

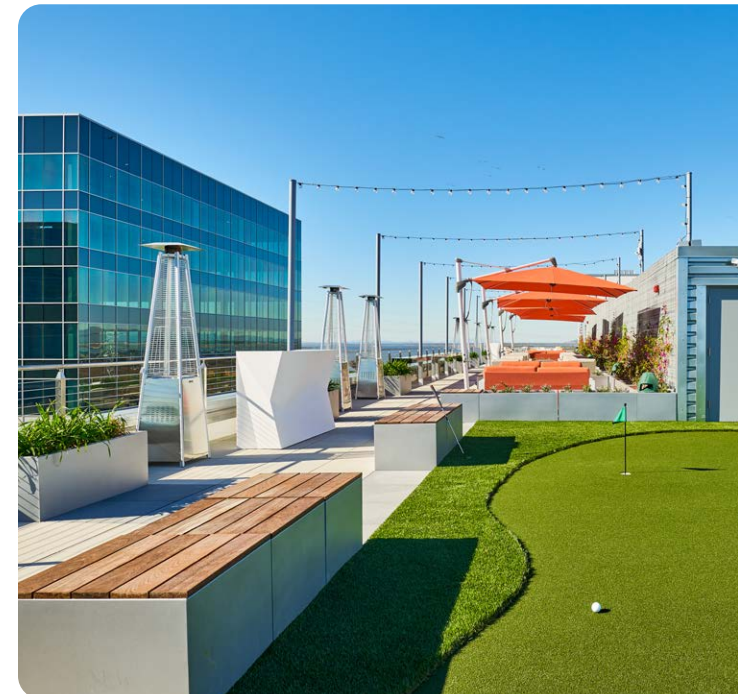


Class A Office for Lease
144,210 SF Available



CHOOSE THE HIGH GROUND

6220 America Center Dr
San Jose, CA



A NEW PERSPECTIVE



Superior Central Location

Immediate Freeway Access

Shorter Commute Times for Employees

Private Shuttle to Mountain View Caltrain Station



Prominence & Presence

The world headquarters of Hewlett Packard Enterprise, Flex, McAfee, and Bill.com

Highest Elevation along Hwy 237 corridor

65 Acre Campus





ENHANCED EMPLOYEE PRODUCTIVITY

Wellness

- Health and well-being are integrated throughout the entire Project—which attracts top talent, improves employee productivity, and reduces cost.
- NanaWall doors in each building provide fresh air from the Bay. Studies have shown that daylight and views matter, by relieving boredom, anxiety and stress, while increasing productivity.
- Spa-quality fitness center and on-site sport amenities deliver countless exercise options.

Unmatched Amenities

- Fully-furnished 21,274 SF Amenity Building with Roof Deck, Putting Green, Fitness Center, Yoga Studio, Café and Bar
- Sports Park, Outdoor Amphitheater, Fire Pits and Plaza with multiple meeting areas
- Surrounded by Open Space, Immediate Access to Bike and Jogging Trails
- EV Charging Stalls and sunken 4-story parking garage

Technology

- View Dynamic Glass automated windows maximize natural light while reducing heat and glare, eliminating the need for blinds, and creating a comfortable, productive and energy efficient environment
- Enterprise-grade technology services and amenities, including advanced fiber optic backbone network
- Fully WiFi enabled Campus

