



AMERICA CENTER

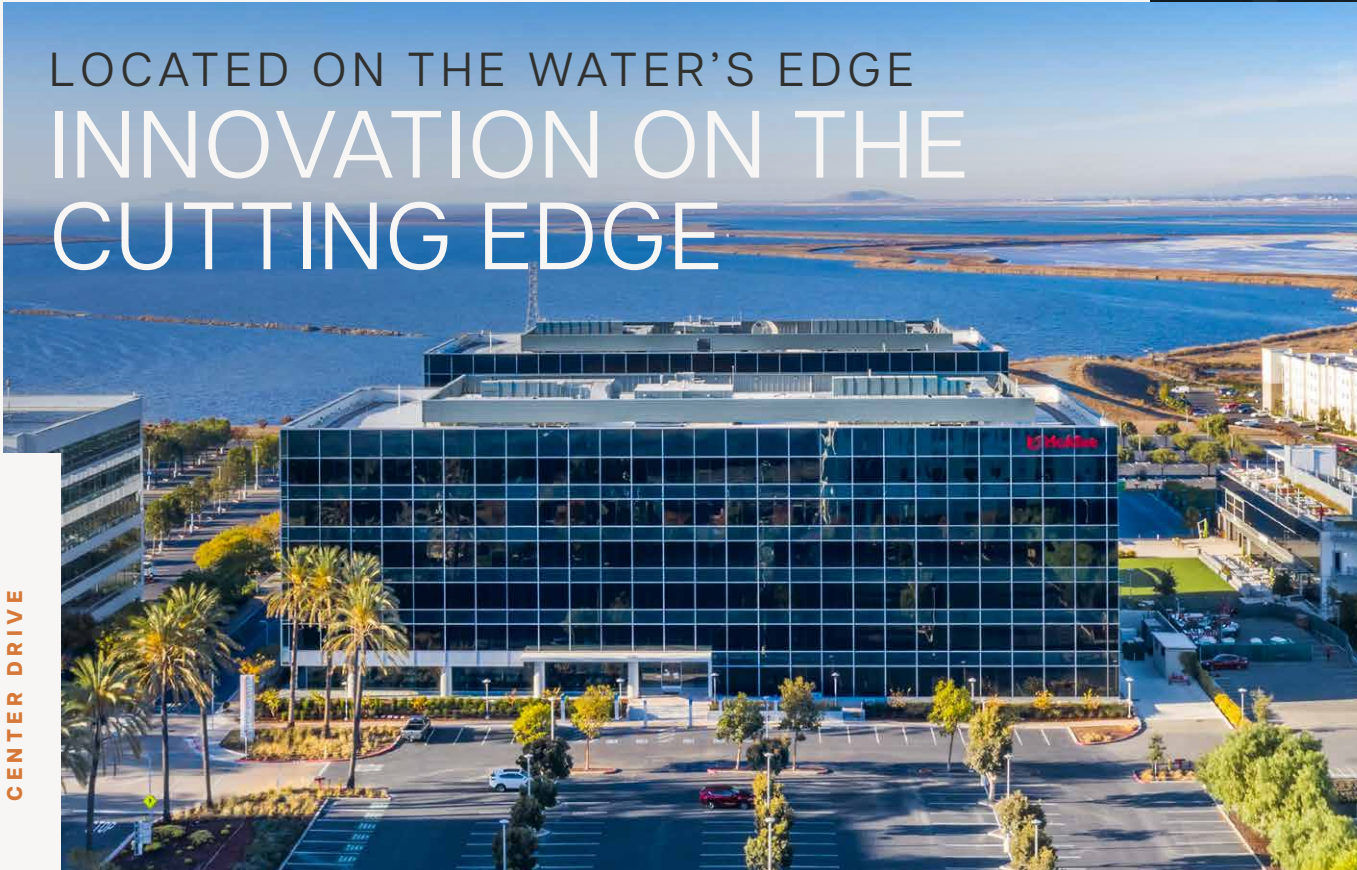
6220
AMERICA
CENTER
DRIVE

SAN
JOSE,
CA

HIGHLY IMPROVED SUBLEASE | $\pm 40,766$ SF TO $\pm 93,532$ SF

HQ OPPORTUNITY

LOCATED ON THE WATER'S EDGE INNOVATION ON THE CUTTING EDGE



1ST FLOOR (DIVISIBLE)

