

# PARKWAY PLAZA



## DISCOVER THE DIFFERENCE

±841 SF to ±4,069 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

[4655 | Suite 350](#) 2,691 3 private offices, kitchen and open area


[4699 | Suite 470](#) 4,069 3 private offices, conference room, kitchen, server room 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 8/31/25 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**

TASMAN DR

**Levi's  
STADIUM**

**<) FORESCOUT**

LAFAYETTE ST

**GREAT AMERICA  
AMUSEMENT PARK**

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

**VERITAS  
amazon  
ERICSSON**

**ANALOG  
DEVICES  
arm**

101

**SANTA CLARA SQUARE**

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

**Micron**

**zscaler**

**CDKGlobal**

**NP**

**SAMSUNG**

**NP**

**intel**

**ORACLE**

LAWRENCE EXPY

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

AC Hotel by Marriott

TownPlace Suites  
Valley Plaza Cafe  
Sizzler  
Jack in the Box  
McDonald's  
Embassy Suites

**paloalto  
NETWORKS**

CENTRAL EXPY

ZANKER RD

MONTAGUE EXPY





RELATED SANTA CLARA  
RETAIL & RESIDENTIAL

237

OLD IRONSIDES  
LIGHT RAIL STOP

TASMAN DR

ACE TRAIN STATION

ACE TRAIN  
GREEN SHUTTLE

GREAT AMERICA  
AMUSEMENT PARK

PARKWAY  
PLAZA

MISSION COLLEGE

101

GREAT AMERICA PKWY

LAWRENCE EXPY

CENTRAL EXPY

