

# ACWEST

AMERICACENTER  
WEST



SHORENSTEIN



CBRE



CUSHMAN &  
WAKEFIELD

6201 AMERICA CENTER DRIVE | SAN JOSE

# ACWEST

## // PROPERTY HIGHLIGHTS



### 6-STORY CLASS A OFFICE BUILDING:

Up to **±150,160 SF** Available

**Suite 100:** ±5,553 SF

**Suite 200:** ±13,621 SF\*

**Suite 240:** ±15,429 SF\*

**Suite 300:** ±38,519 SF

**Suite 400:** ±38,519 SF

**Suite 500:** ±38,519 SF

*\*Can be combined for a total of **±29,050 SF***



### OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space

Basketball, Sport Court & Pickle Ball



### FITNESS CENTER

State-of-the-Art Fitness Center with Showers & Lockers



### SUSTAINABILITY

Energy-efficient building design and eco-friendly amenities

[View Green Scorecard](#)



### PARKING

Generous ±3.3/1,000 parking ratio



### TRANSPORTATION

ACE Train Shuttle Stop on Site with Direct Connection to ACE Train



### CAFÉ

On-Site Café Serving Breakfast & Lunch

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## // SITE PLAN

**SPORT COURTS & COLLABORATION SPACE**



A blue callout box with a white border. It contains the text 'SPORT COURTS & COLLABORATION SPACE' in white, bold, uppercase letters. Below the text are two white line-art icons: a basketball court and a basketball. A blue line extends from the top right of this box to a blue dot on the site plan, indicating the location of these amenities.

**OUTDOOR AMENITIES**  
Seating Area with Fire Pits & Collaboration Space



A blue callout box with a white border. It contains the text 'OUTDOOR AMENITIES' in white, bold, uppercase letters, followed by 'Seating Area with Fire Pits & Collaboration Space' in a smaller white font. Below the text are two white line-art icons: a bench and a cluster of trees. A blue line extends from the top right of this box to a blue dot on the site plan, indicating the location of these amenities.