UNMATCHED AMENITIES



Fitness Center / Yoga Studio



Bar



Rooftop Lounge & Putting Green



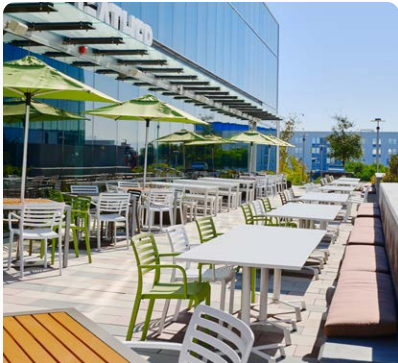
Presentation Theatre



Sports Park

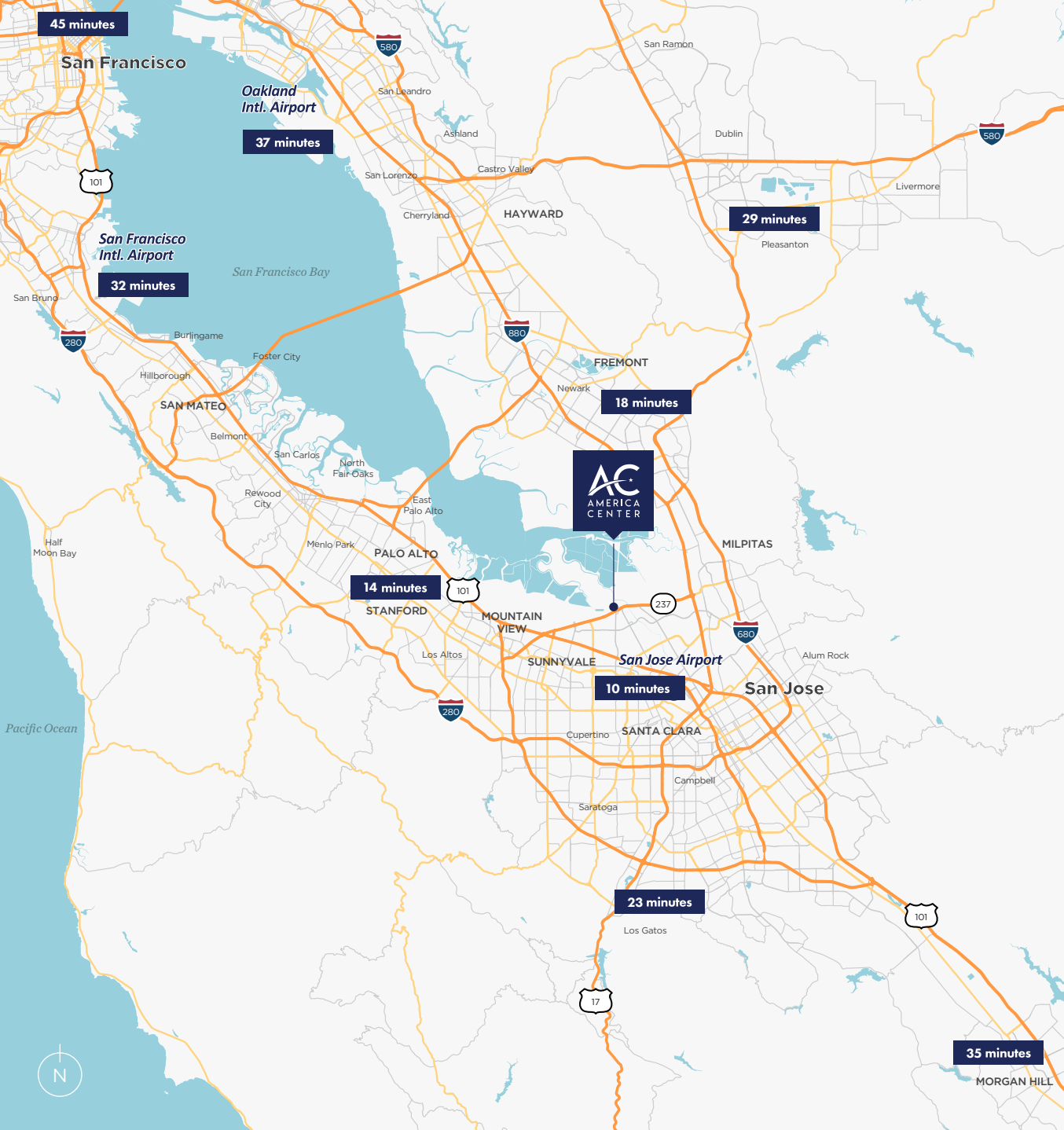


Café



Ample Outdoor Seating





PROXIMITY TO AMERICA CENTER

City	Drive Time	Mile
SJC Airport	10 min	7 mi
Palo Alto	14 min	11 mi
Fremont	18 min	14 mi
Los Gatos	23 min	20 mi
Pleasanton	29 min	23 mi
Morgan Hill	35 min	30 mi
SFO Airport	32 min	30 mi
OAK Airport	37 min	33 mi
San Francisco	45 min	42 mi

