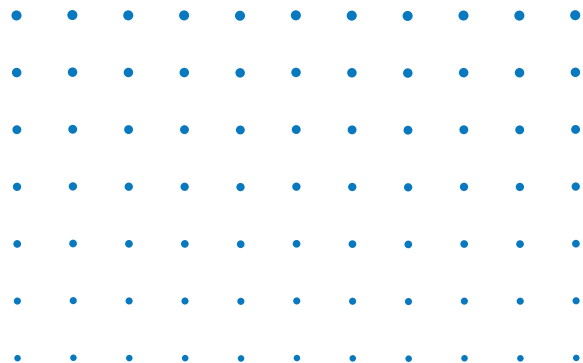


GREAT • • • • •  
AMERICA • • • • •  
C • MM • NS • • • • •  
• • • • • • • • • •

4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

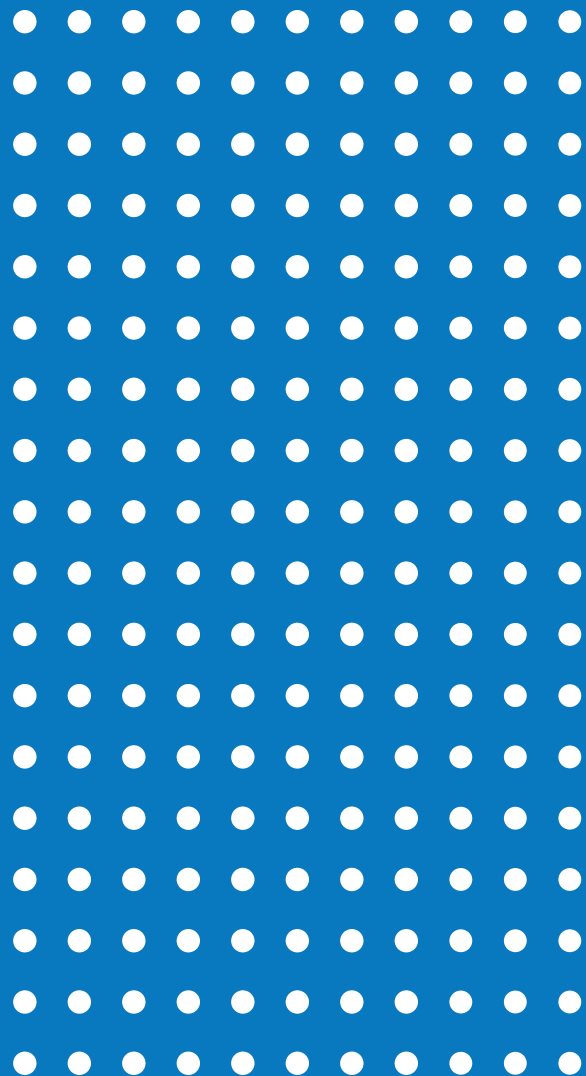
ENJOY:  
THE GREAT OUTDOORS



±16,925 – ±170,275 SF

CLASS A OFFICE FOR LEASE

[GREATAMERICACOMMONS.COM](http://GREATAMERICACOMMONS.COM)



# GROWTH : READY

Built for a growth-ready company with up to 170,275 SF available.

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



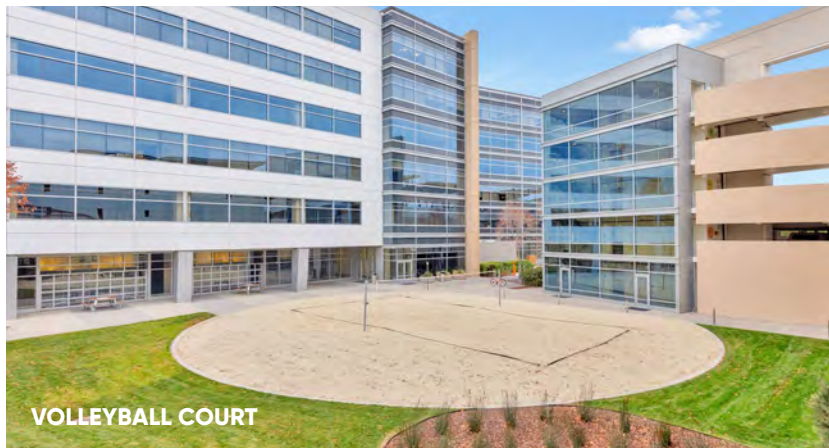
# THE GREAT OUTDOORS



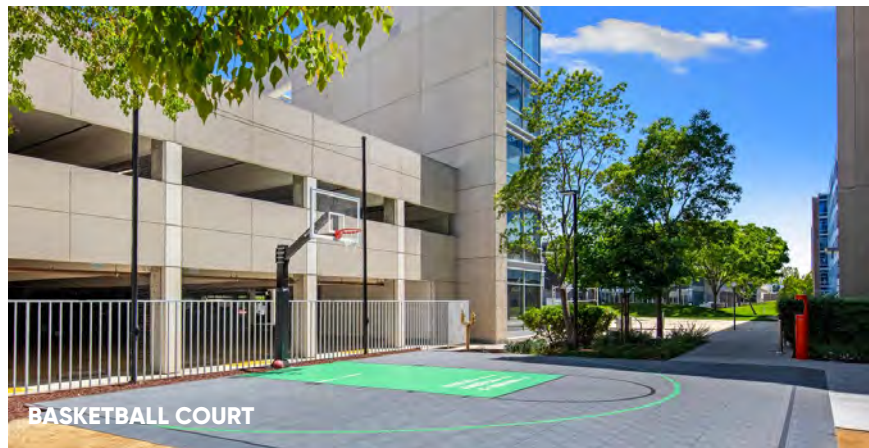
FITNESS CENTER



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.

