



**CHOOSE THE
HIGH GROUND**

6220 America Center Dr
San Jose, CA

*5,812 SF
Class A Office for Lease*



A NEW PERSPECTIVE



Superior Central Location

Dedicated Shuttles to Caltrain, BART, ACE, and VTA

Immediate Freeway Access

Shorter Commute Times for Employees



Prominence & Presence

The world headquarters of Hewlett Packard Enterprise, Flex, McAfee, Poly 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

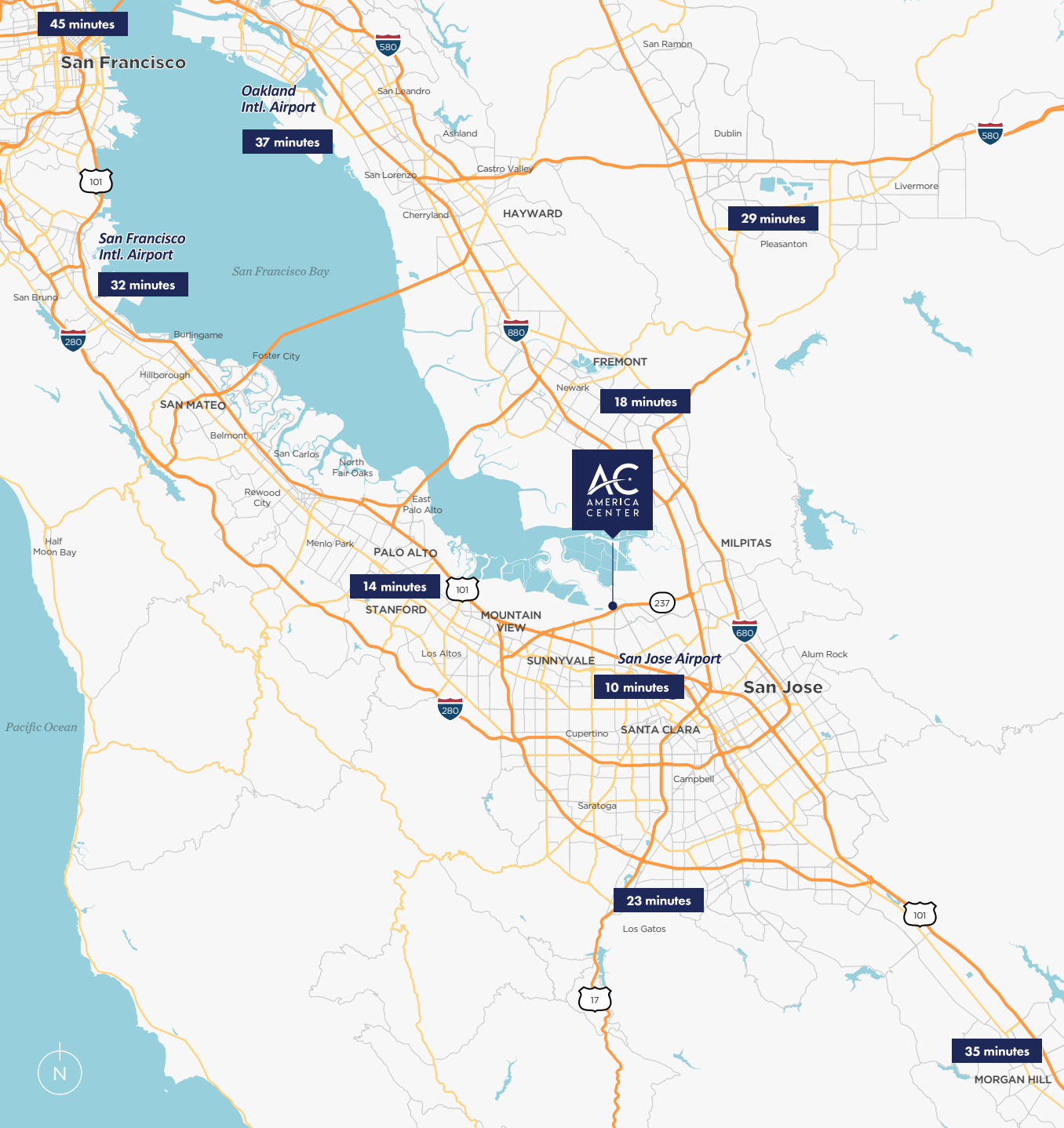


Café



Collaboration Area with Fire Pit





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*



ACCESS

12 Hotels Within 2 Miles

- Aloft (on campus)
- Fairfield Inn & Suites by Marriott (on campus)
- Residence Inn by Marriot (on campus)
- Candlewood Suites
- Country Inn & Suites By Carlson
- Courtyard By Marriott
- Extended Stay America
- Hyatt House Santa Clara
- Hilton Santa Clara
- Homewood Suites
- Hyatt Regency Santa Clara
- Quality Inn Santa Clara

