



4301•4401

GREAT AMERICA PARKWAY

 SANTA CLARA 

PLUG & PLAY
SUBLEASE OPPORTUNITY

Two-Building Campus or
Two-Single Tenant
Buildings

4301 BUILDING: 150,128 SF

4401 BUILDING: 151,035 SF

**Newmark
Cornish & Carey**

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HIGHLIGHTS



- Prominent Great America Parkway corner location
- High visibility signage opportunity
- Easy access to highways 101 and 237
- Onsite Full service cafeteria
- Fitness center with locker rooms and showers
- Workstations, office and conference room furniture included

4301

- Fully equipped Executive Briefing Center (EBC Room)
- Fitness Center with washer/dryer room and massage room
- Men's and Women's Locker Rooms, with Showers
- Full Service Cafeteria
- Secure Labs Throughout
- 723 Cubicles; 8 Private Offices

4401

- Men's and Women's Locker Rooms, with Showers
- Cafeteria with Private Office and Coffee Bar
- Secure Labs Throughout
- 745 Cubicles; 19 Private Offices

BUILDING SPECIFICATIONS

Ceiling Heights	10'
Column Spacing	32'
Power Systems	4000 AMP/480 Volt
Elevators	Three (3) Passenger / One (1) Freight per building
Outdoor Balconies	
HVAC Systems	300 Ton Cooling System per building
Labs	Two (2) 250 Ton Chillers per building, One (1) 250 Ton Cooling Tower for both buildings
Breeze Way	3rd Floor Breezeway Connecting Buildings
Loading Docks	Two (2) Loading Docks per building
Roll-Up Doors	One (1) Roll-Up Door
Parking	925 Stalls
Amphitheater	Outdoor amphitheater between buildings
EV Stations	Six (6) Dual Stations; One (1) Single Station 34 Dedicated Parking Stalls for Charging
Water Feature	Prominent water feature at the corner of Great America and Mission College
Fire Systems	One (1) Main Sprinkler Riser per building/ One (1) Control Valve per floor
Lease Expiration Date	April 30, 2023





