

**NEW Multi-Tenant Suites Available**  
New Market Ready Build-Outs Underway



**400**

North McCarthy Blvd  
Milpitas, California  
Multi-Tenant

**MCCARTHY Center**  
Room to Grow, Space to Thrive

# Property Highlights

Expanded & Renovated Kinetic Fitness Center



Expanded & Renovated Conference Center



- ±1.1 Million Square Foot, 19 Building Office/R&D Project
- 68-Acre Campus-Style Setting
- **THE COMMONS:** Open-Air Gathering Areas with Complimentary WiFi, BBQ Station, Bocce Ball Court
- **KINETIC™** Expansion and Renovation in 2019: Private Fitness Center with State-Of-The-Art Equipment and Group Classes
- Large Conference Center Expansion and Renovation in 2019
- Electric Vehicle Charging Stations
- Convenient Access to Highway 237 and Interstate 880
- McCarthy Ranch Retail Center Nearby
- Project Neighbors include: Hewlett Packard Enterprise, Infineon, Kohl's, Varian Medical, ADP, AT&T



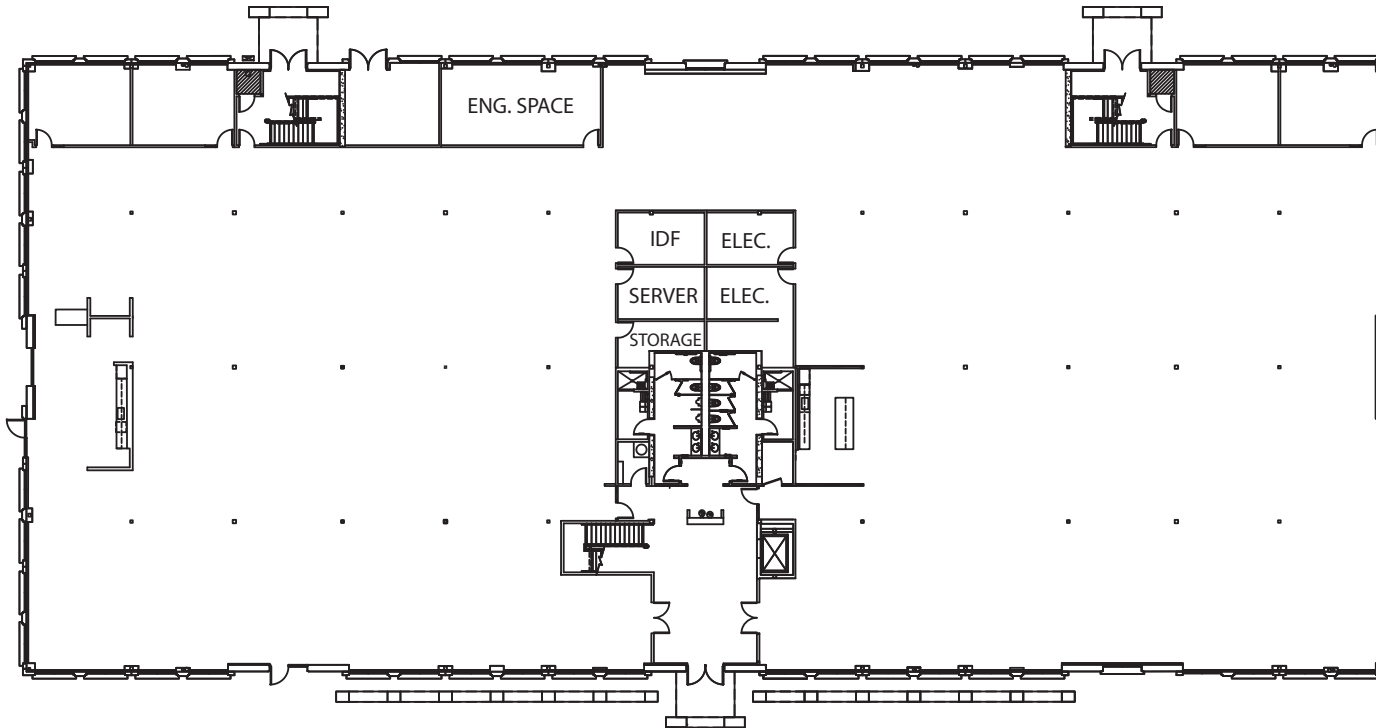
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## First Floor

