

# 4555 & 4655

GREAT AMERICA PARKWAY, SANTA CLARA

**CLASS A OFFICE SPACE**  
**±11,725 - ±360,611 SF**

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**VIRTUAL TOUR OF  
MARKET-READY FLOOR**  
(CLICK HERE)

**CUSHMAN &  
WAKEFIELD**

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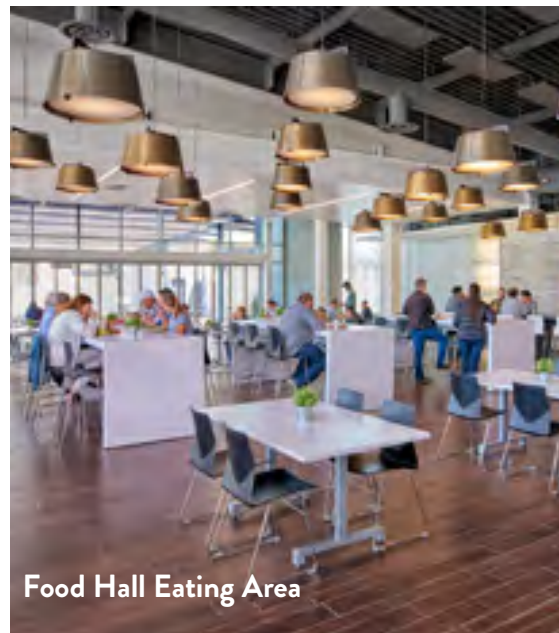
**HARVEST  
PROPERTIES**

## HIGHLIGHTS

- Two Class A 6-Story Buildings
- Stunning & Timeless Architecture
- Large, Efficient  $\pm 55K$  SF Floor Plates
- On-Site Management
- Dedicated Amenity Building
- On-Site Food Hall
- Fitness Facility
- Training Room
- Board Room
- Wi-Fi Available in the Hall and Outdoor Seating Areas
- 3.3/1,000 Structured Parking
- Easy Access to Highways 237 & 101
- Walking Distance to Levi's Stadium
- Walking Distance to ACE Shuttle Stop
- Well Capitalized Institutional Ownership
- Net-Zero Amenity Building