Key

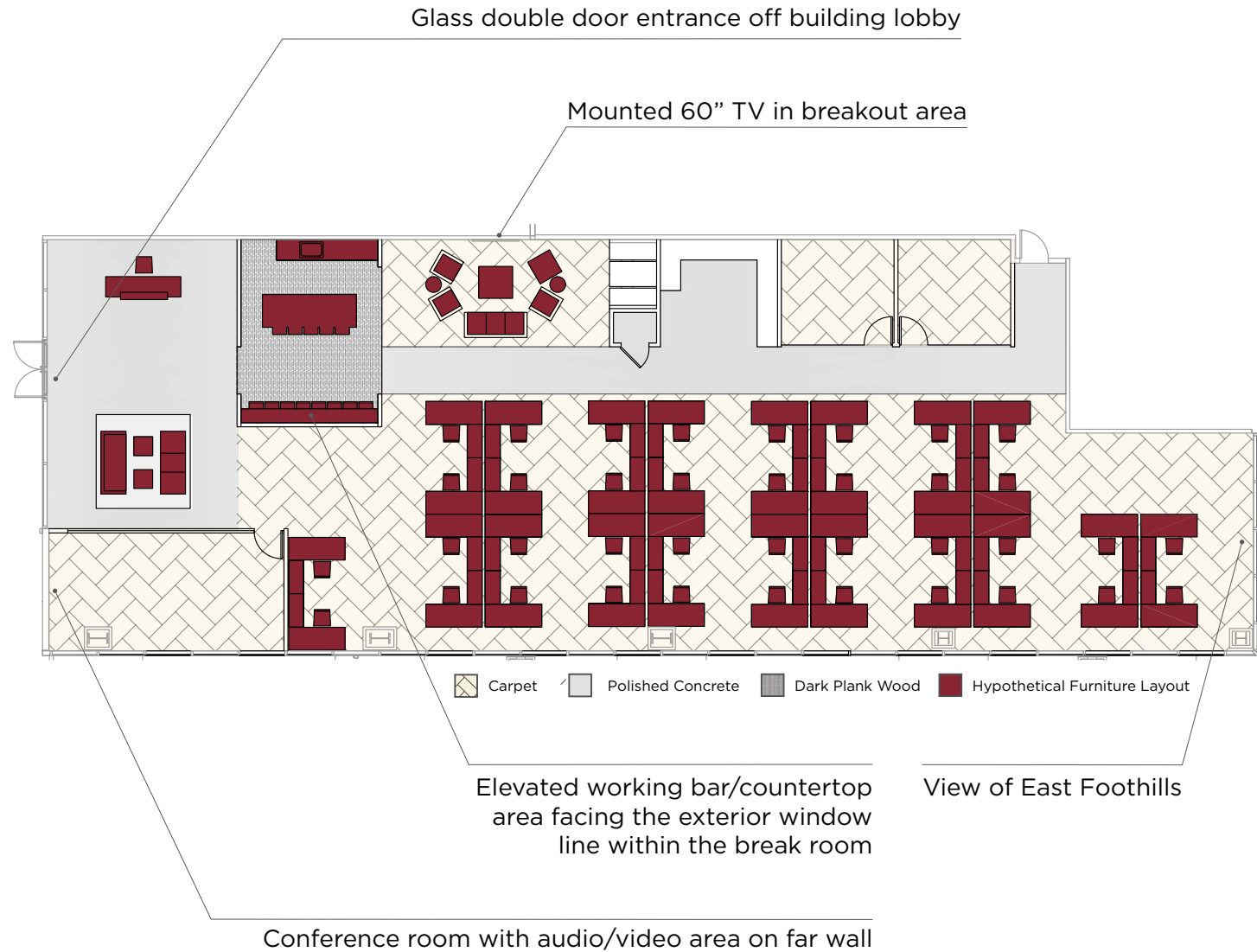
- ACE & VTA
- Caltrain
- BART
- San Jose Airport

Dedicated shuttle route from America Center for both Caltrain and BART.

MARKET READY UNDERWAY

Suite 120 | ±5,812 SF

- Prominent Ground Floor Lobby Exposure
- Creative Open Ceiling Design
- 2 Private Offices
- 1 Conference Room
- Break Room



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AMERICA CENTER



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