



Dynamic Silicon Valley **HQ**

1501 MCCARTHY BOULEVARD | MILPITAS

±132,596 sf available

STOCKBRIDGE
CAPITAL PARTNERS, LLC



STEELWAVE



**Newmark
Knight Frank**

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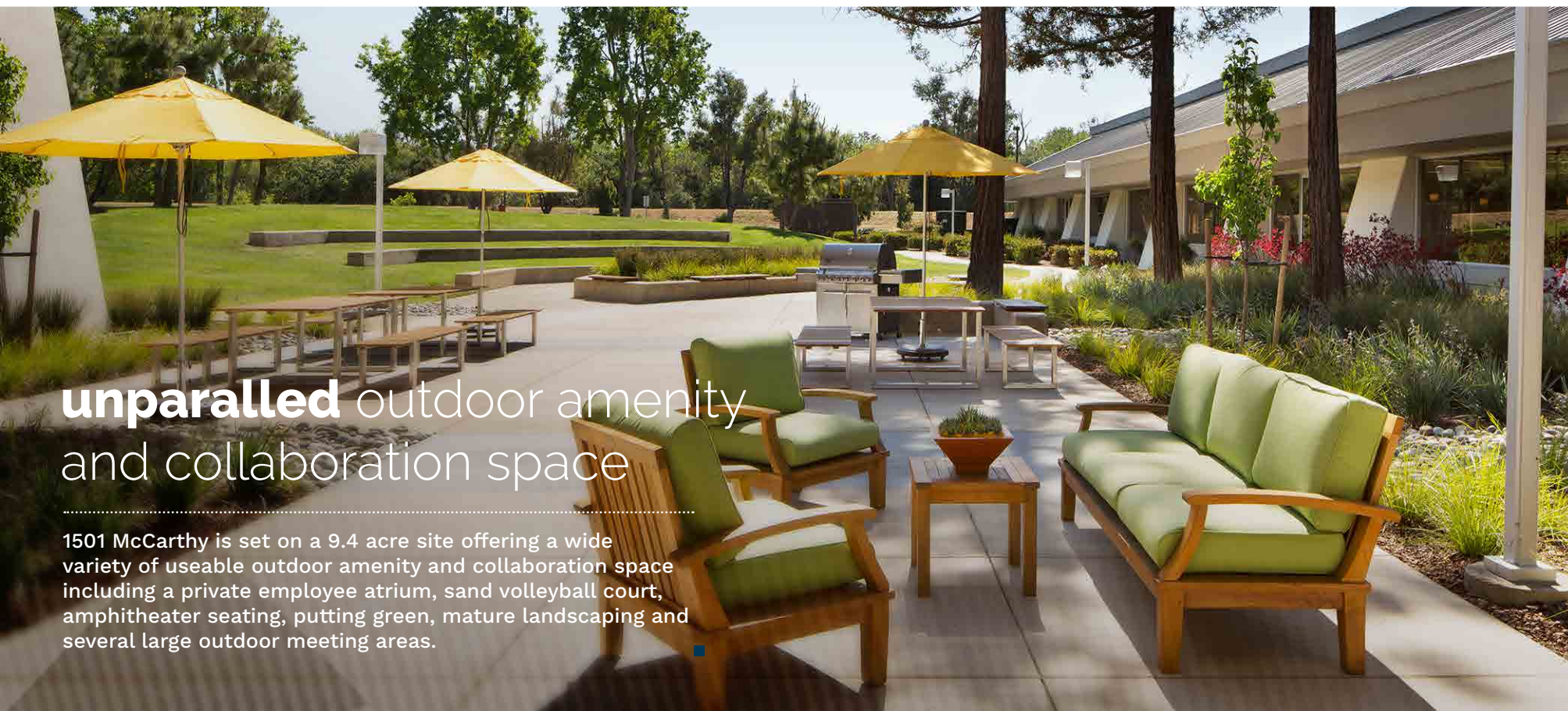
1501