DOWNLOAD  
BROCHURE



Food Hall Eating Area



Outdoor Fire Pit Lounge

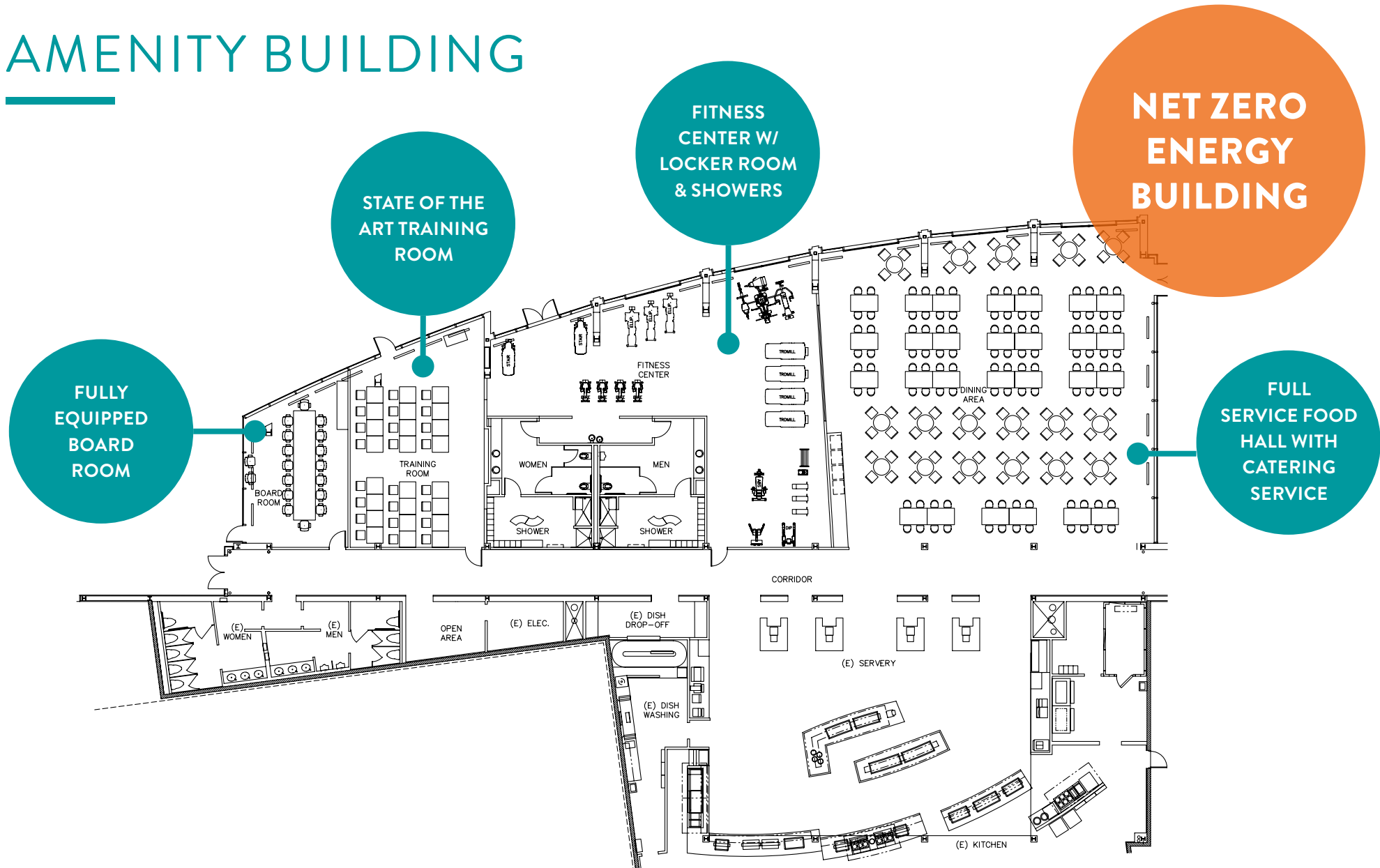
## DEDICATED AMENITY BUILDING AREA



## CREATIVE OFFICE



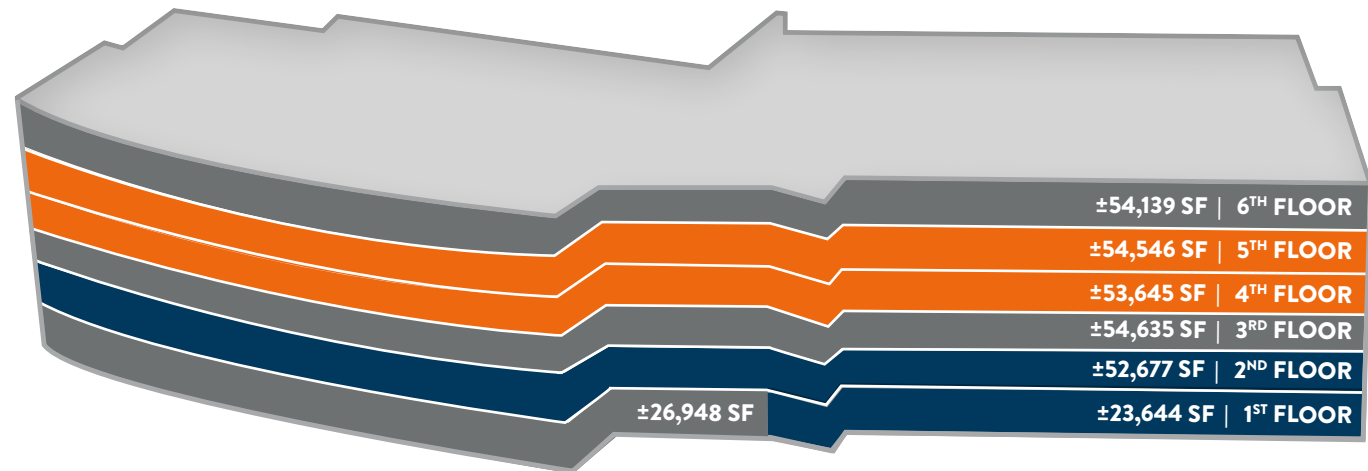
## AMENITY BUILDING



FLOOR PLAN NOT TO SCALE

## STACKING PLAN

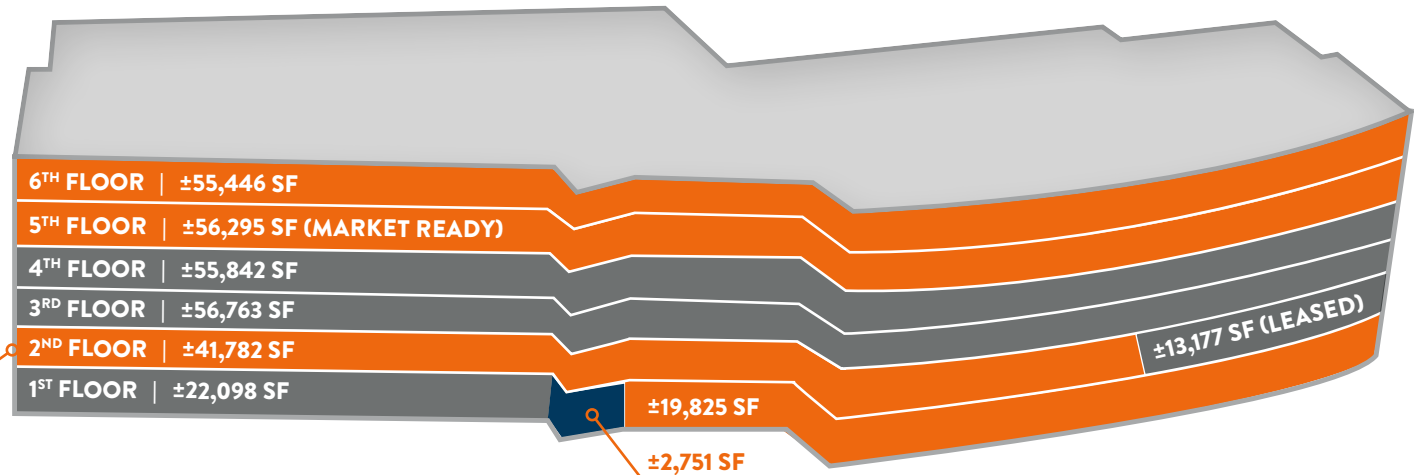
# 4655



# 4555

DIVISIBLE TO:

- ±11,725 SF
- ±13,689 SF (MARKET READY)
- ±16,368 SF
- ±28,093 SF



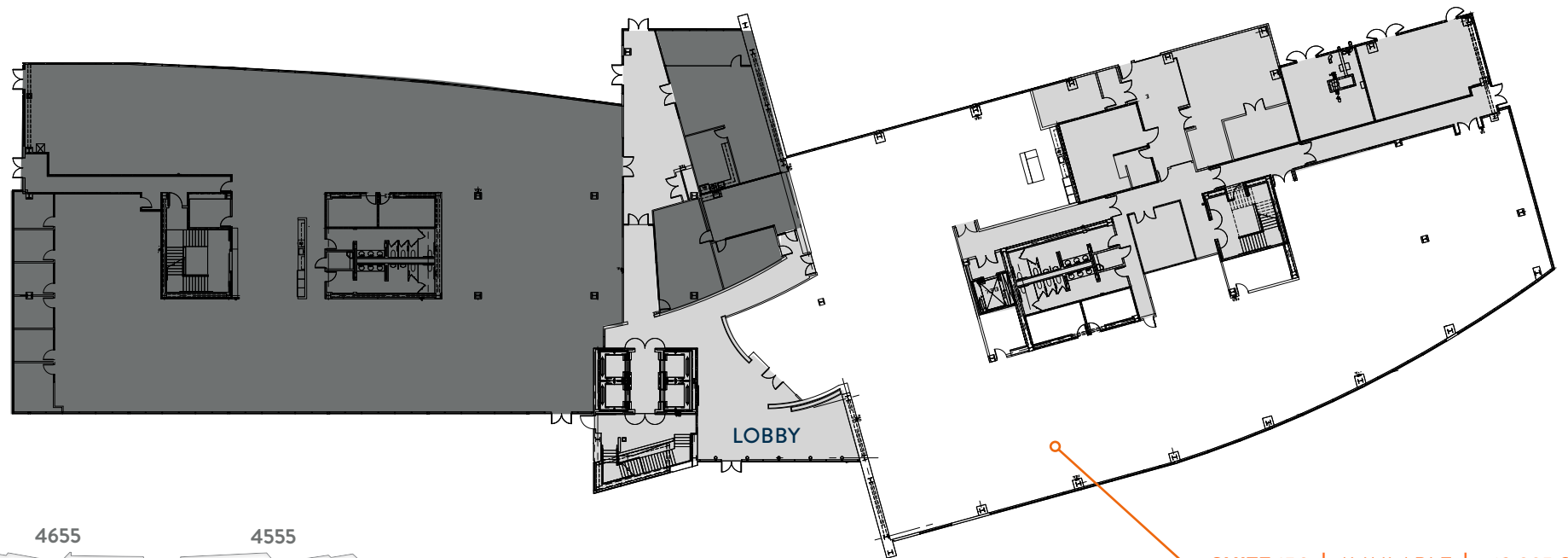
■ AVAILABLE
 ■ LEASED
 ■ FUTURE AVAILABILITY

## 4555 GREAT AMERICA

FIRST FLOOR | ±19,825 SF

### FLOOR POWER

- Two 200 Amp 480/277 Volt 3 Phase 4 Wire Lighting Panels
- 1200 Amp 480 Volt Fed from Main to Switchgear
- 600 Amp 208/120 Volt Panel
- 1600 Amp 208/120 Volt Panel
- 600 Amp 208/120 Volt 3 Phase 5 Wire Panel
- 800 Amp 480/277 Volt 3 Phase 4 Wire Backed up by 500 KW 480 Volt-Generator. (Emergency circuits)