±12,000 SF

2ND FLOOR

±40,766 SF

RATE:
CALL BROKER

3RD FLOOR

±40,766 SF

LEASE EXP.:
JUNE 30, 2031

Sitting on the edge of San Francisco Bay in the heart of Silicon Valley, **this iconic HQ opportunity offers up to three contiguous floors of Class A office space with high-end finishes and panoramic bay views throughout.**

Set on a 65-acre campus, the property offers wellness-focused on-site amenities, excellent connectivity, and top notch nearby entertainment.

ICONIC HQ OPPORTUNITY

PROMINENT BUILDING SIGNAGE AVAILABLE

HIGH-END FINISHES

PANORAMIC BAY VIEWS

IMMEDIATE ACCESS TO HIGHWAY 237

PRIVATE SHUTTLE TO MOUNTAIN VIEW
CALTRAIN STATION

LAB CONVERSION OPPORTUNITY



THE OPPORTUNITY

[69]

CONFERENCE ROOMS

[28]

PHONE BOOTHS

[552]

WORKSTATIONS

[3]

MULTI-PURPOSE ROOMS

**LAB CONVERSION
OPPORTUNITY**

FLOOR 1 | DIVISIBLE ±12,000 SF

*LAB CONVERSION POSSIBLE



[7] CONFERENCE ROOMS
[3] MULTI-PURPOSE ROOMS
RECEPTION

KITCHEN
SOFT SEATING

WELLNESS ROOM
SINGLE-STALL RESTROOM

All quantities are subject to confirmation by subtenant and sublandlord

6220 AMERICA
CENTER DRIVE

FLOOR 2 ±40,766 SF



[276] WORKSTATIONS
[15] PHONE BOOTHS
[31] CONFERENCE ROOMS

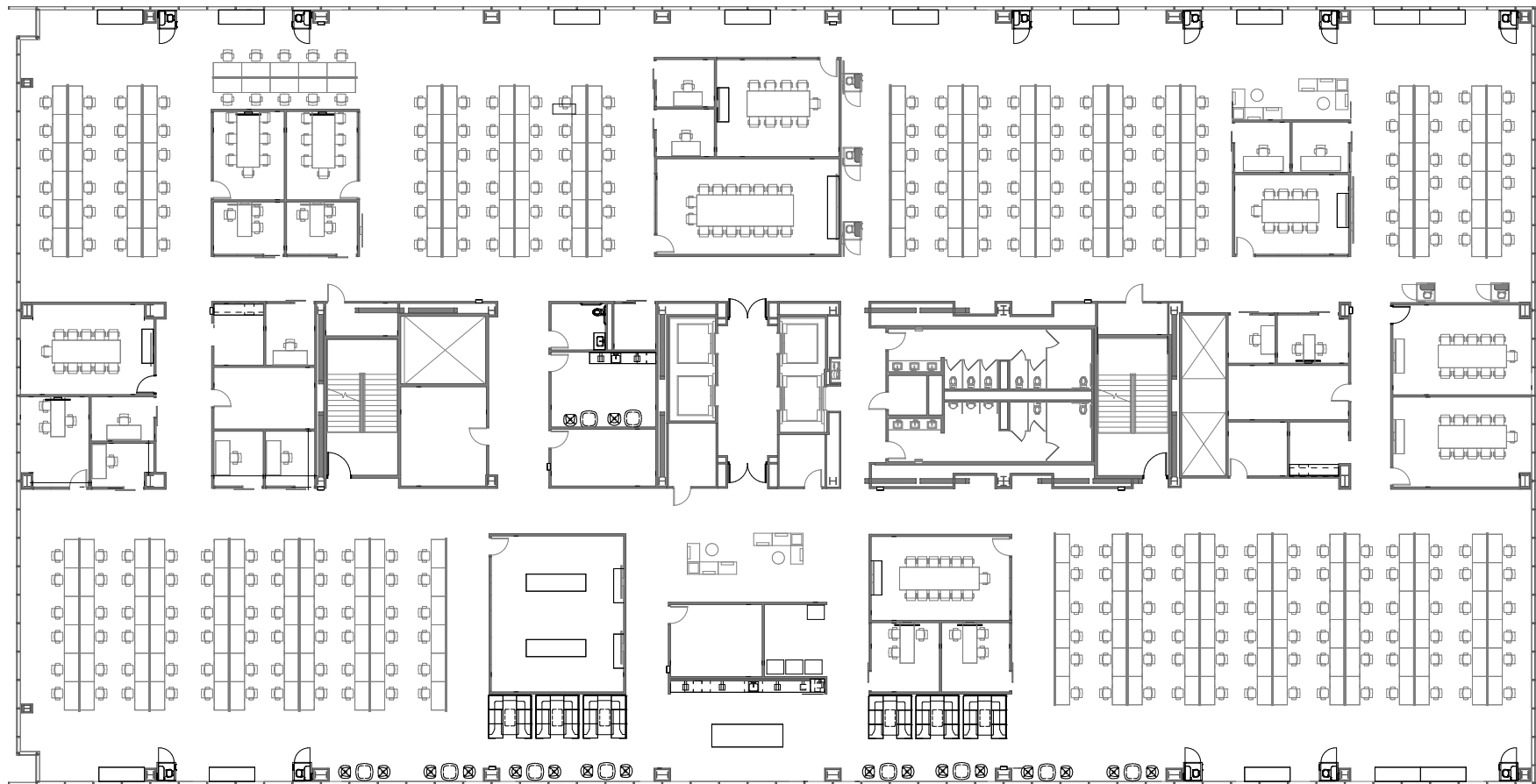
AMPLE COLLABORATION
AREAS
KITCHEN

IDF ROOM
WELLNESS ROOM
PRIVATE RESTROOM BLOCK

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6220 AMERICA
CENTER DRIVE

FLOOR 3 ±40,766 SF



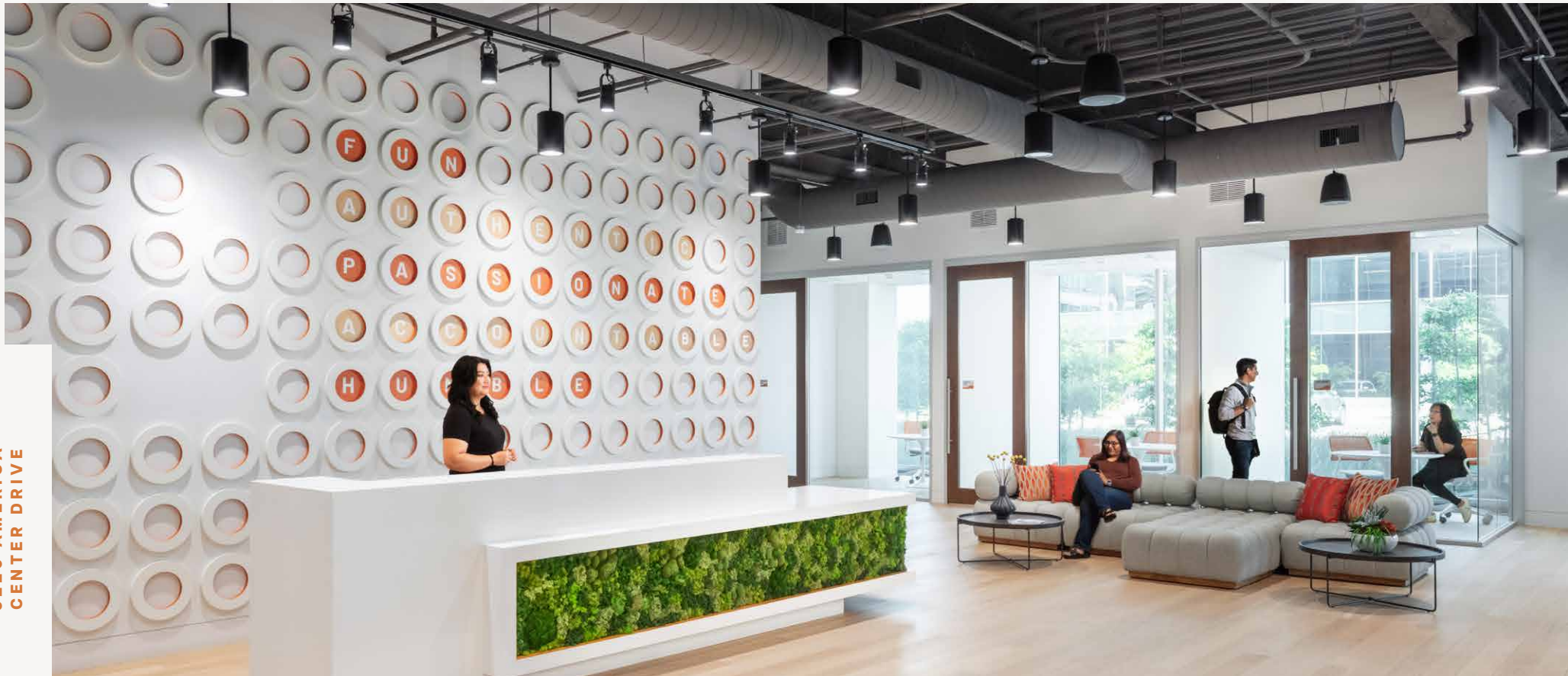
[276] WORKSTATIONS
[13] PHONE BOOTHS
[31] CONFERENCE ROOMS