BOWERS AVE

SAN TOMAS EXPY

MONTAGUE EXPY

LAWRENCE CALTRAIN  
STATION

**1 MINUTE** WALK TO ACE TRAIN  
GREEN SHUTTLE STOP

**13 MINUTES** TO ACE TRAIN  
STATION ON ACE TRAIN GREEN  
SHUTTLE

**9 MINUTE** DRIVE TO LAWRENCE  
CALTRAIN STATION

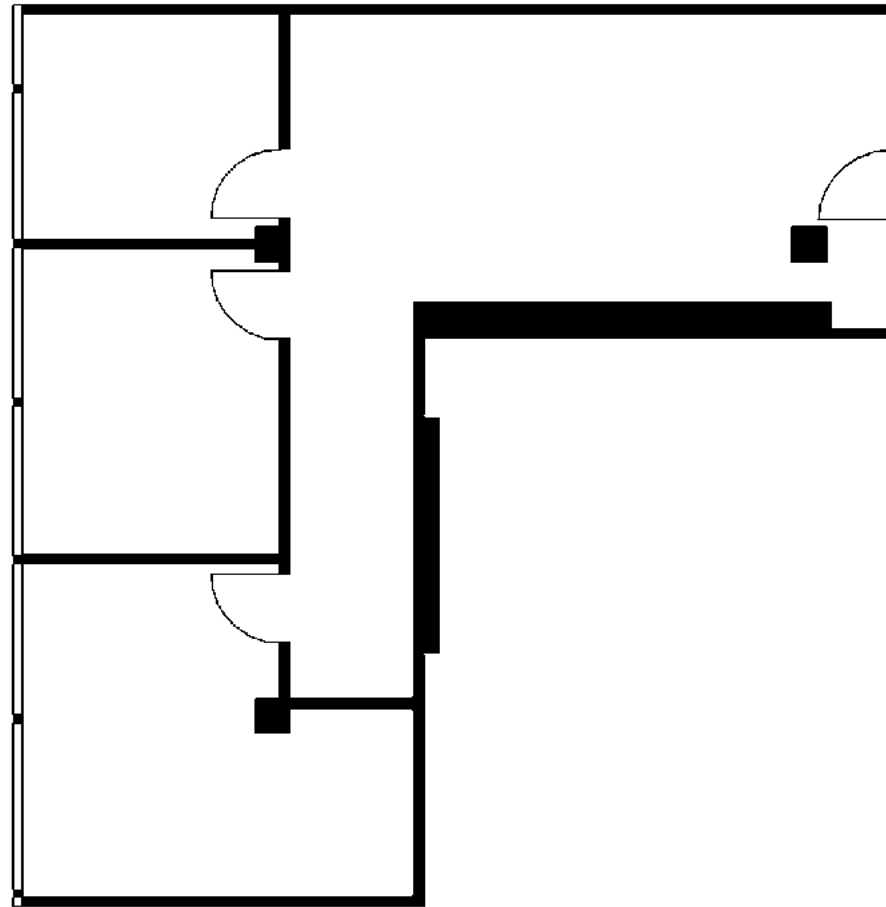
- ACE TRAIN SHUTTLE
- LIGHT RAIL
- CALTRAIN
- ACE SHUTTLE





SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
4633 OLD IRONSIDES					
Suite 310	\$2.95	978	8/1/25	3 private offices and open area	
Suite 380	\$2.75	1,056	Now	2 private offices and open area	
Suite 410	\$2.95	841	Now	2 offices and open area	
Suite 436	\$2.75	1,220	Now	3 private offices, conference room, storage room and reception area	
Suite 450	\$2.50	1,954	Now	1 private office, conference room, and open area	
4655 OLD IRONSIDES					
Suite 150	\$2.95	1,824	Now	Open area	
Suite 350   SALE	\$1.99*	2,691	Now	3 private offices, kitchen and open area	
4677 OLD IRONSIDES					
Suite 210	\$2.75	1,859	Now	3 private offices, kitchen and open area	
Suite 438	\$2.75	941	Now	1 private office	
4699 OLD IRONSIDES					
Suite 470   SALE	\$1.99*	4,069	Now	3 private offices, conference room, kitchen, server room and open area	

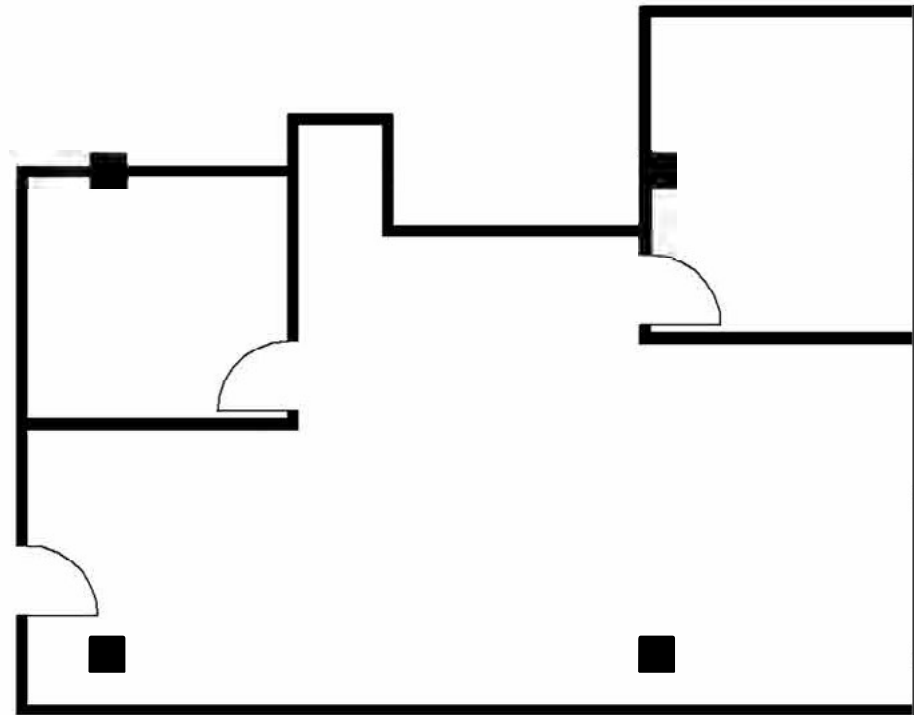
\*Rate is \$1.99 PSF for the first year with a 3% increase in the second