**SUITE 150 | AVAILABLE | ±19,825 SF**



GREAT AMERICA PARKWAY

■ LEASED  
■ COMMON AREA

## 4555 GREAT AMERICA

SECOND FLOOR |  $\pm 11,725$  -  $\pm 41,782$  SF

### MULTI-TENANT OPTION

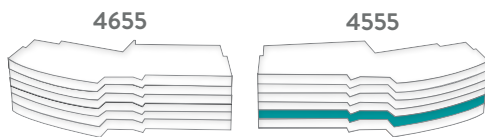
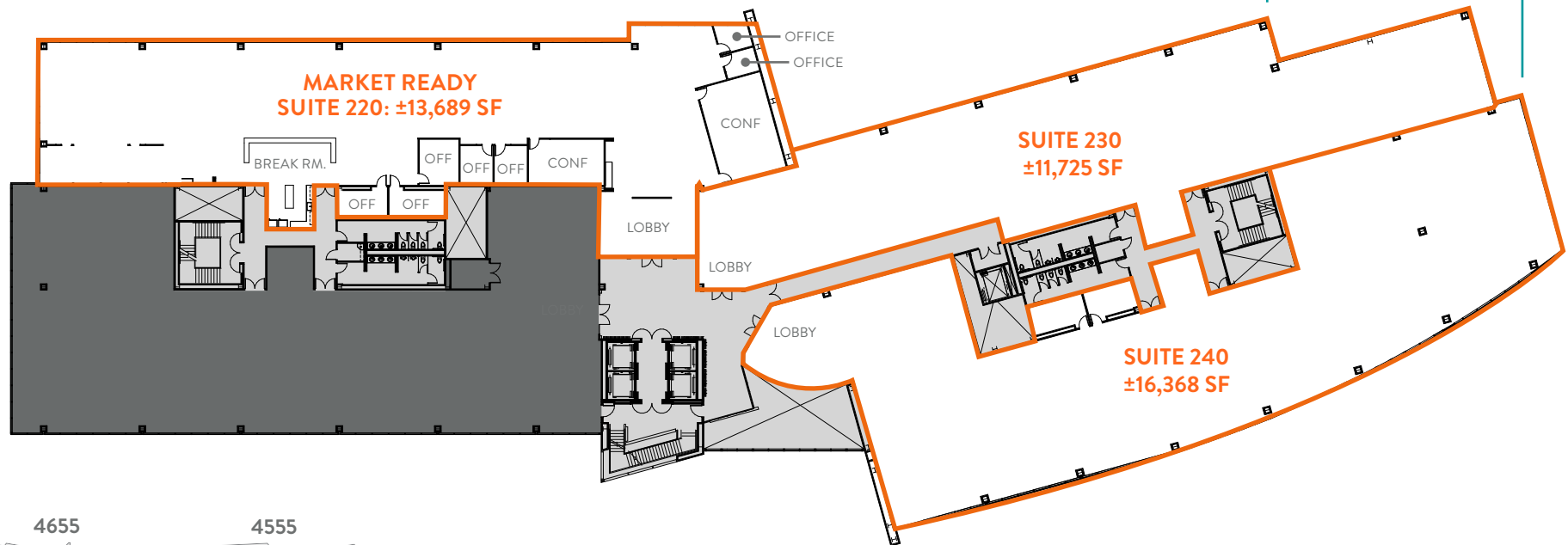
Suite 230  $\pm 11,725$  SF