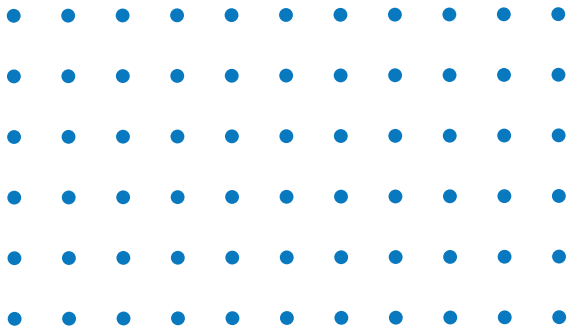


fitwel<sup>™</sup> CERTIFIED ★ ★



# 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



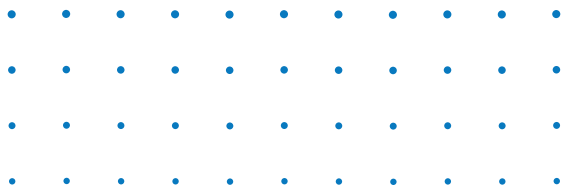
FIREWALL LOUNGE

# H ▴ RVEST H ▴ LL



## 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

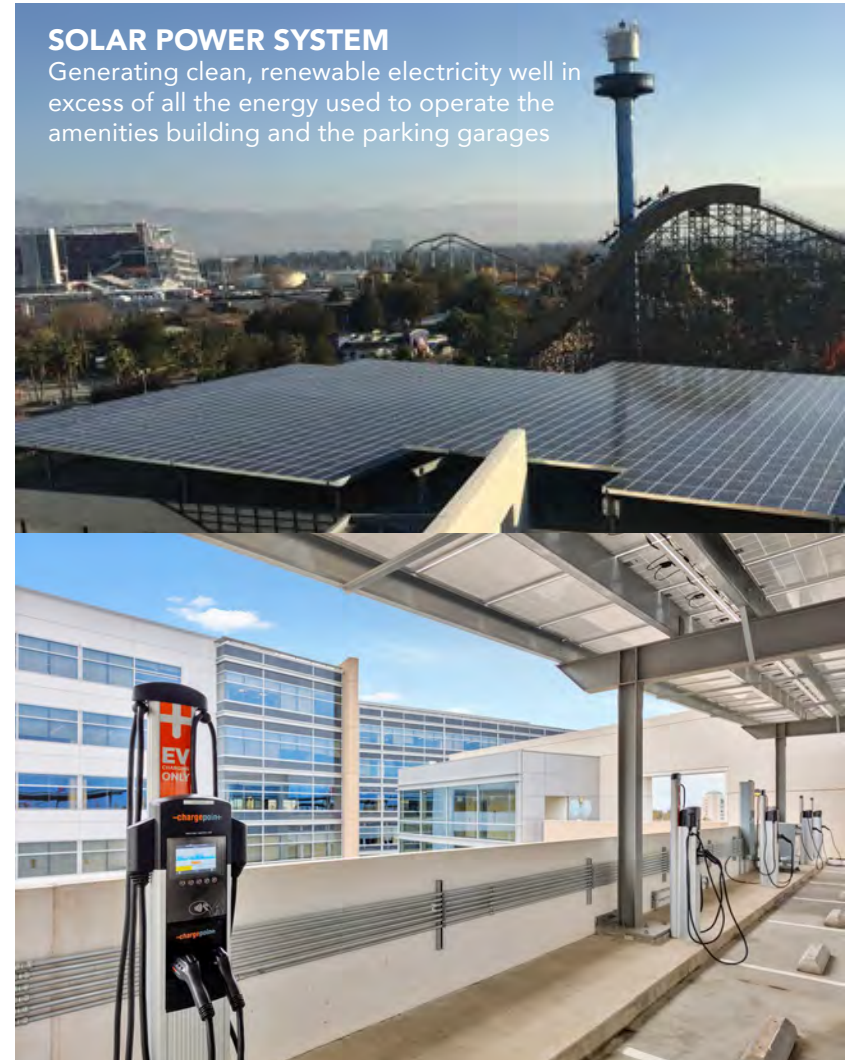
High efficiency HVAC upgrades