INTERIOR PHOTOS





INTERIOR PHOTOS

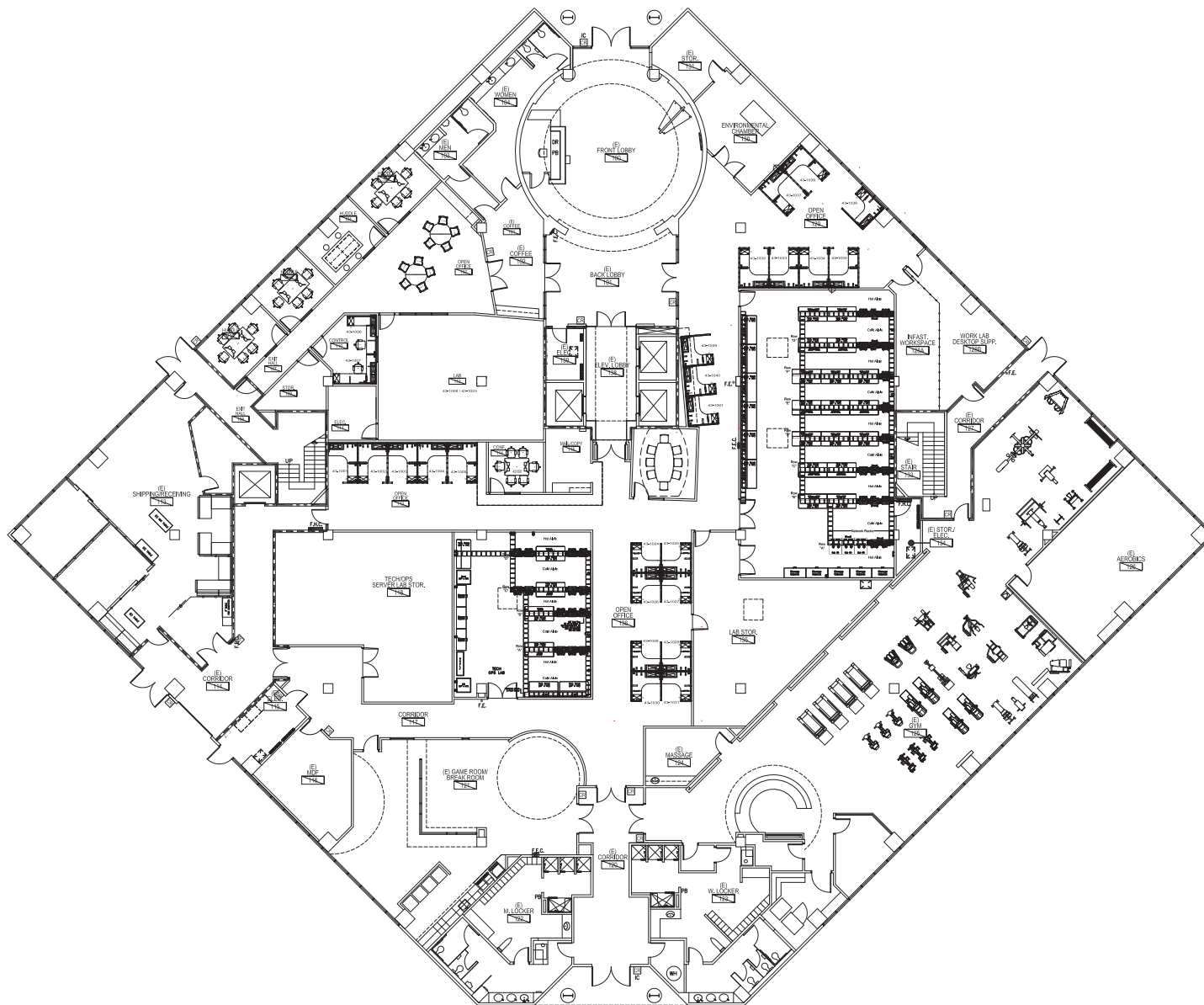
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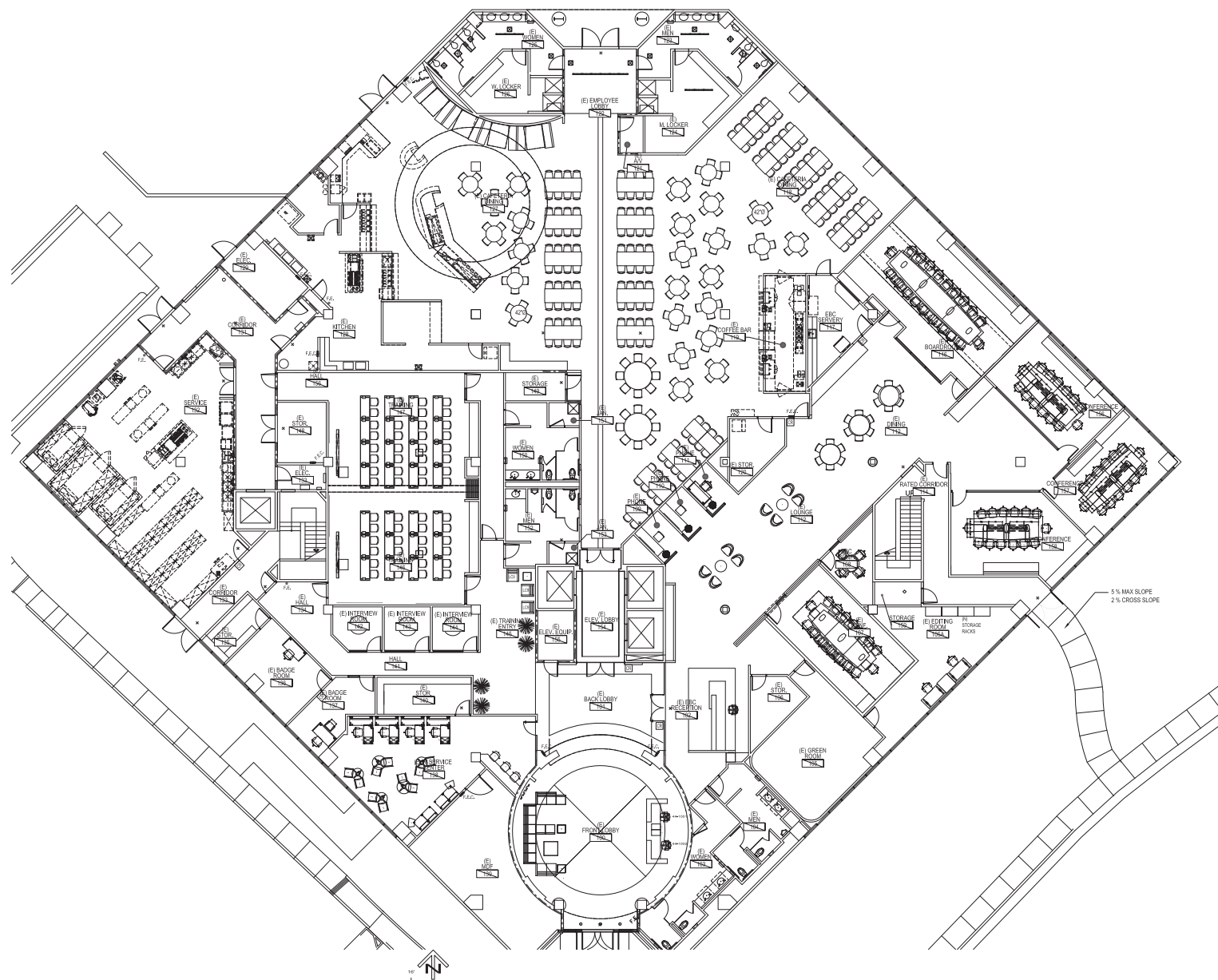
4301 FLOORPLAN