*Superior Central
Location*

1ST FLOOR

±21,912 SF

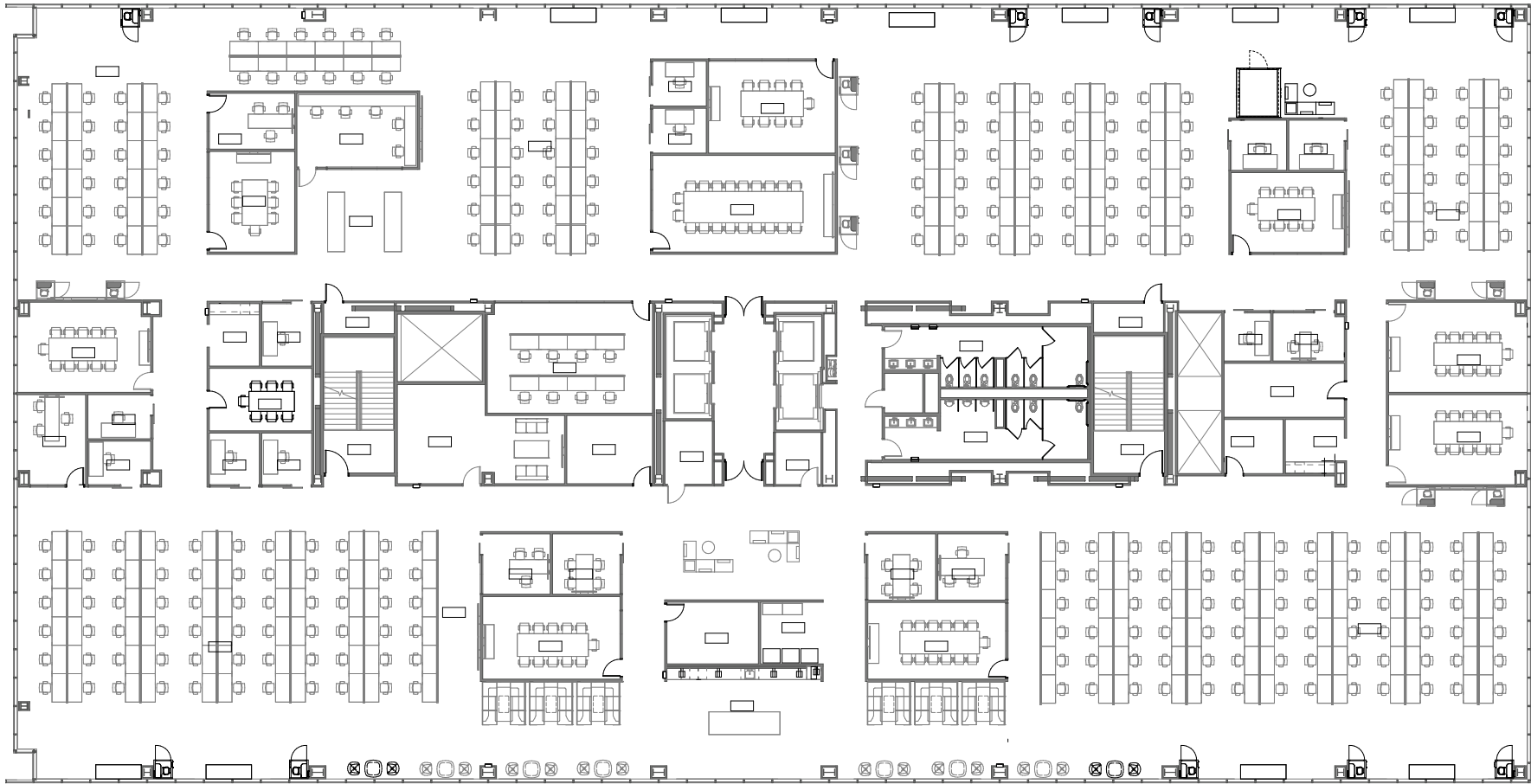


Suite 100
±15,821 SF

Suite 120
±6,091 SF