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Outdoor Seating & BBQ Area



Fitness Center



Conference Facility



On-site Café

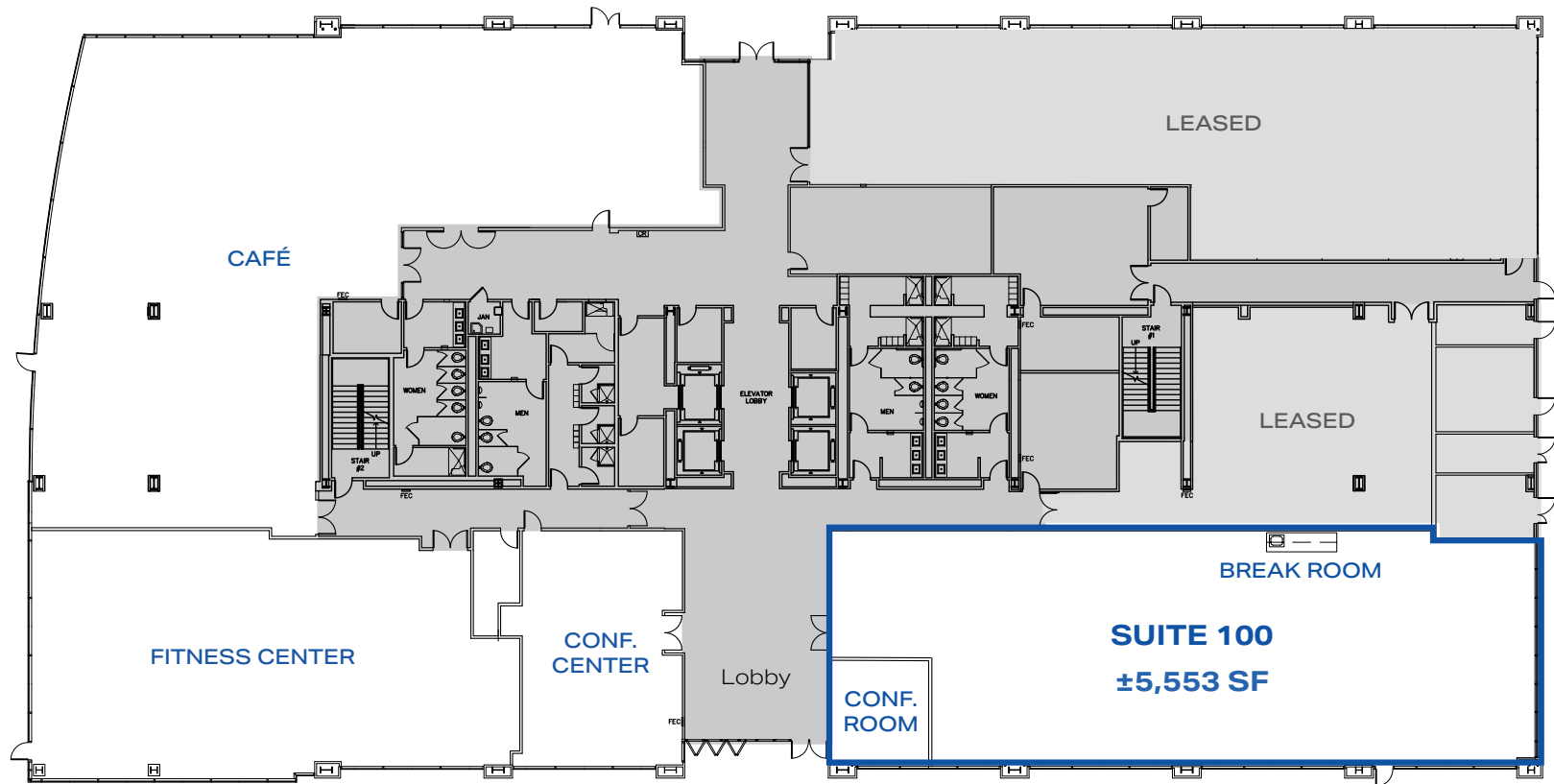