**4633 OLD IRONSIDES DRIVE**

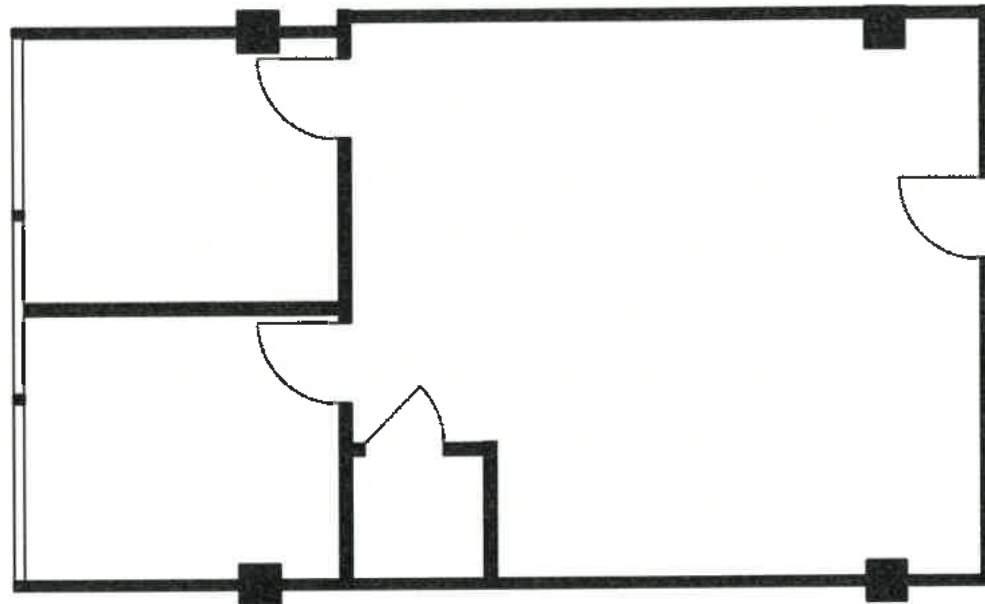
SUITE 310: ±978 SF





**4633 OLD IRONSIDES DRIVE**

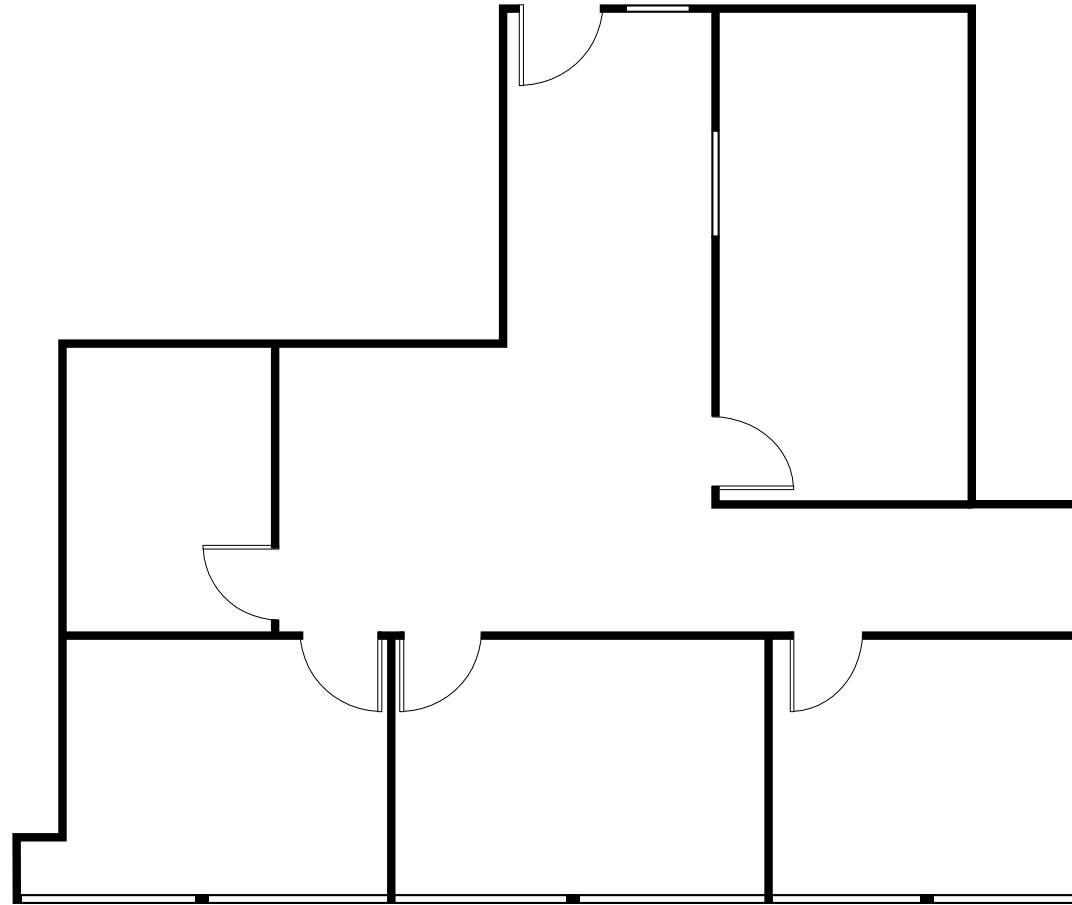
SUITE 380: ±1,056 SF



