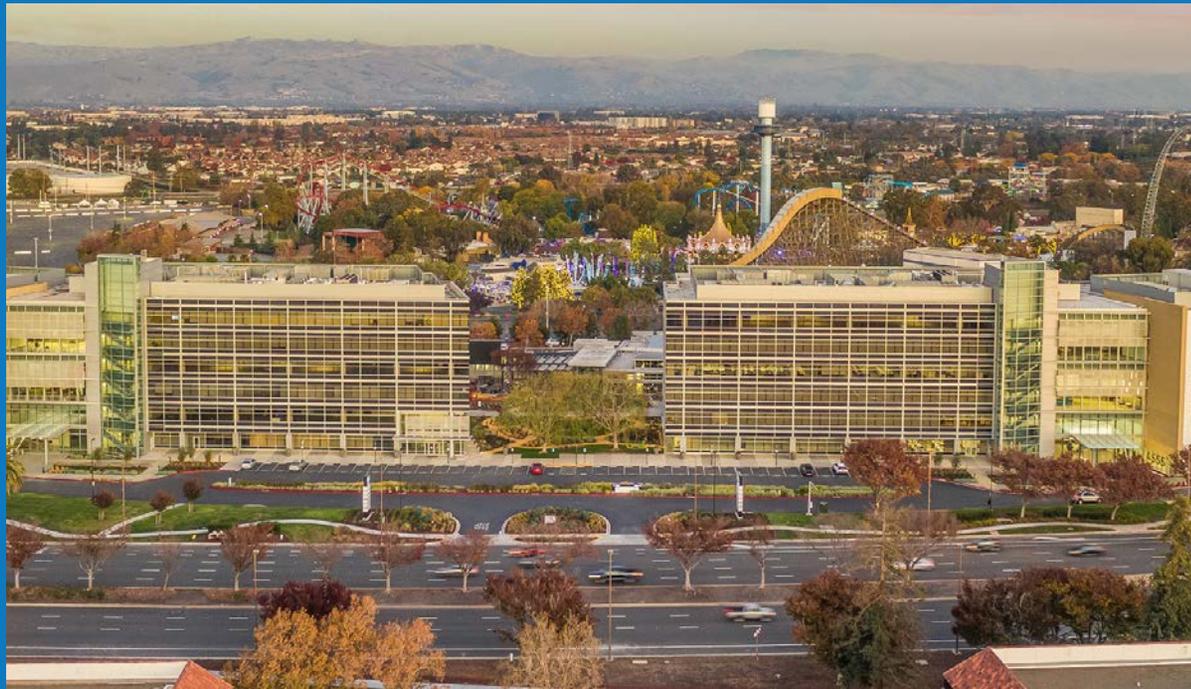
- 10** MINUTE DRIVE TO LAWRENCE CALTRAIN SHUTTLE STOP

- 11** MINUTE DRIVE TO SAN JOSE INTERNATIONAL AIRPORT

- 70** MINUTES FROM LAWRENCE STATION TO SAN FRANCISCO

- ACE TRAIN SHUTTLE
- - - LIGHT RAIL
- - - CALTRAIN
- - - ACE TRAIN

GREAT AMERICA COMMONS



4555 & 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CALIFORNIA

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