MCCARTHY BOULEVARD



highly flexible HQ facility
in the **heart of silicon valley**

1501 McCarthy is one of the last remaining true R&D/office headquarter buildings of its size available in Silicon Valley's Golden Triangle. This highly flexible and modernized facility can perfectly accommodate a wide range of use applications.



unparalleled outdoor amenity and collaboration space

1501 McCarthy is set on a 9.4 acre site offering a wide variety of useable outdoor amenity and collaboration space including a private employee atrium, sand volleyball court, amphitheater seating, putting green, mature landscaping and several large outdoor meeting areas.

building size
±132,596 sf

**convenient
access to
highways 880,
237 and 101**

**dynamic
entrance &
modernized
lobby**

**VTA light
rail & BART
serviced**

**electric
vehicle
charging
stations**

**eco sensitive
landscaping**

site size
9.4 acres

parking ratio
3.6/1,000 sf

total power
**3,000 amps @
480/277 volts**

**dock & grade
level loading**

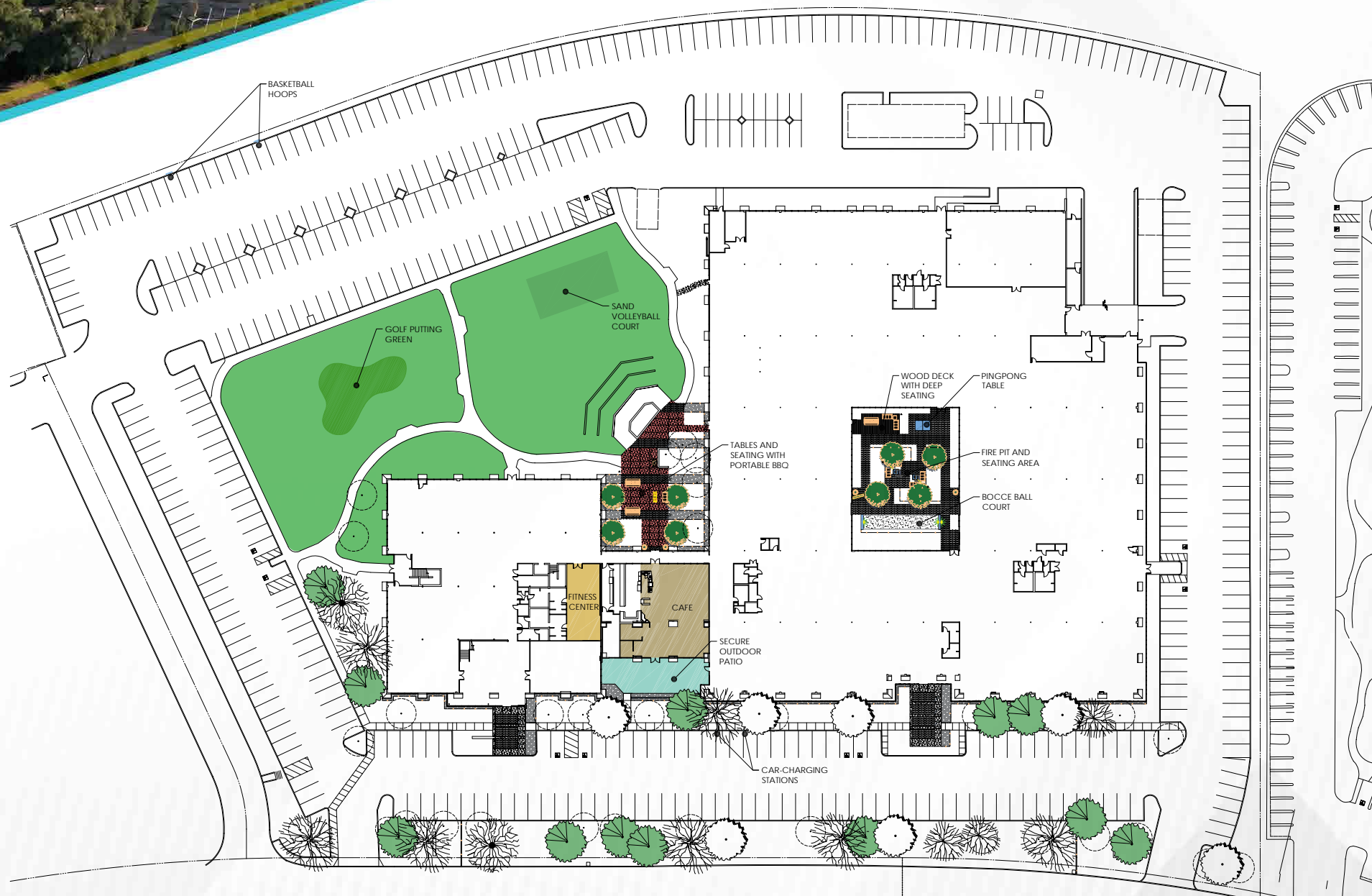
**reduced utility
expenses through
Calpine Direct
Access program**