- ±30,487 SF, Divisible to ±15,000 SF
- Available 8/1/2020
- 4 Private Offices/Conference Rooms
- 2 Break Areas
- Engineering Space
- Server Rooms
- Electrical Rooms
- Storage Rooms
- Open Ceiling Plan, Title 24 Compliant
- New Restroom Finishes with Showers

New Market Ready Plan  
(Under Construction)



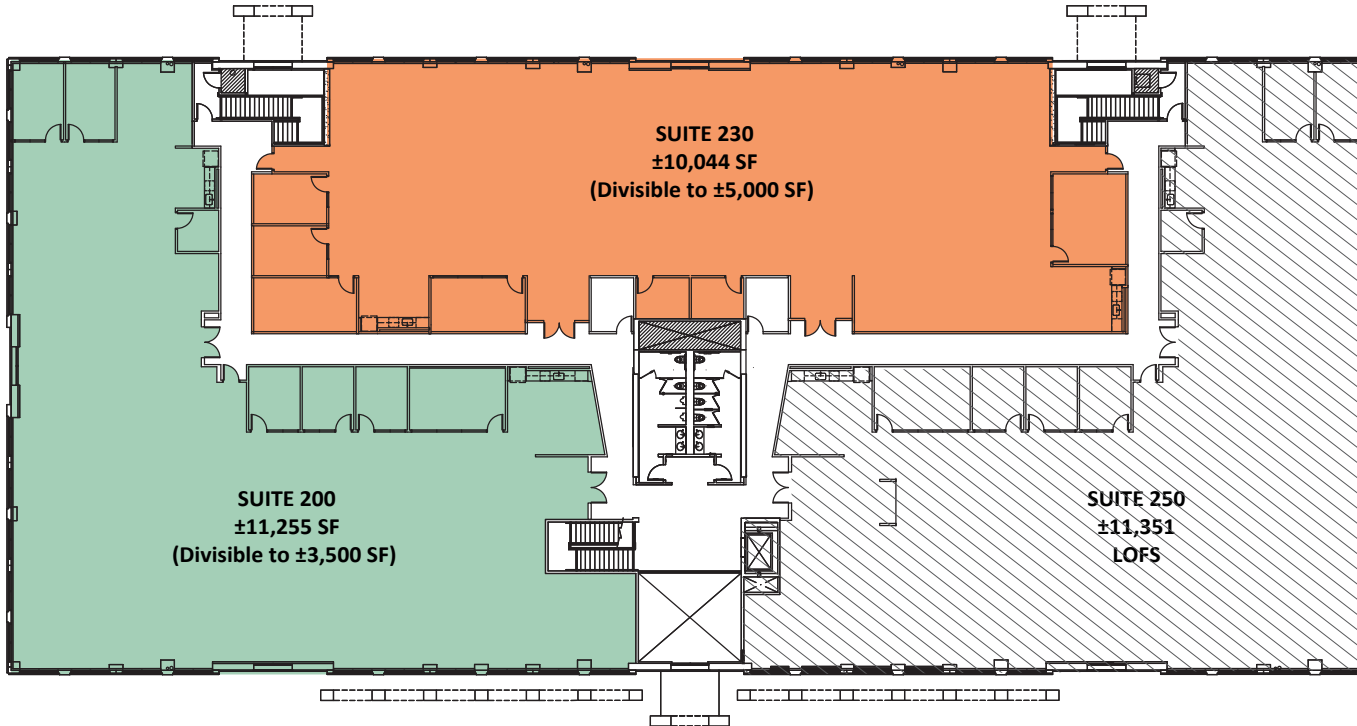
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New Market Ready Plan  
(Under Construction)

## Second Floor

- ±10,044 SF, divisible to ±5,000 SF and ±11,255 SF, divisible to ±3,500 SF
- Available 8/1/2020
- Efficient Floor Plans with Expansive Glassline
- Brand New Market Ready Condition
- Title 24 Compliant LED Lighting
- New Restroom Finishes



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# Work Smart. Live Well.