## 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.

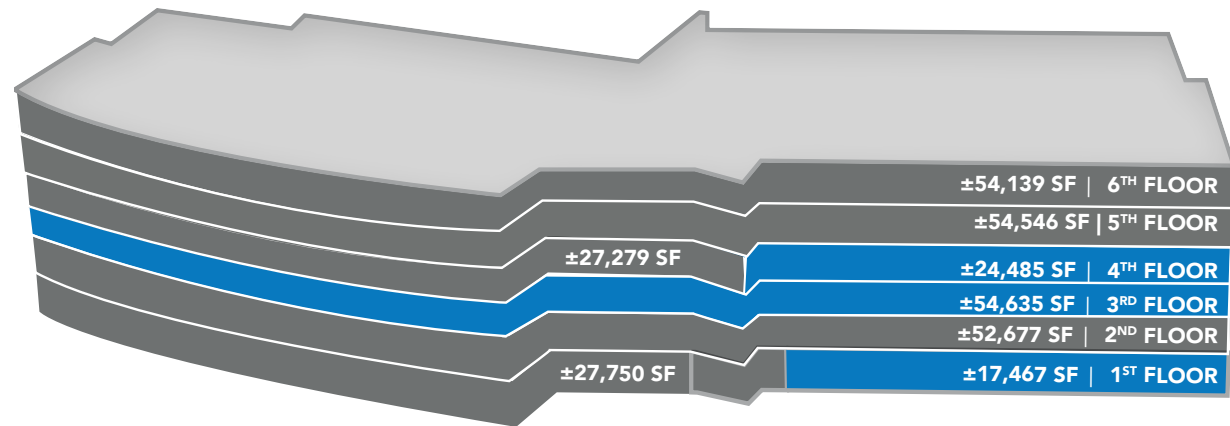
## SOLAR POWER SYSTEM

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



# STACKING PLANS

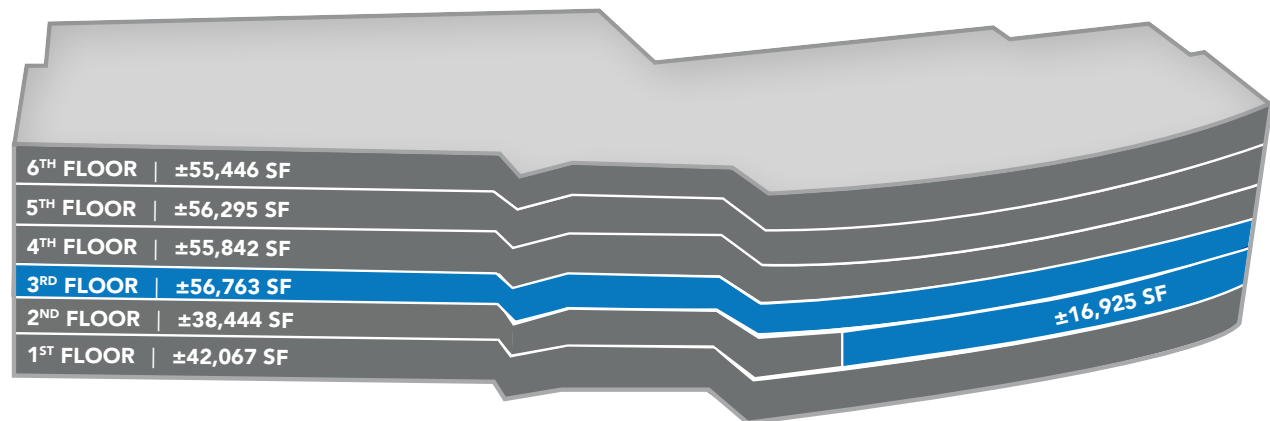
## 4655



## 4555

[SUITE 230 VIRTUAL TOUR](#)  
CLICK HERE

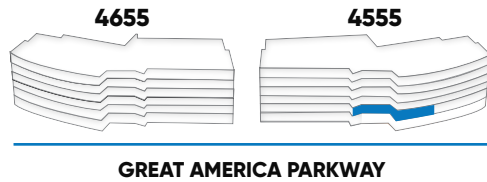
[SUITE 240 VIRTUAL TOUR](#)  
CLICK HERE