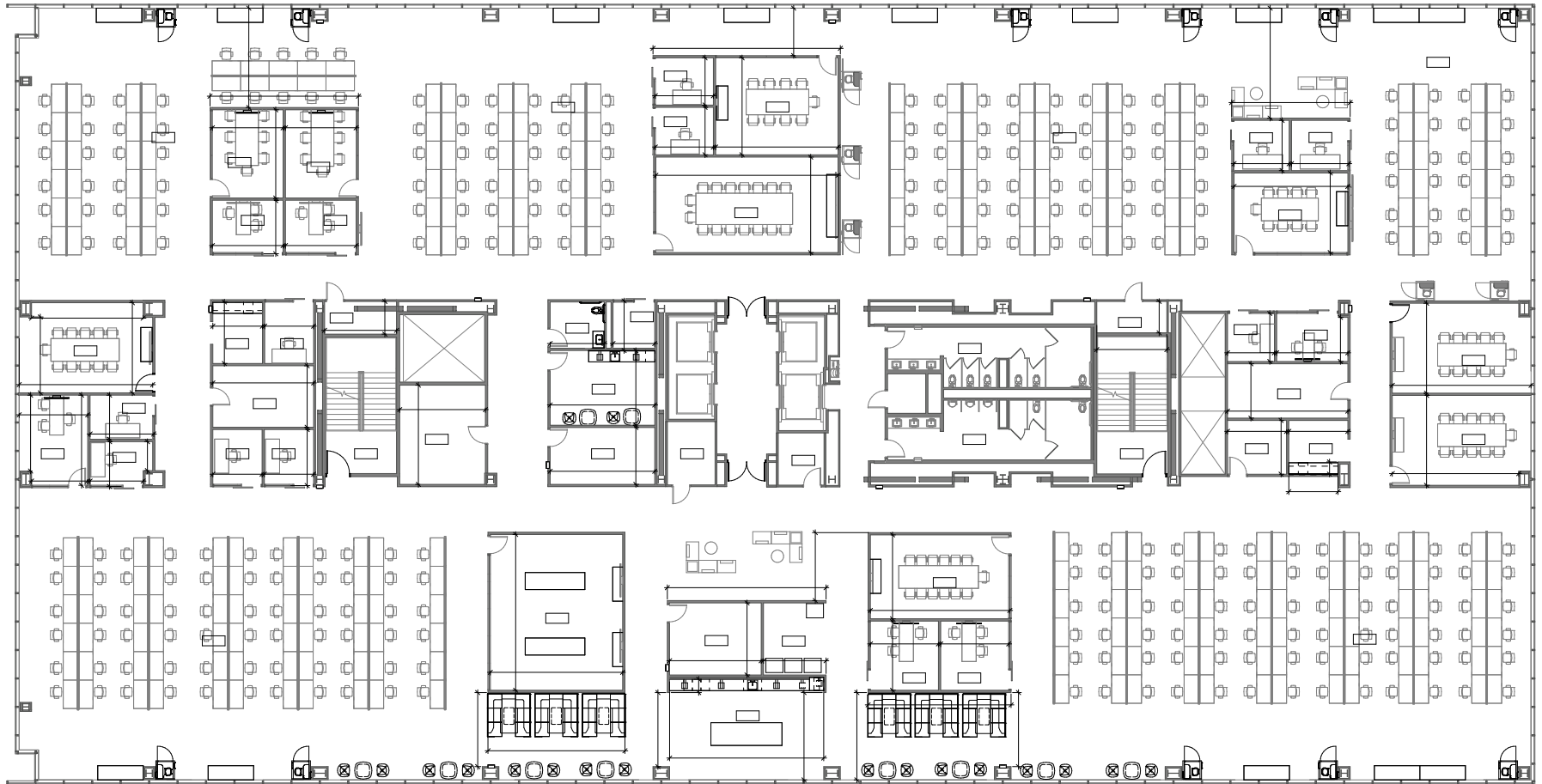
2ND FLOOR

±40,766 SF



3RD FLOOR

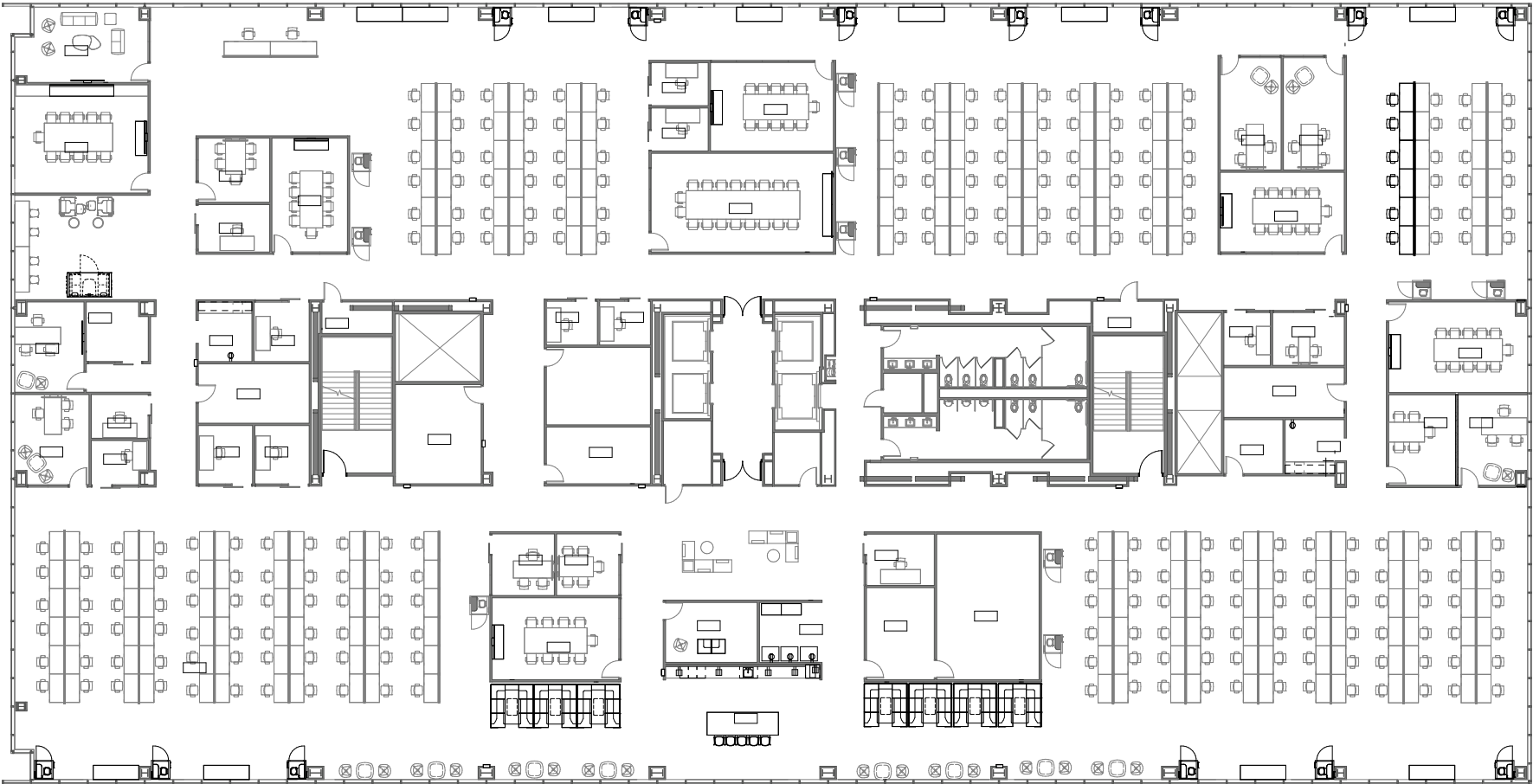
±40,766 SF



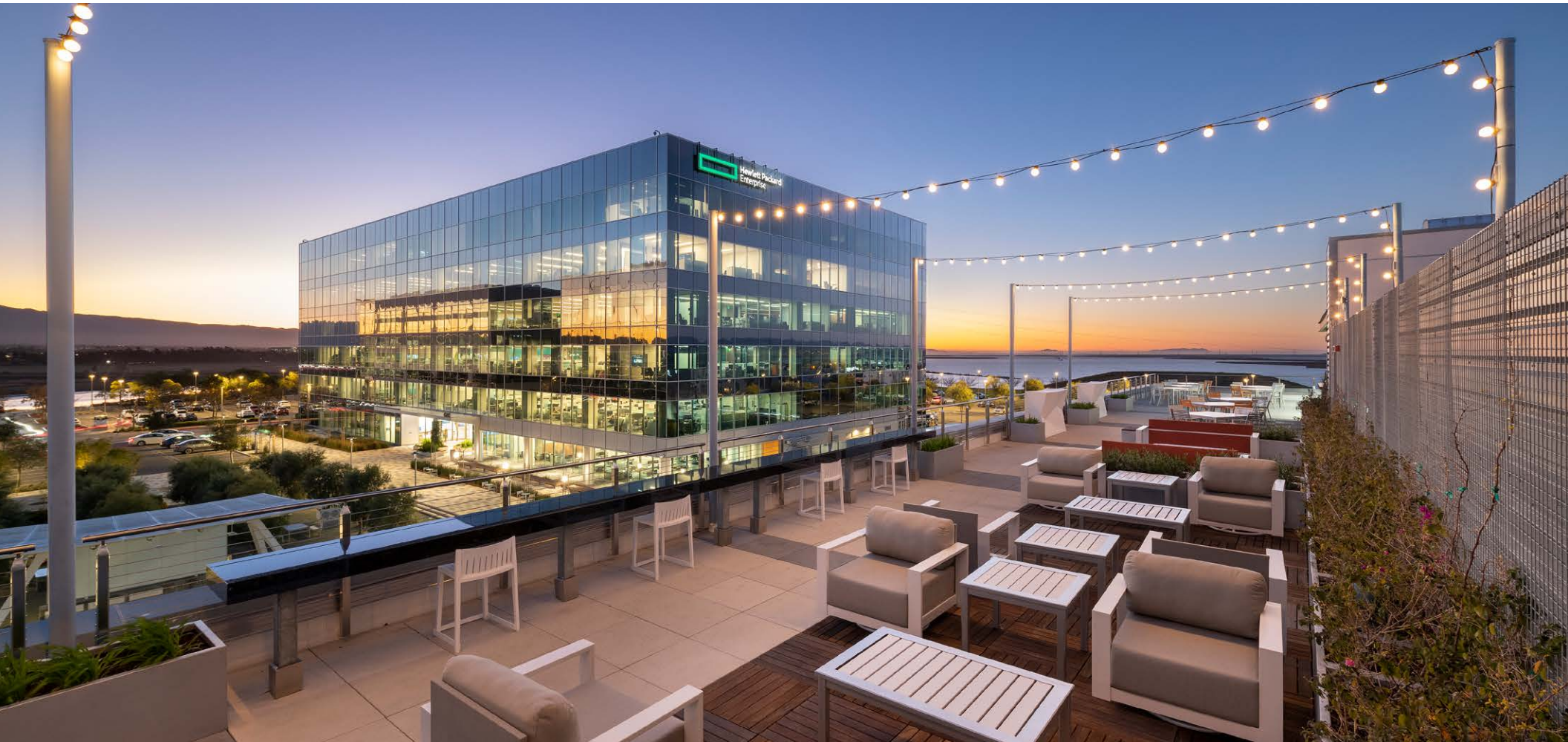
4TH FLOOR



±40,766 SF



AMERICA CENTER



Jeff Cushman
Vice Chairman

+1 408 572 4122
jeff.cushman@cushwake.com
Lic. #01308295

Scott Dever
Managing Director

+1 408 615 3457
scott.dever@cushwake.com
Lic. #01890552



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.29.2026