Suite 220:  $\pm 13,689$  SF - Market Ready

Suite 240:  $\pm 16,368$  SF

Suite 200:  $\pm 28,093$  SF

SUITE 230, CONTIGUOUS WITH  
SUITE 240 FOR  $\pm 28,093$  SF



GREAT AMERICA PARKWAY

■ LEASED  
■ COMMON AREA

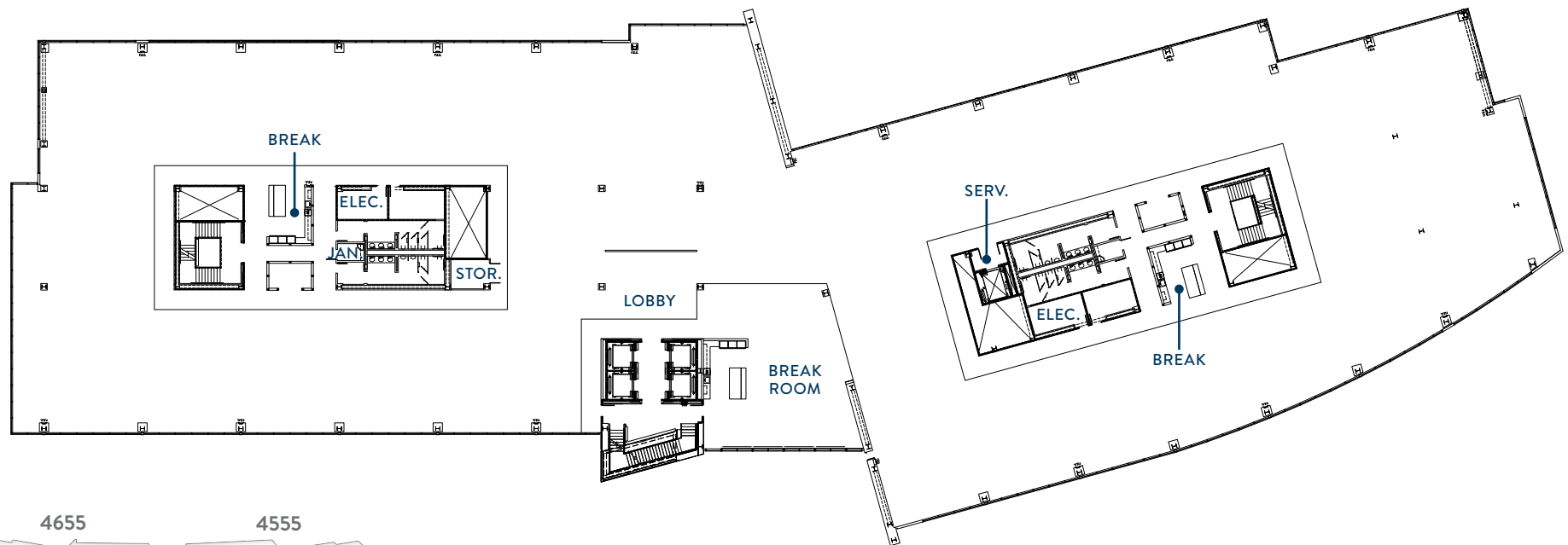


## 4555 GREAT AMERICA

FIFTH FLOOR | MARKET READY | ±56,295 SF

### FLOOR POWER

- Two 225 Amp 480/277 Volt 3 Phase 4 Wire Lighting Panels
- 1600 Amp 208/120 Volt 3 Phase 5 Wire
- 400 Amp 480/277 Volt 3 Phase 3 Wire
- Two 600 Amp 208/120 Volt 3 Phase 5 Wire

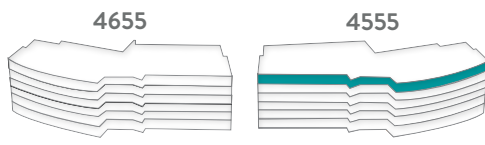
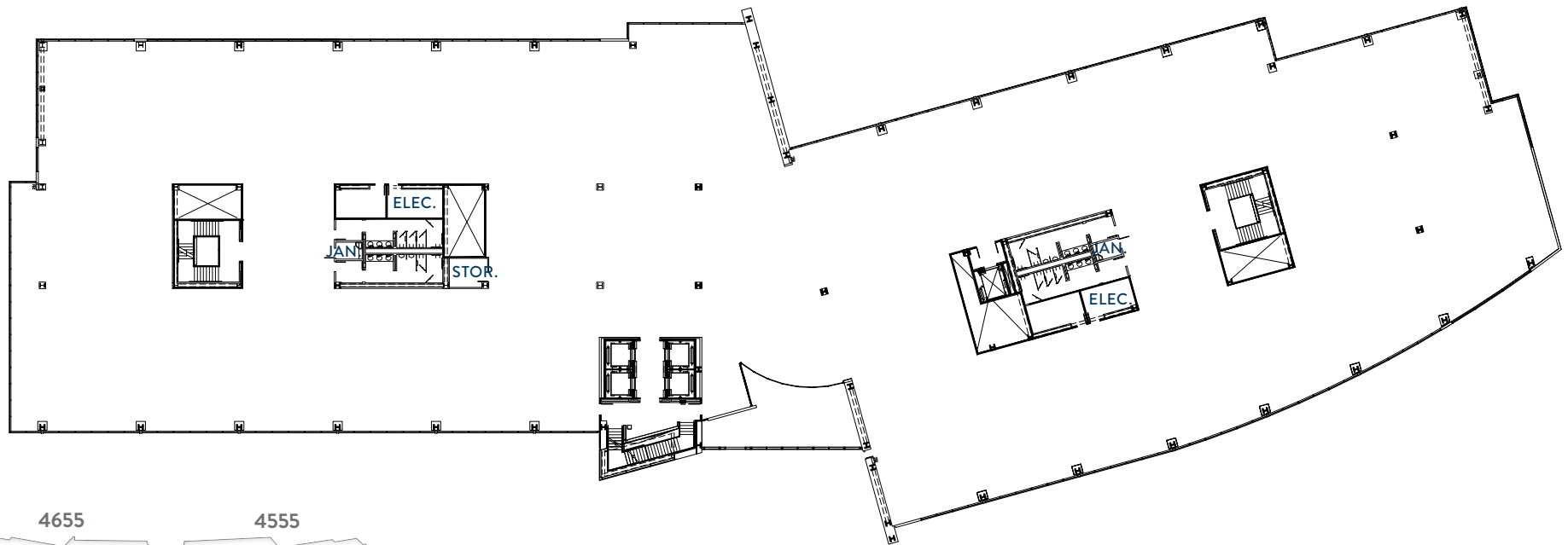


## 4555 GREAT AMERICA

SIXTH FLOOR | MARKET READY | ±55,446 SF

### FLOOR POWER

- 400 Amp 480/277 Volt 3 Phase 4 Wire, Lighting Panel
- 225 Amp 480/277 Volt 3 Phase 4 Wire, Lighting Panel
- 1000 Amp 208/120 Volt 3 Phase 5 Wire
- Two 600 Amp 208/120 Volt 3 Phase 5 Wire Panels