**4633 OLD IRONSIDES DRIVE**

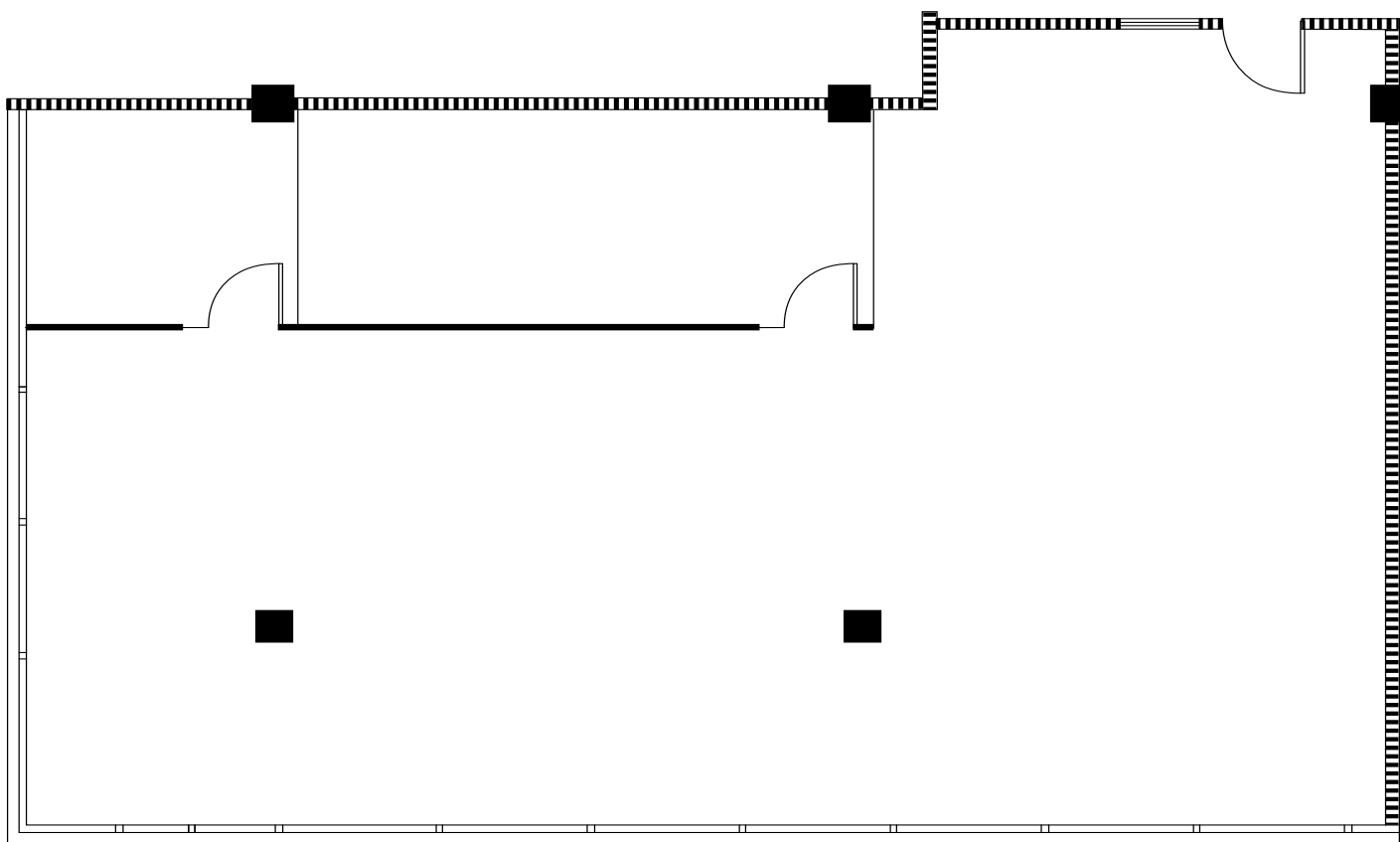
SUITE 410: ±841 SF





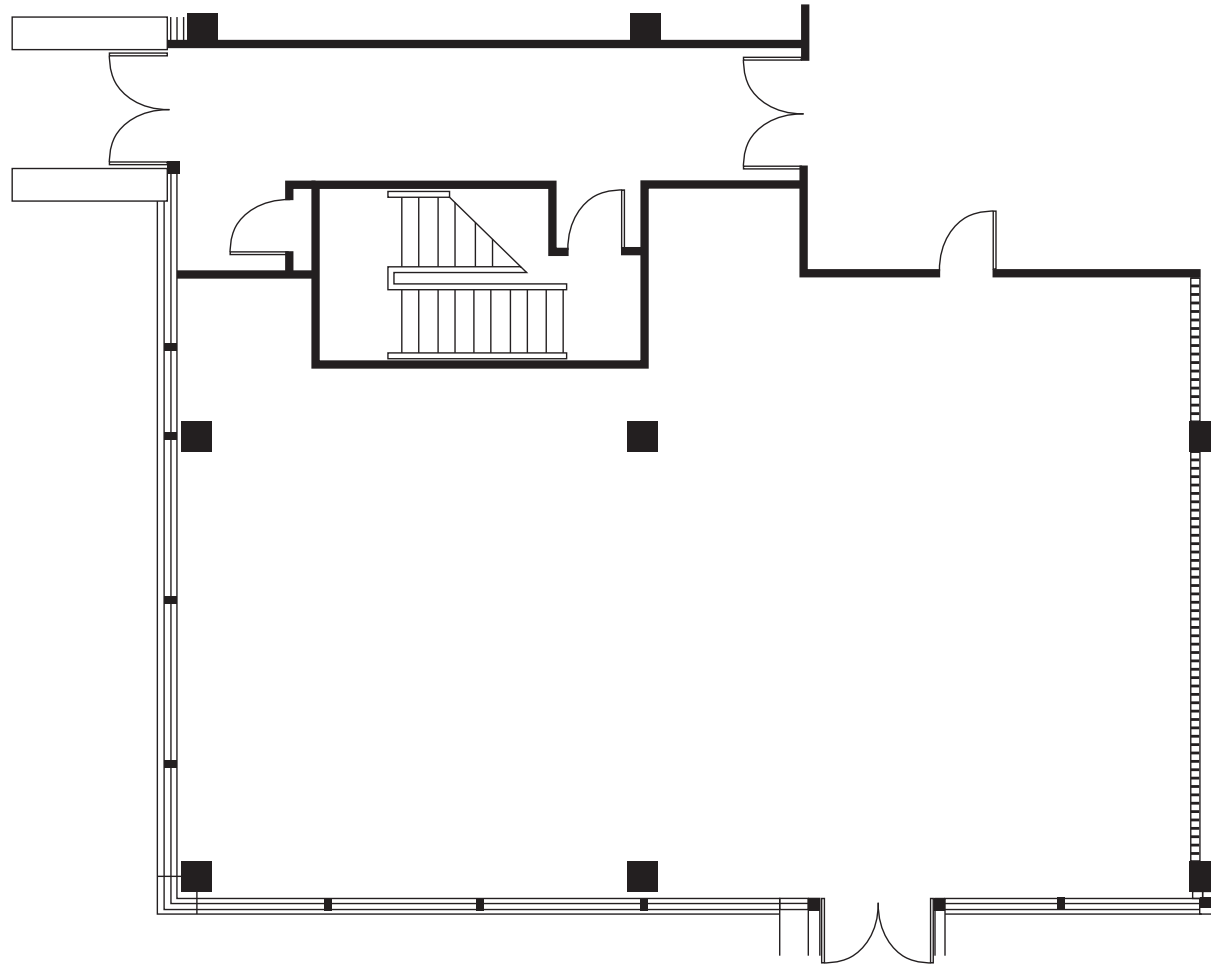
**4633 OLD IRONSIDES DRIVE**

SUITE 436: ±1,220 SF