■ AVAILABLE ■ LEASED

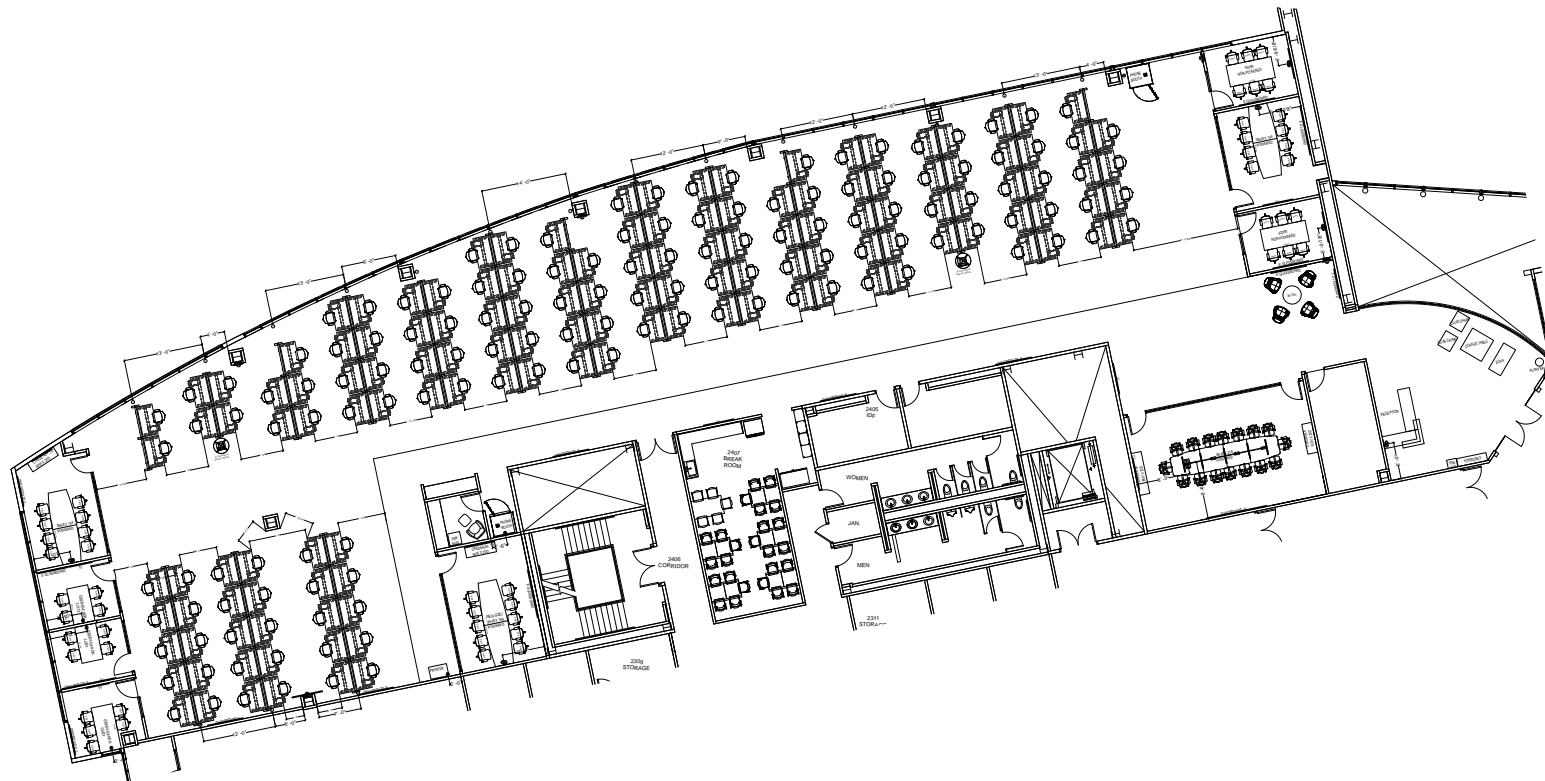


# 4555 GREAT AMERICA : SUITE 240 ±16,925 SF



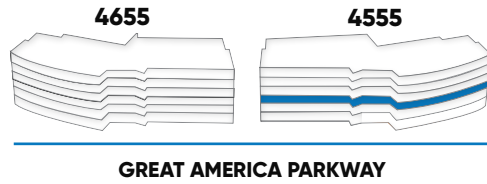
## HIGHLIGHTS

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



[SUITE 240 VIRTUAL TOUR](#)  
[CLICK HERE](#)