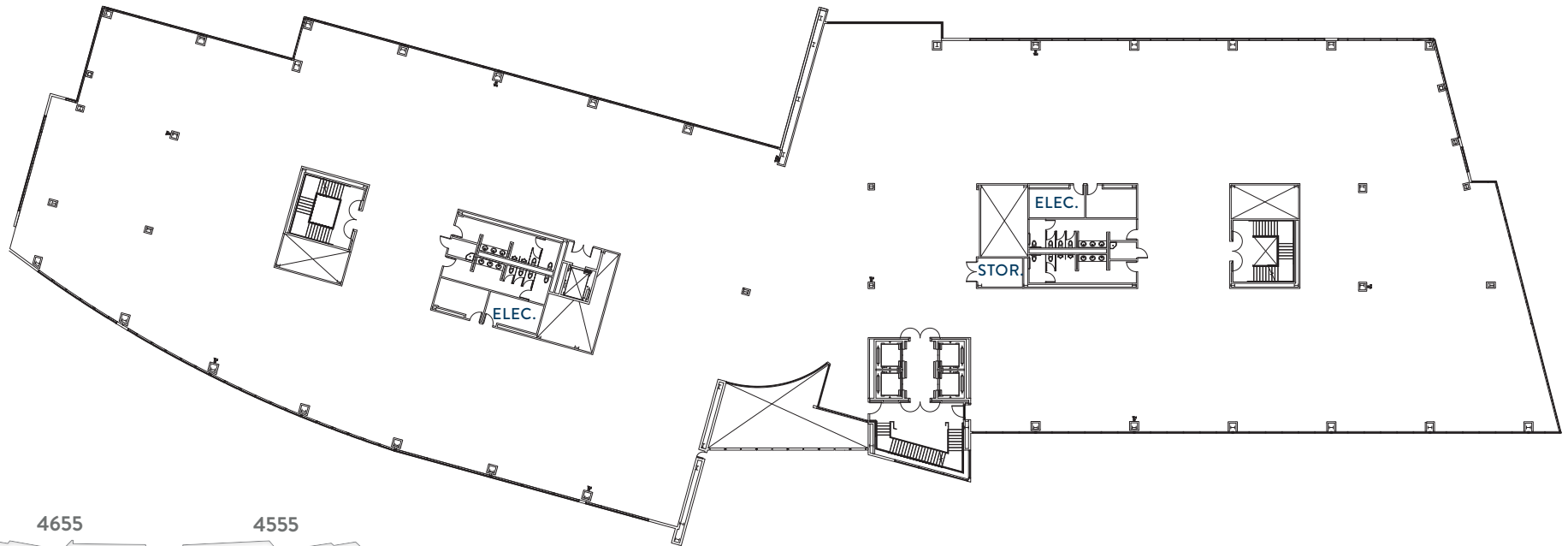
GREAT AMERICA PARKWAY

## 4655 GREAT AMERICA

FOURTH FLOOR | MARKET READY | ±53,645 SF

### FLOOR POWER

- 2400 Amps @ 120/208 Volts
- 400 Amps @ 480

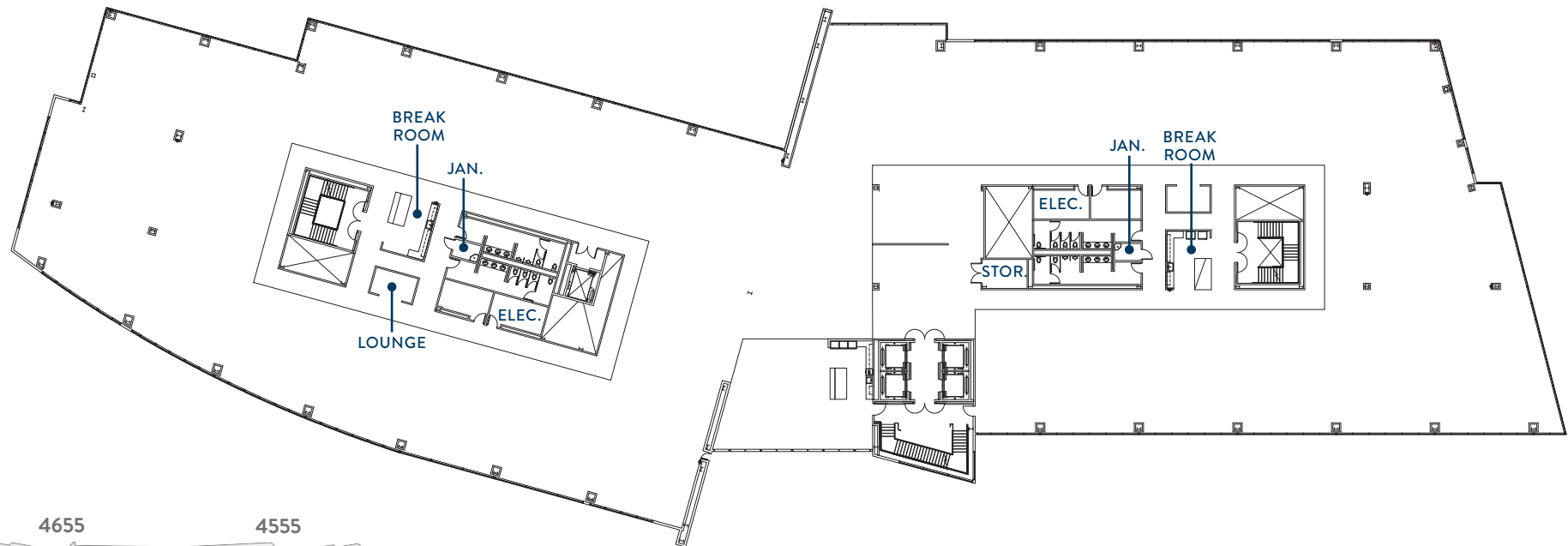


## 4655 GREAT AMERICA

FIFTH FLOOR | MARKET READY | ±54,546 SF

### FLOOR POWER

- 2400 Amps @ 120/208 Volts
- 400 Amps @ 480



# ZERO ENERGY AMENITIES BUILDING



## SOLAR POWER

A 1.4 MW solar power system covering the upper decks of both parking structures, providing shade and approximately 2.4 GWh/year of clean, renewable energy



## EV CHARGING STATIONS

Eleven electric vehicle (EV) charging stations within the parking structures



## LIGHTING

High efficiency LED lighting fixtures in both parking structures and within the amenities building