Sport Courts & Collab Space



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## FIRST FLOOR



### SUITE 100:

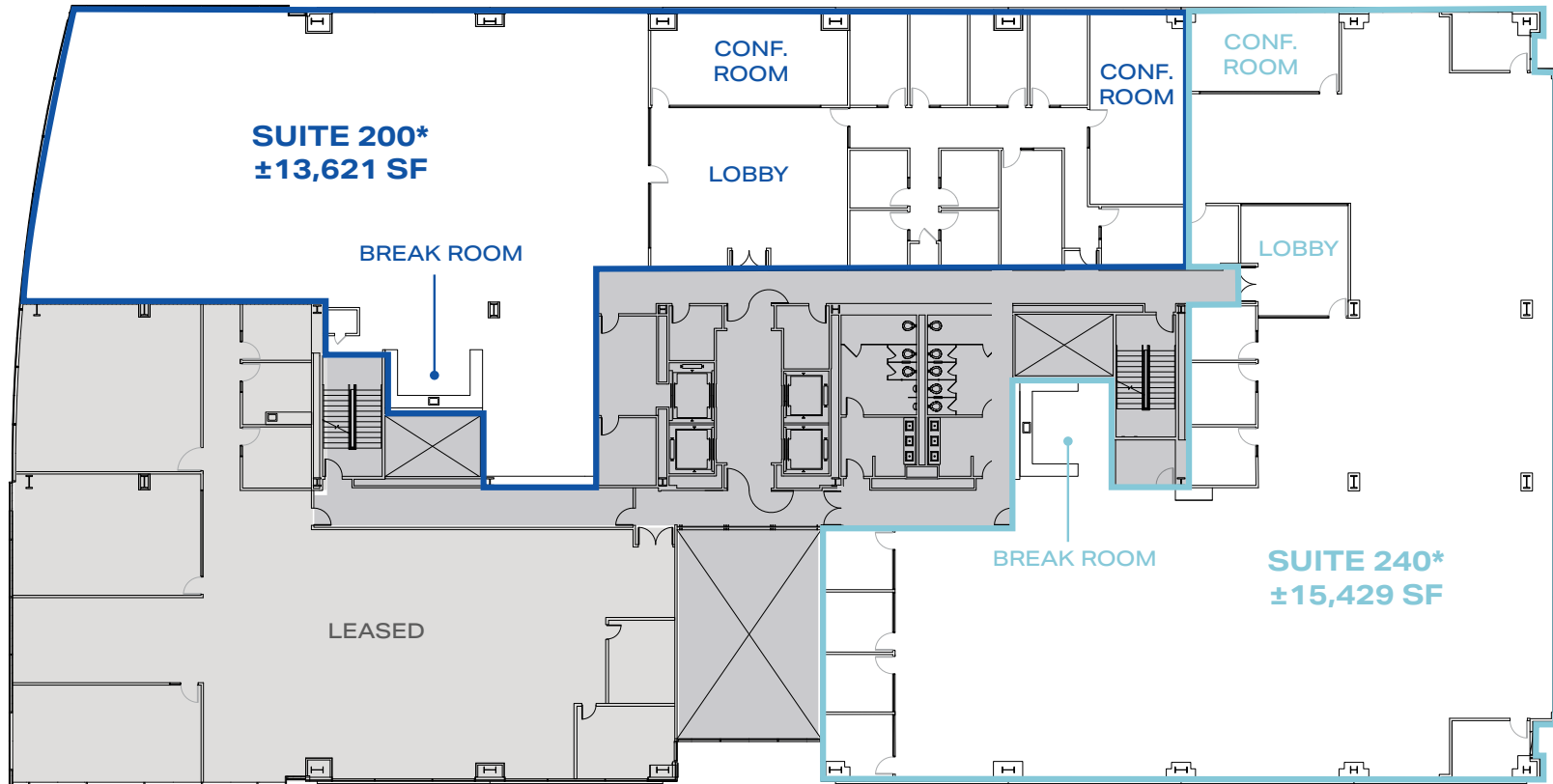
- Available Now
- 1 Conference Room
- Break Room