# 4555 GREAT AMERICA : SUITE 300 ±56,763 SF



## HIGHLIGHTS

- Available April 1, 2026

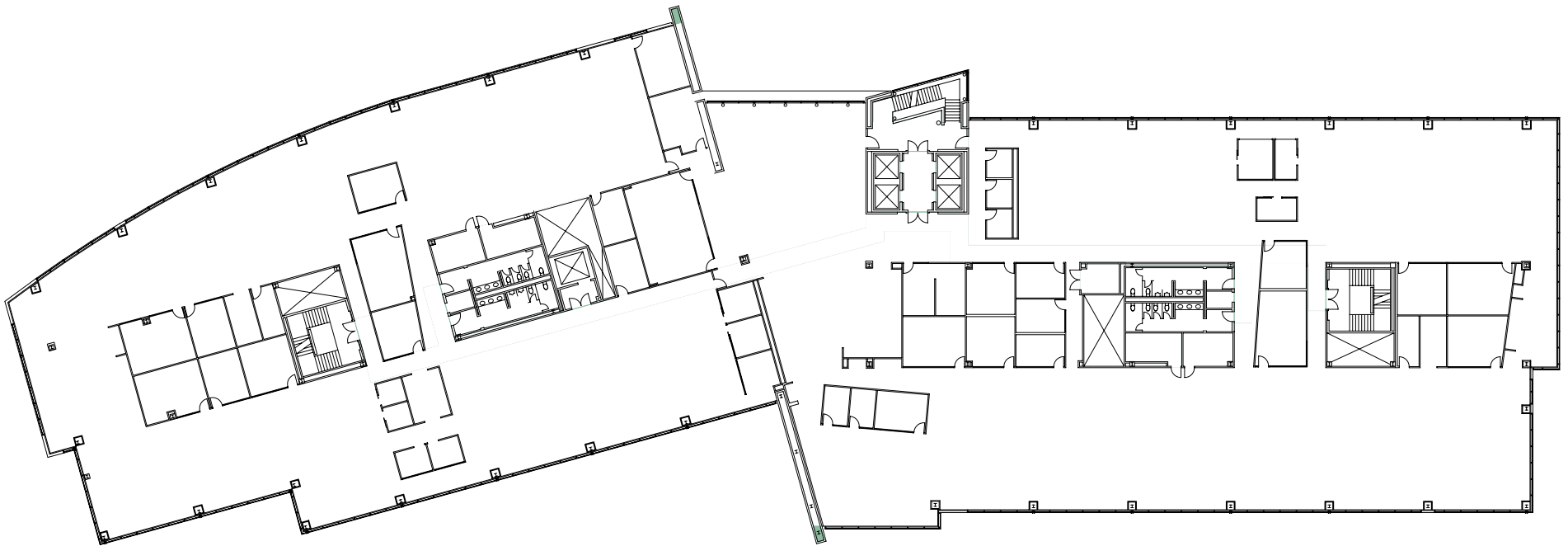
## FLOOR POWER

- 800 Amps 120/208v
- 400 Amps 277/480v

## SUPPLEMENTAL POWER AVAILABLE

- 400 Amps 277/480v
- 1,600 Amps 120/208v

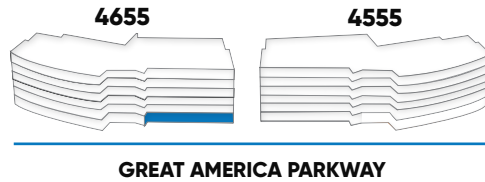
GREAT AMERICA PARKWAY





## 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

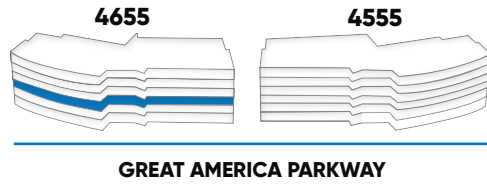


## 4655 GREAT AMERICA : FIRST FLOOR EXCLUSIVE INDOOR OUTDOOR SPACE





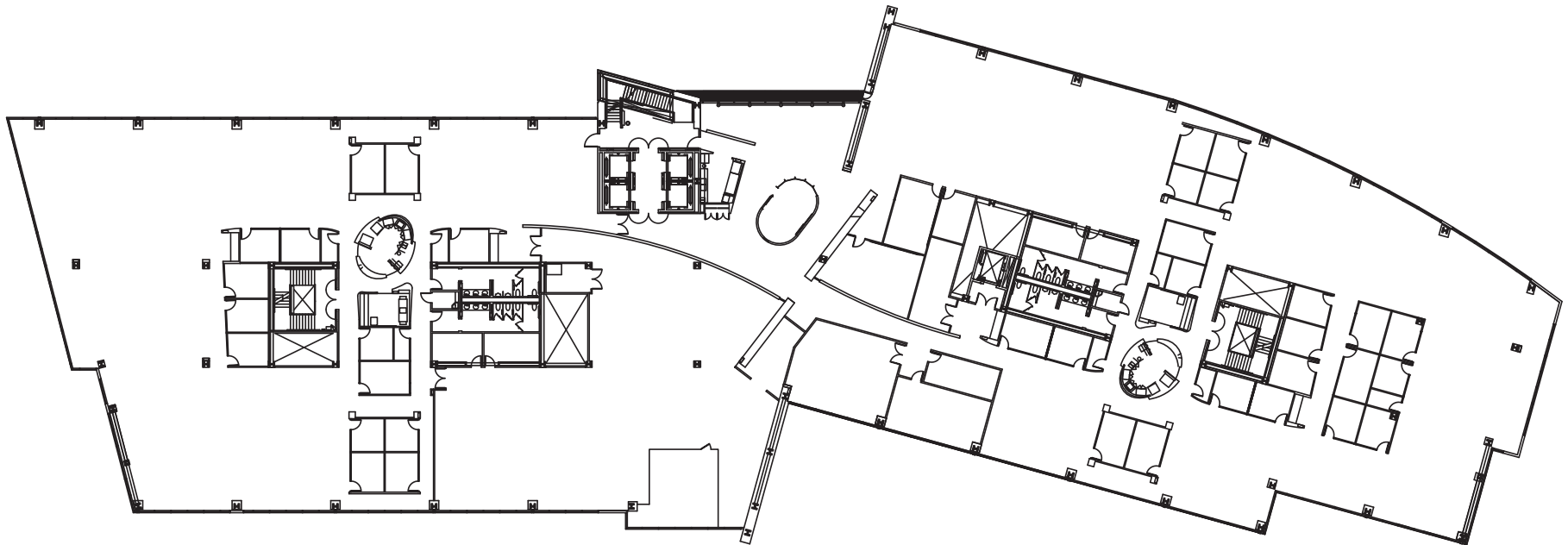
# 4655 GREAT AMERICA : SUITE 301 ±54,635 SF