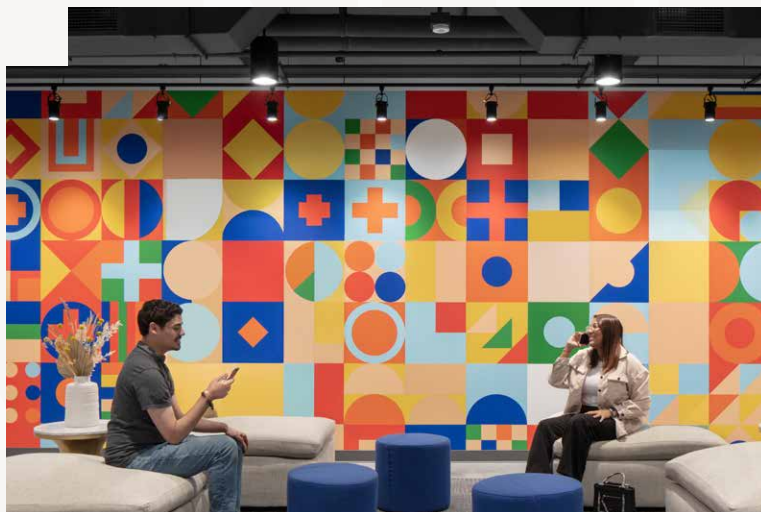
AMPLE COLLABORATION
AREAS
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6220 AMERICA
CENTER DRIVE





6220 AMERICA
CENTER DRIVE



STRATEGIC
SILICON VALLEY LOCATION

DRIVE TIMES FROM
AMERICACENTER

-  **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
 -  **SAN FRANCISCO**
45 MIN / 42 MI
-
-  **SFO AIRPORT**
32 MIN / 30 MI
 -  **OAK AIRPORT**
37 MIN / 33 MI
 -  **SJC AIRPORT**
10 MIN / 7 MI



AMERICACENTER

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**FOR MORE INFORMATION,
PLEASE CONTACT:**

MIKE MORDAUNT

Executive Vice Chairman

+1 415 615 3441

mike.mordaunt@cushwake.com

CA LIC.: 01778048

SPENCER GALLI

Managing Director

+1 408 436 3658

spencer.galli@cushwake.com

CA LIC.: 02126988

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