### ON-SITE AMENITIES:

- Café
- Fitness Center
- Conference Center

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## // SECOND FLOOR



*\*Suites can be combined for a total of ±29,050 SF*

### SUITE 200:

- Available Now
- 9 Offices
- 2 Conference Rooms
- Break Room

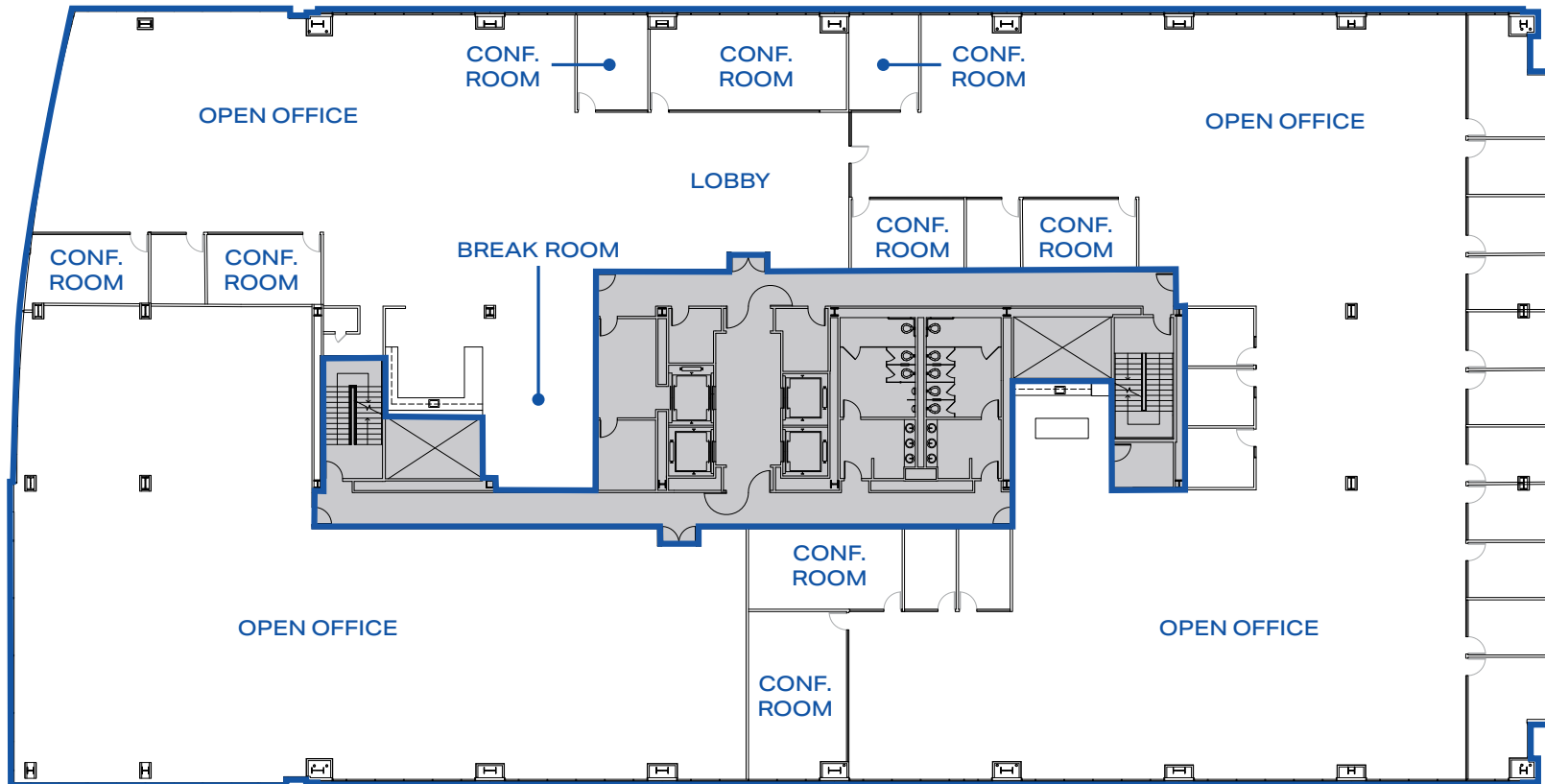
### SUITE 240:

- Available Now
- 9 Offices
- 1 Conference Room
- Break Room

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## THIRD FLOOR

±38,519 SF

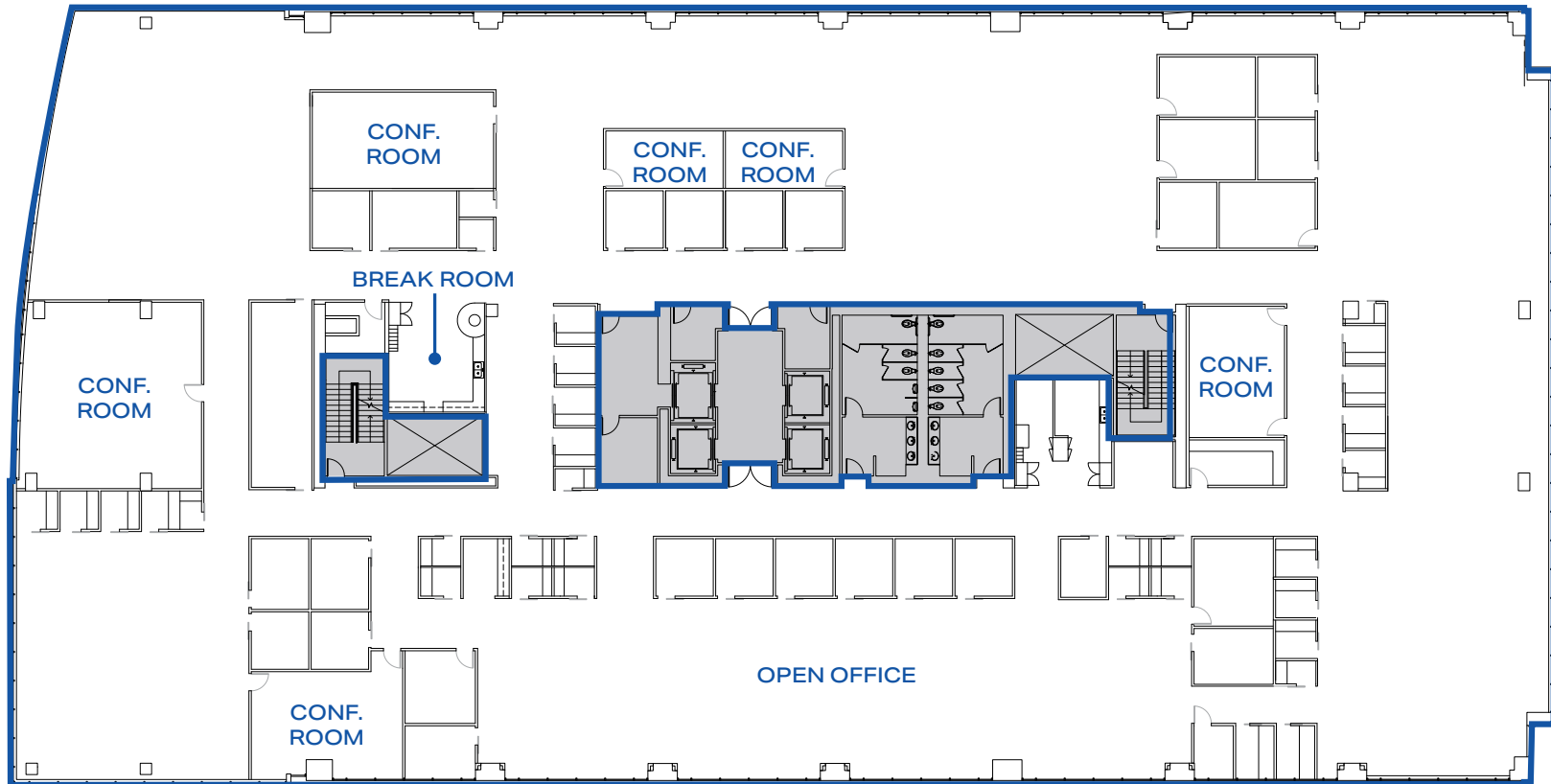


### SUITE 300:

- Available May 1, 2026
- ±38,519 SF
- 17 Offices
- 7 Conference Rooms
- Break Room

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/// FOURTH FLOOR  
±38,519 SF



## SUITE 400:

- Available April 1, 2026
- ±38,519 SF
- 26 Offices
- 6 Conference Rooms

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**FIFTH FLOOR**  
±38,519 SF



## SUITE 500:

- Available April 1, 2026
- ±38,519 SF
- 12 Offices
- 8 Conference Rooms
- Training Room

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## // AMENITIES

- 1** Loop Neighborhood Market  
Chick'nCone  
Golkonda Indian  
Joe Chinese  
TOGO's Sandwiches
- 2** 1 Oz Coffee
- 3** Hyatt Regency & Convention Center  
Hilton Santa Clara  
La Fontana  
Evolution Restaurant & Bar  
Market Cafe  
Truya Sushi
- 4** Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Café
- 5** **@FIRST**  
Hyatt House  
Courtyard by Marriott  
Target  
Fish's Wild  
SAJJ Mediterranean  
Blue Water Seafood and Crab  
Panda Express  
Shan Restaurant  
Chick-fil-A  
Chipotle Mexican Grill  
CVS  
Starbucks
- 6** Avatar Hotel  
Santa Clara Marriott  
Tea Spot Cafe  
Iguanas Burritozilla  
House of Bagels  
Amakai Japanese  
HiroNori Craft Ramen  
Banh Me & Bowl
- 7** **MERCADO**  
In-N-Out  
Tomatina  
Krispy Kreme  
SmokeEaters  
Starbucks  
Jamba Juice  
World Wrapps  
Pho Hoa & Jazen  
Tostadas Prime  
The Roasted Crab  
Subway  
Paris Baguette  
AMC Theatres  
Homegoods  
Walmart
- 8** **SANTA CLARA SQUARE**  
Whole Foods Market  
CorePower Yoga  
Chipotle  
Gong Cha  
Jack's  
Pacific Catch  
Puesto  
Tender Greens  
Fleming's Steakhouse  
Lula's Chocolates  
Barebottle Brewing Co.  
Opal! Santa Clara  
Floodcraft Taproom  
Il Fornaio  
Starbucks  
The Halal Guys  
Eureka!