## LIGHTING CONTROLS

Advanced lighting controls that respond to daylighting levels, occupancy, and specific lighting requirements for individual lit areas



## HVAC

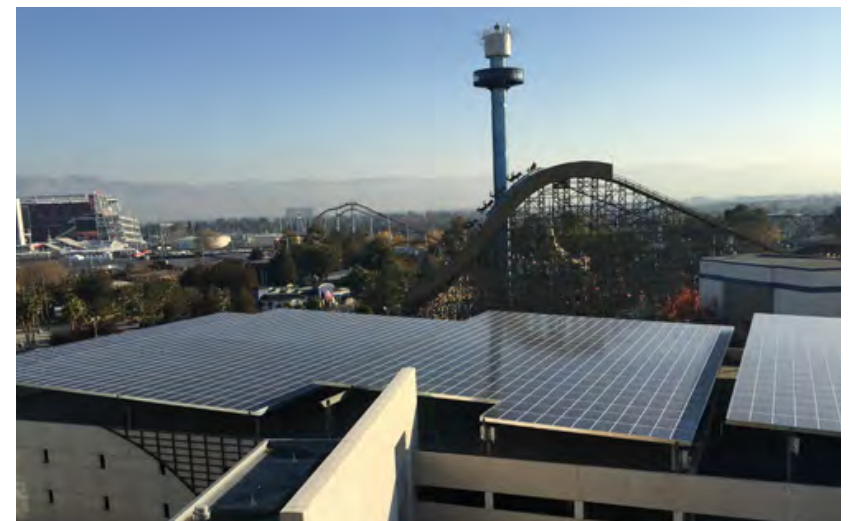
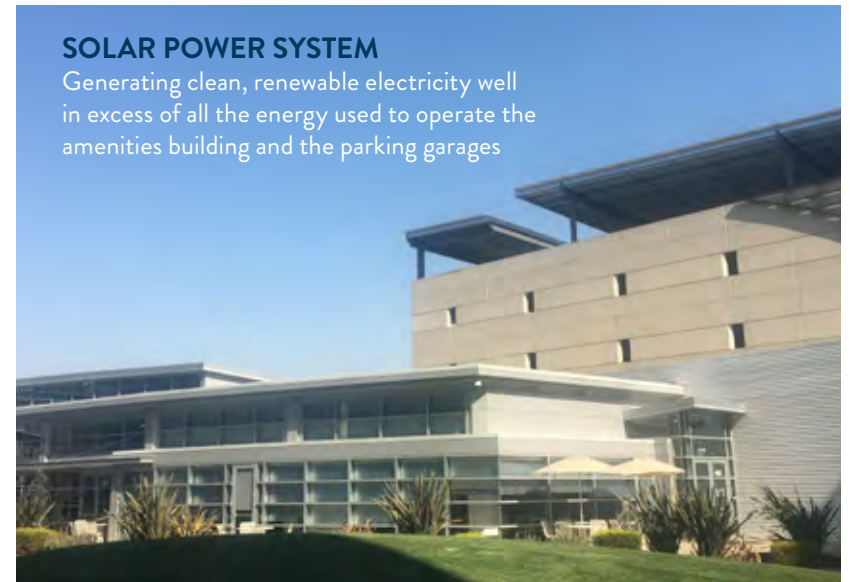
High efficiency HVAC upgrades

## WHAT IS A "ZERO ENERGY BUILDING"?

Zero energy buildings (ZEBs) are ultra-efficient new construction and deep energy retrofit projects that consume only as much energy as they produce from clean, renewable resources. The solar parking canopy system installed on the upper levels of the Towers at Great America parking structures will supply more than 100% of the energy consumed by the amenities building and parking structures combined, leading to the facility's listing on the New Buildings Institute's registry of emerging and verified Zero Energy retrofit buildings.