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AMENITIES

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Restaurants

1. Pedro's
2. Birk's
3. Parcel 104
4. Tomatina, In-N-Out Burger, Mexicali Grill, YoYo Sushi, World Wraps, Tandoori Oven, Smoke Eaters
5. Merit Vegetarian
6. Coco's Bakery
7. Faultline Brewing Company
8. Madhuban Indian Cuisine
9. Barn Thai, Armenian Gourmet, Pizza Depot, Tia Juana, Pho Vy, Sushi Blvd, Clarita's Vietnamese
10. Pho Nam
11. Infuse Sushi
12. Hong Kong Saigon, Giovanni's, Puro Peru, Sunrise Noodle House
13. New Chef Lee Chinese, Subway, Taco Bell, Gobi Mongolian BBQ, Pho Queen Noodle
14. Steven's Philly Cheesesteaks
15. Minh's Vietnamese
16. Amarin Thai, Togo's, Sushi Express, Iguanas
17. Old Ironsides Café
18. La Fontana
19. David's Restaurant
20. Carl's Jr, Pho Khang, Bistro Siam, Togo's, Butter & Zeus
21. Quiznos
22. Little Caesars Pizza
23. Great Indian Cuisine, Logan's Big Dawgs
24. Subway
25. Regency Café
26. Deli Place 01
27. Freedom Café
28. Tek Cafeteria
29. Taco Bell, Togo's, Joe Chinese

Recreation

1. California's Great America
2. San Francisco 49ers Stadium
3. Mercado AMC Theaters
4. Santa Clara Golf & Tennis Club
5. Santa Clara Convention Center

Hotels

1. Hyatt Regency Santa Clara
2. Hilton Santa Clara
3. Avatar Hotel
4. Santa Clara Marriott
5. Biltmore Hotel
6. Embassy Suites Santa Clara
7. The Plaza Suites
8. Residence Inn Sunnyvale
9. Residence Inn Sunnyvale II
10. Ramade Silicon Valley
11. Quality Inn Santa Clara
12. Country Inn & Suites