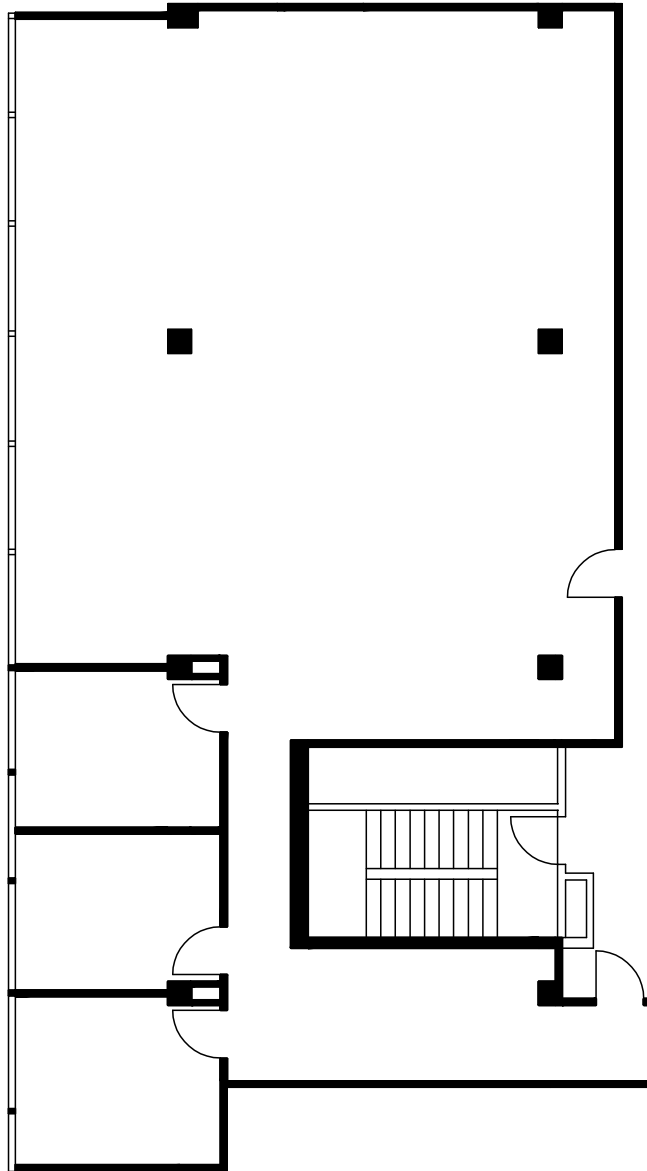
SUITE 450: ±1,954 SF





**4655 OLD IRONSIDES DRIVE**

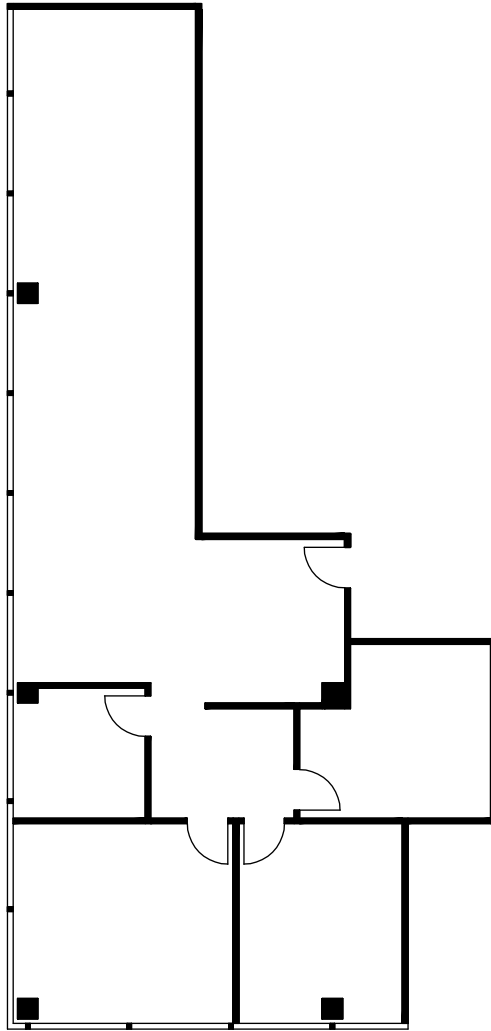
SUITE 150: ±1,824 SF



## **4655 OLD IRONSIDES DRIVE**