**direct access
to local
running trail**



BUILDING FACTS.

SITEPLAN.



OFFICE USER

test-fit

first floor space summary	
Cafe/Lounge	1
Collaboration	8
Conference	6
Copy/Storage	3
Courtyard	1
Fitness Center	1
Huddle	22
Juice Bar	1
Lab	1
Lounge	3
Office	25
Phone	17
Server	1
Shipping/Receiving	2
Training/Conf	1
Wellness	3

second floor space summary	
Collaboration	4
Conference	2
Copy/Storage	1
Huddle	2
Office	2
Phone	5
Wellness	1
30" x 60" Bench	36
30" x 72" Bench	11
7' x 9' Workstation	16

second floor



first floor

R&D/OFFICE USER

test-fit

first floor space summary	
Cafe/Lounge	1
Collaboration	8
Conference	6
Copy/Storage	1
Courtyard	1
Fitness Center	1
Huddle	22
Juice Bar	1
Lab	1
Lounge	3
Office	25
Phone	17
Server	1
Shipping/Receiving	2
Training/Conf	1
Wellness	3
30" x 60" Bench	234
30" x 72" Bench	164
7' x 9' Workstation	42

second floor space summary	
Collaboration	4
Conference	2
Copy/Storage	1
Huddle	2
Office	2
Phone	5
Wellness	1
30" x 60" Bench	36
30" x 72" Bench	11
7' x 9' Workstation	16