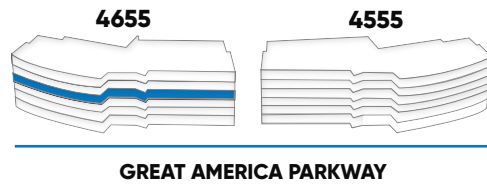
## FLOOR POWER

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

GREAT AMERICA PARKWAY



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



**SUITE 450 VIRTUAL TOUR**  
CLICK HERE

## AVAILABLE SUITES

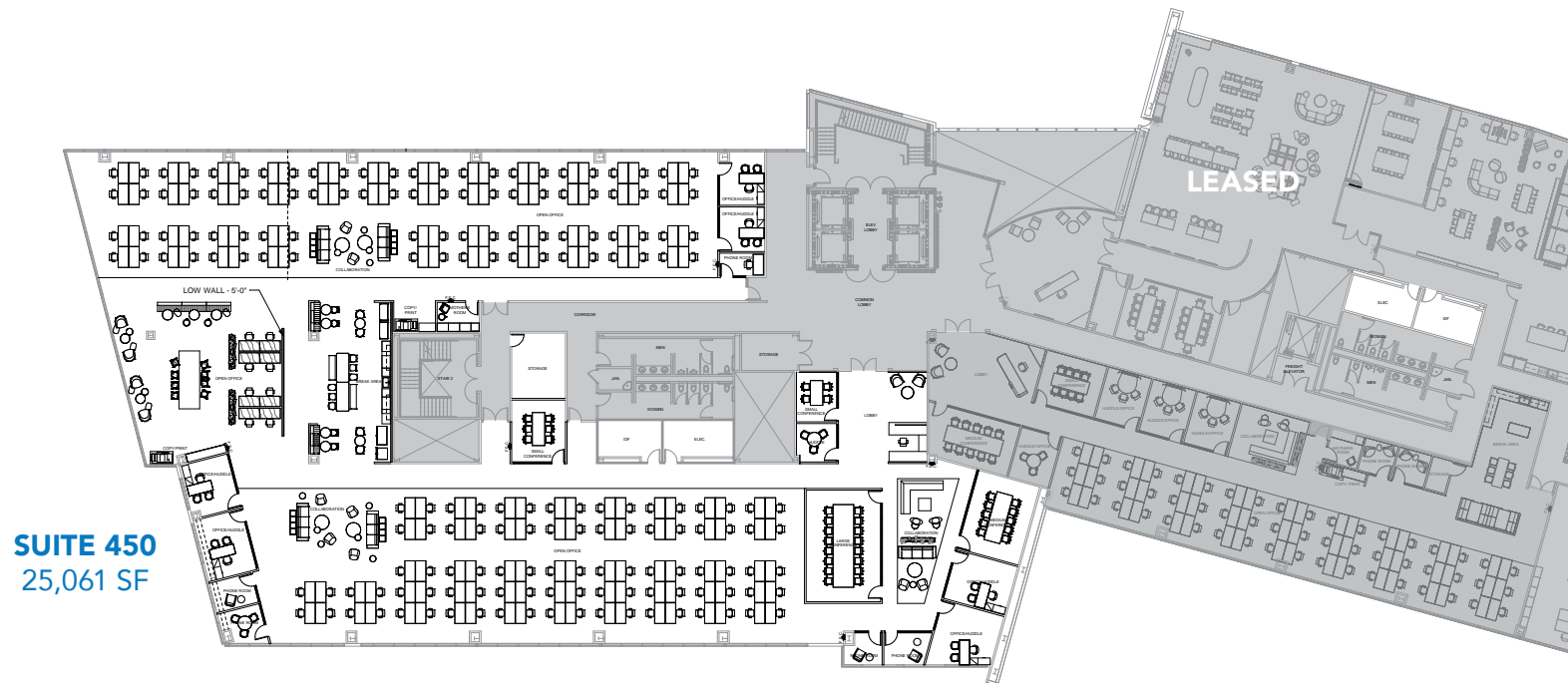