Grocery

1. Walmart, Neighborhood Market

Gyms

1. Smash Gyms
2. Catalyst Athletics
3. Sunnyvale Fitness

Gas Stations

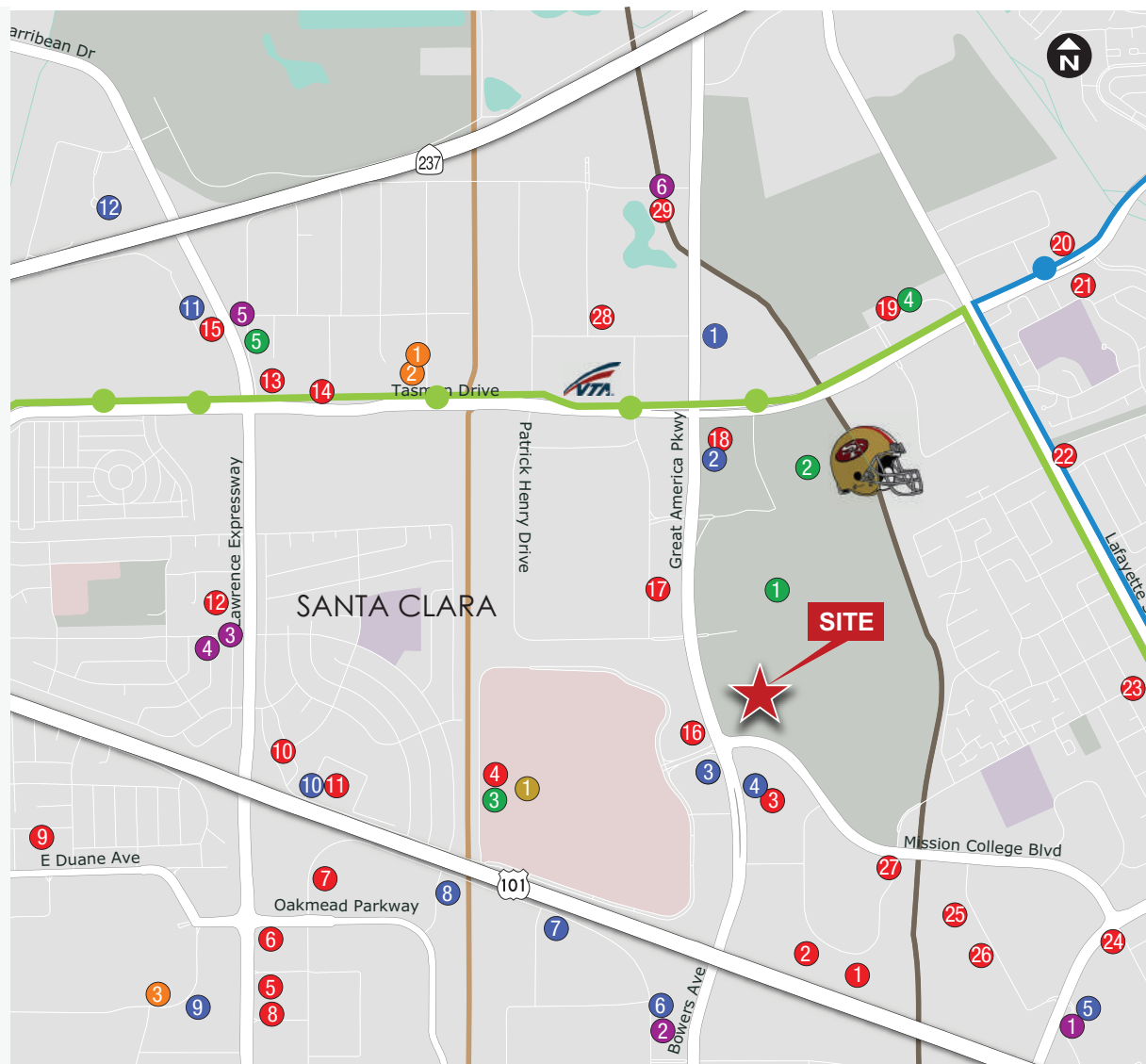
1. Valero
2. Oakmead Shell
3. Lakewood Shell
4. Lakewood Valero
5. Chevron Station Sunnyvale
6. Great America Shell

— VTA Light Rail / Stops

— Bus Line / Stops

— Calabazas Cr. Trail

— San Tomas Aquino Cr. Trail



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