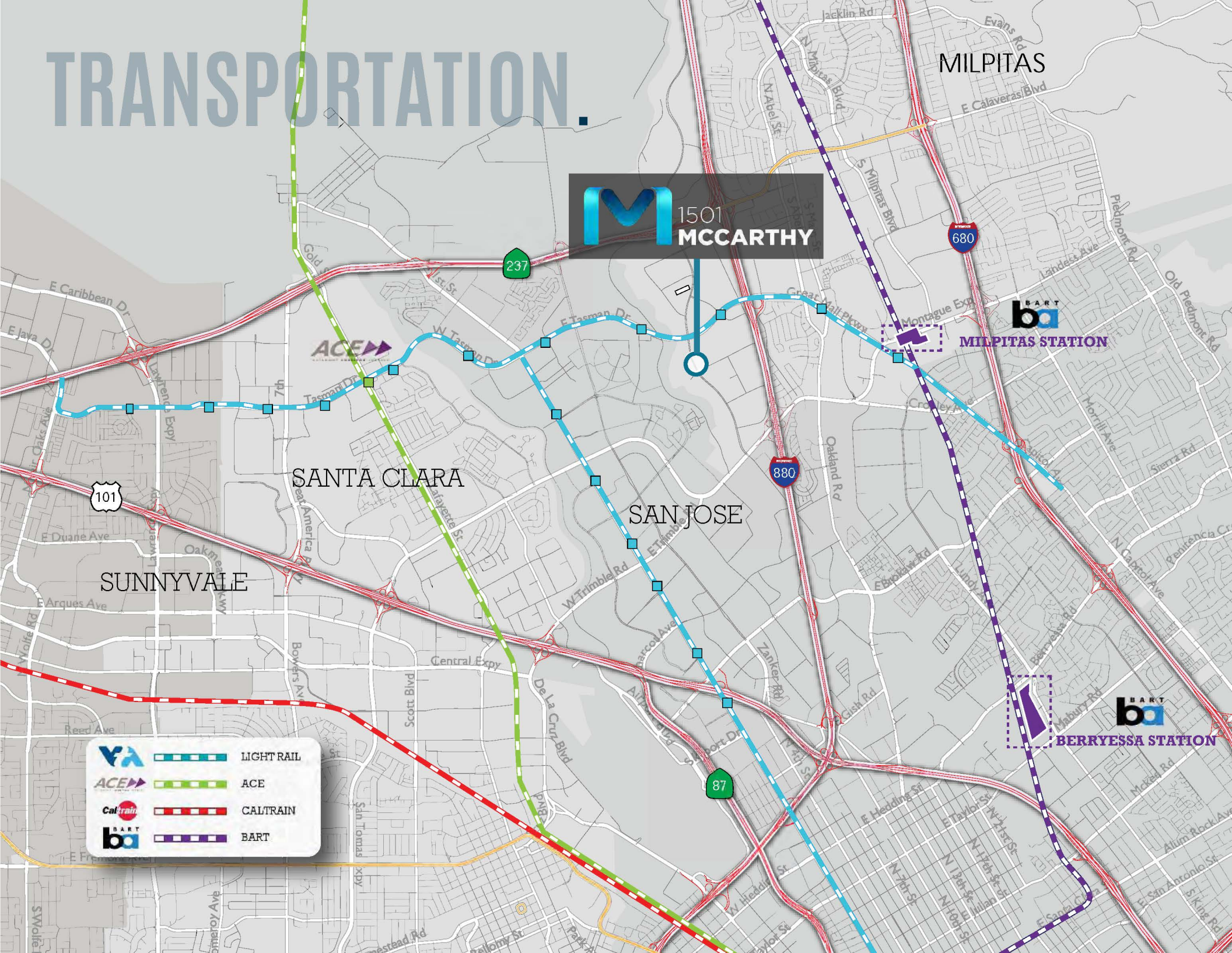
second floor



first floor

△

TRANSPORTATION.



M 1501 MCCARTHY

MILPITAS SQUARE

RETAIL/COFFEE

99 Ranch Market
Fantasia Coffee & Tea
Golden Pro Golf
Jade Galore
Sophie's Fashion
Sweetheart Coffee & Tea

RESTAURANT

Anjappar Chettinad Indian
Loving Hut
Mayflower Restaurant
Pepper Lunch USA
QQ Noodle
Sushi Factory

MCCARTHY RANCH

RETAIL/COFFEE

Ashley Furniture
AT&T
Best Buy
David's Bridal
Men's Wearhouse
Ross Stores
Mattress Firm
Starbucks

BANK

Bank Of America

HOTEL

Hilton Garden Inn
Larkspur Landing

RESTAURANT

Banana Leaf
Black Angus Steakhouse
Dishdash Grill
In-N-Out Burger
McDonald's
Romano's Macaroni Grill
Sushi King

@first

RETAIL/COFFEE

Coffee Bean & Tea Leaf
CVS Pharmacy
Fresh & Easy
Target

BANK

Chase Bank
Union Bank

HOTEL

Courtyard San Jose

RESTAURANT

Chick-fil-A
Chipotle Mexican Grill
Five Guys Burgers & Fries
Panda Express
Panera Bread
Pasta Pomodoro
Premier Pizza
Rok Steakhouse & Grill
Sweet Tomatoes

AMENITIES.

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