### Suite 450 - 25,061 SF

- (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



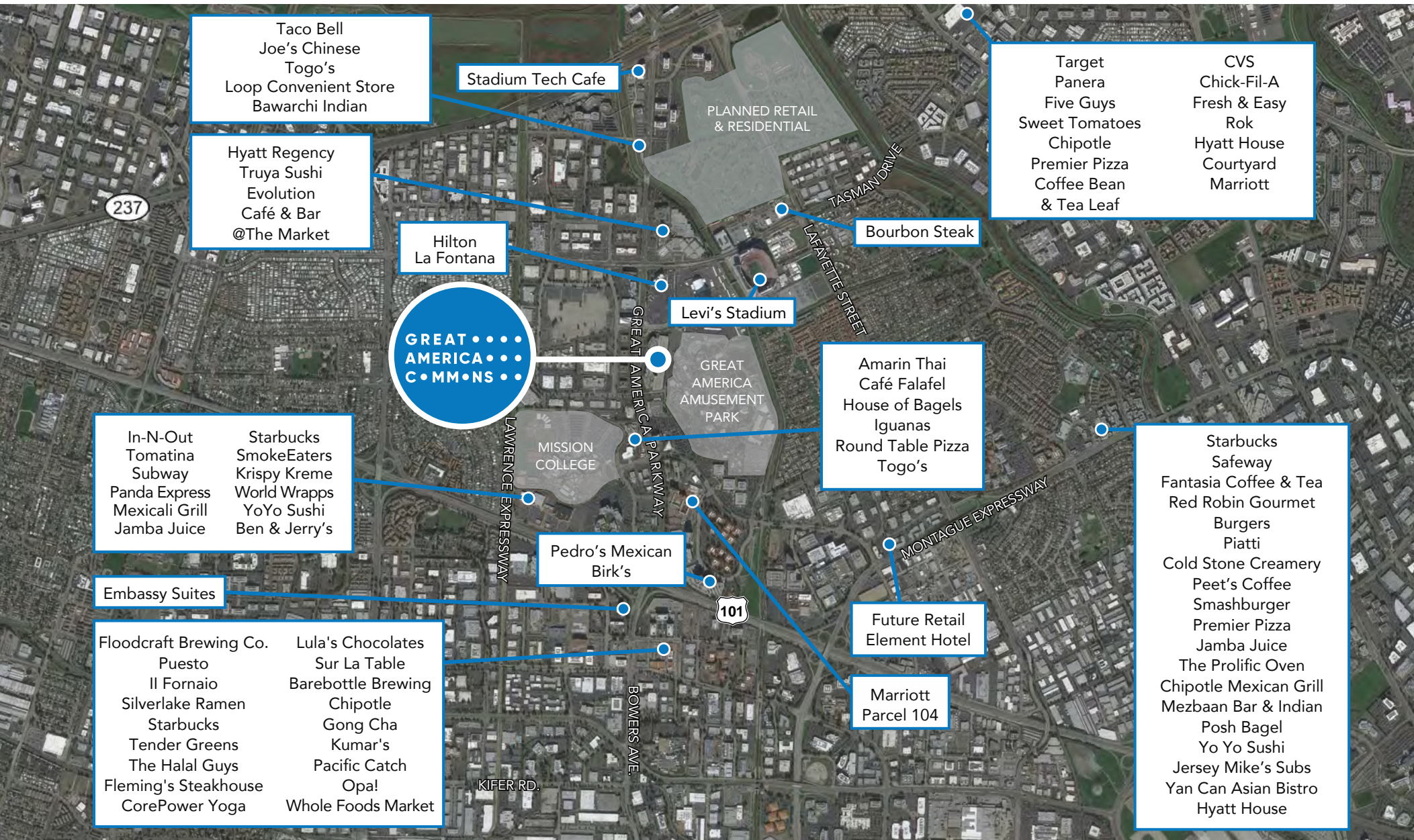


## 4655 GREAT AMERICA : SUITE 450



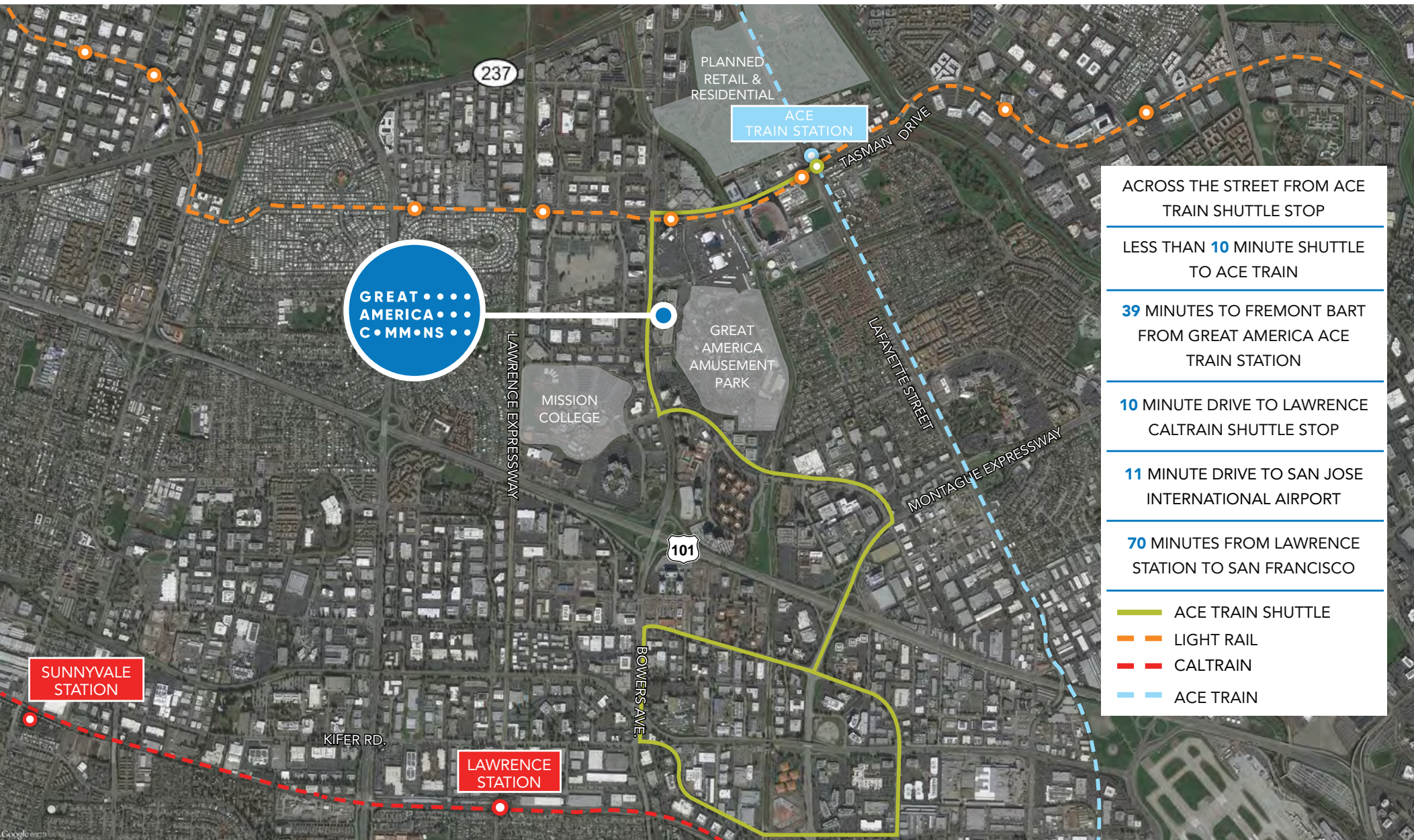