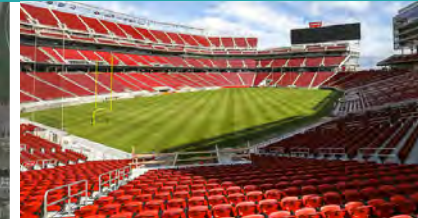
## SOLAR POWER SYSTEM

Generating clean, renewable electricity well in excess of all the energy used to operate the amenities building and the parking garages



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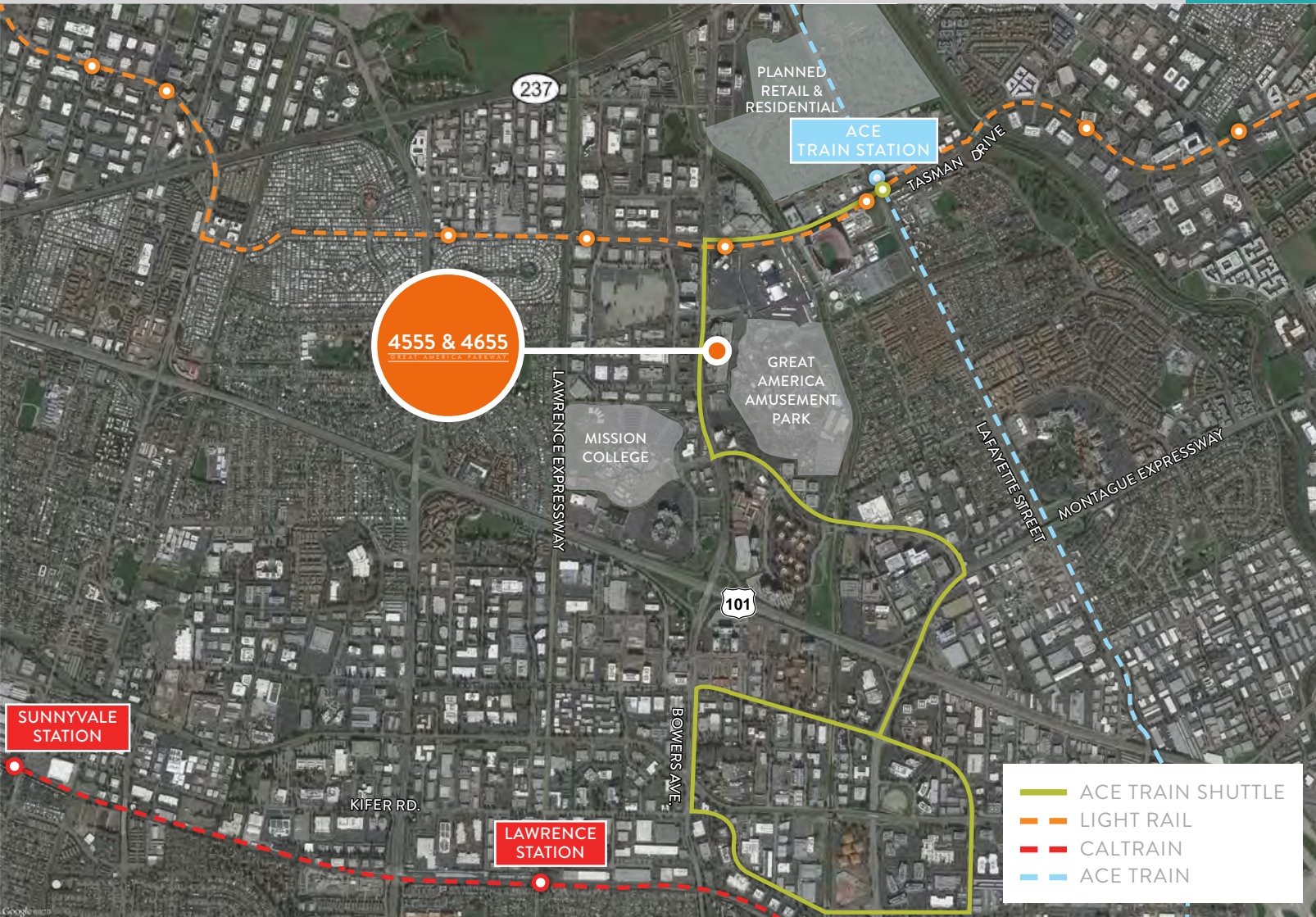
GREAT AMERICA PARKWAY



## AMENITIES

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GREAT AMERICA PARKWAY



ACROSS THE STREET FROM ACE TRAIN SHUTTLE STOP

LESS THAN **10** MINUTE SHUTTLE TO ACE TRAIN

**39** MINUTES TO FREMONT BART FROM GREAT AMERICA ACE TRAIN STATION

**10** MINUTE DRIVE TO LAWRENCE CALTRAIN SHUTTLE STOP

**11** MINUTE DRIVE TO SAN JOSE INTERNATIONAL AIRPORT

**70** MINUTES FROM LAWRENCE STATION TO SAN FRANCISCO

## TRANSPORTATION

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GREAT AMERICA PARKWAY, SANTA CLARA

## CONTACT

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### VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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