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# ACWEST

## // TRANSPORTATION

**19 MINUTES** on VTA Light Rail to Milpitas BART Station

**20 MINUTES** on ACE Green Shuttle to ACE Train Station

**25 MINUTES** on VTA Light Rail to Mountain View Caltrain Station

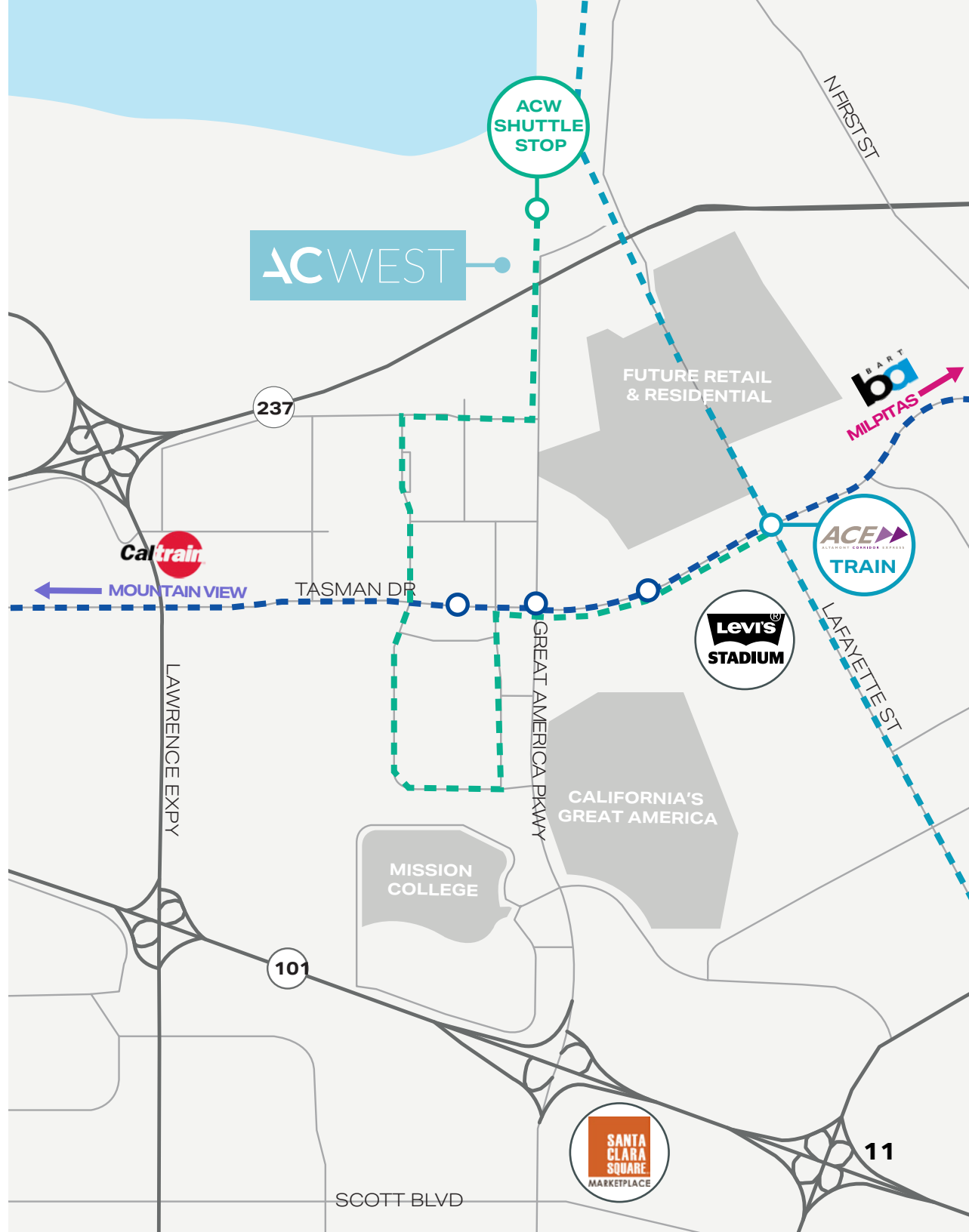
**39 MINUTES** on ACE Train to Pleasanton

**52 MINUTES** on Caltrain to San Francisco from Mountain View Caltrain Station

**64 MINUTES** on BART to Downtown Berkeley from Milpitas BART Station

- VTA LIGHT RAIL
- ACE GREEN SHUTTLE
- ACE TRAIN

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# ACWEST

## AMERICACENTER WEST

6201 AMERICA CENTER DRIVE  
SAN JOSE | CA

±5,553 SF - ±115,557 SF

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