# AMENITIES





# TRANSPORTATION



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

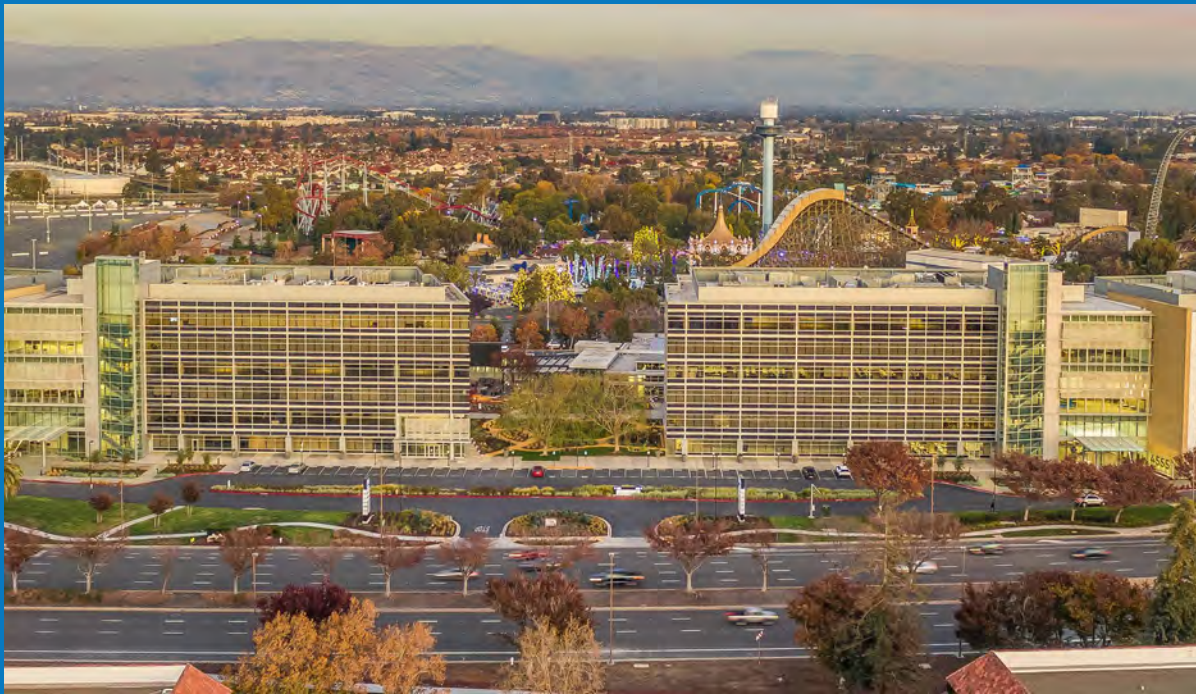
**11** MINUTE DRIVE TO SAN JOSE  
INTERNATIONAL AIRPORT

**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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