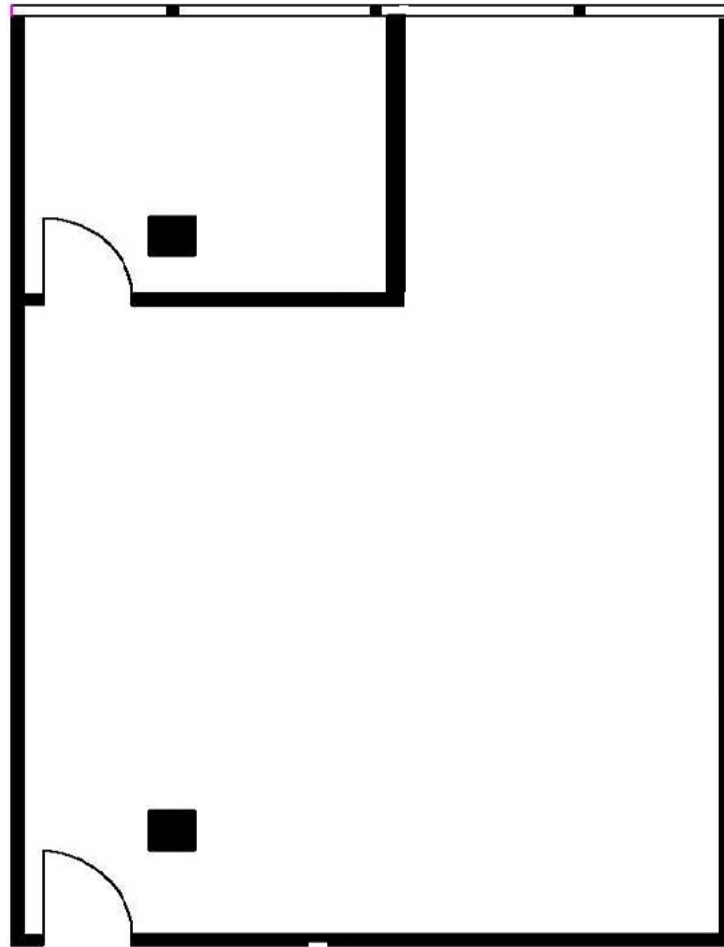
SUITE 350: ±2,691 SF





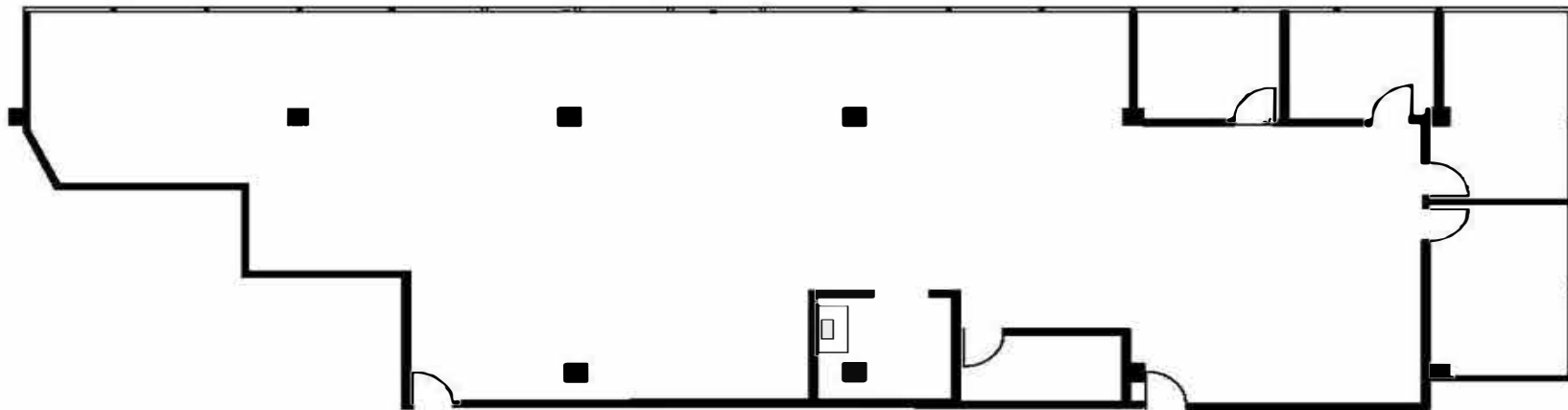
**4677 OLD IRONSIDES DRIVE**

SUITE 210: ±1,859 SF



**4677 OLD IRONSIDES DRIVE**

SUITE 438: ±941 SF



**4699 OLD IRONSIDES DRIVE**

SUITE 470:  $\pm$ 4,069 SF



# PARKWAY PLAZA

4633-4699 OLD IRONSIDES DRIVE  
SANTA CLARA | CA

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