## Workday Conveniences

- On-Site Car Wash
- On Demand Gas Delivery
- Blood Drive
- UPS and FedEx Drop Boxes



- Complimentary WiFi
- BBQ Station
- Bocce Ball Court
- Plush Soft Seating
- Volleyball Court
- Outdoor Event Area



- Private Fitness Center
- Basketball League
- Walking Trails



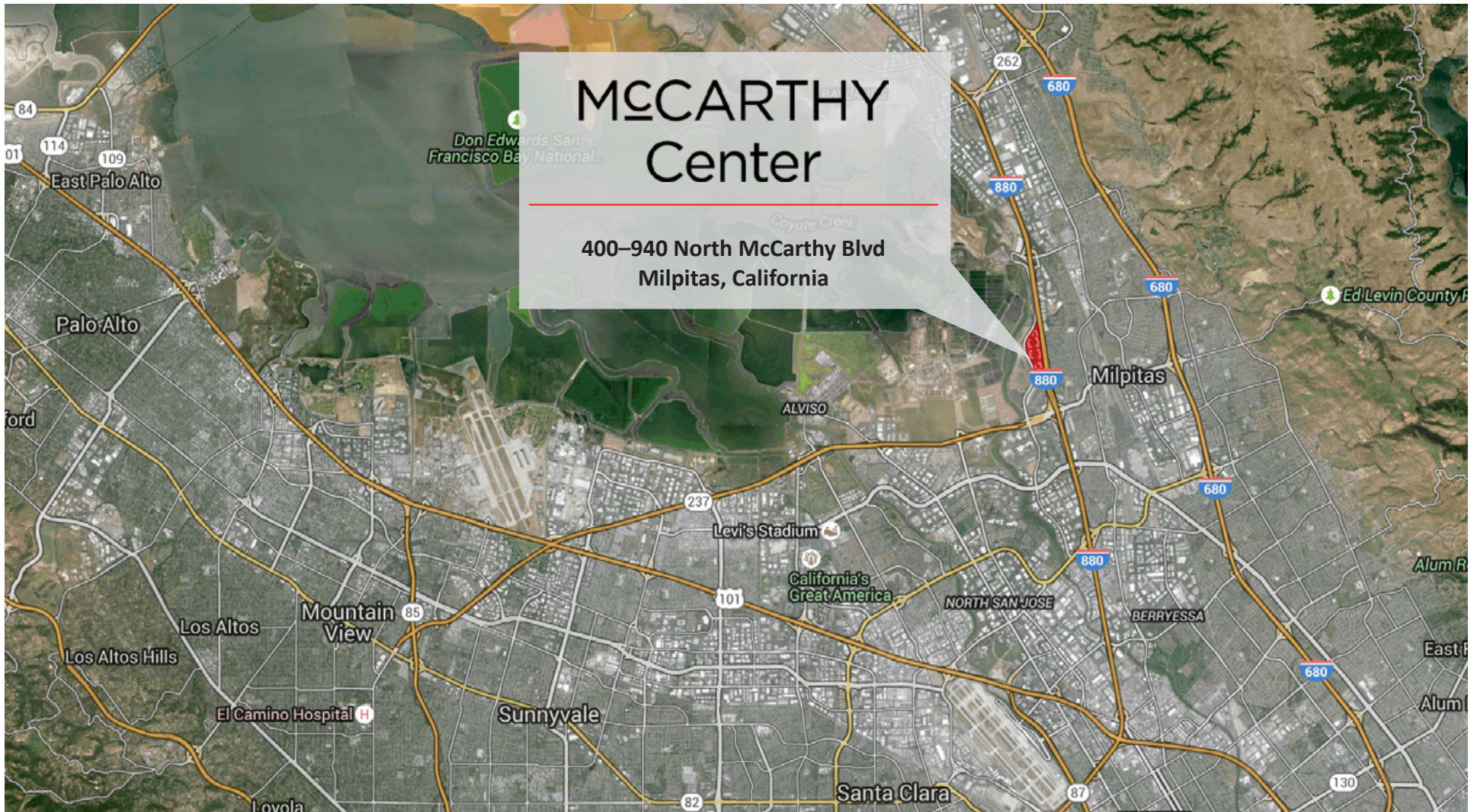
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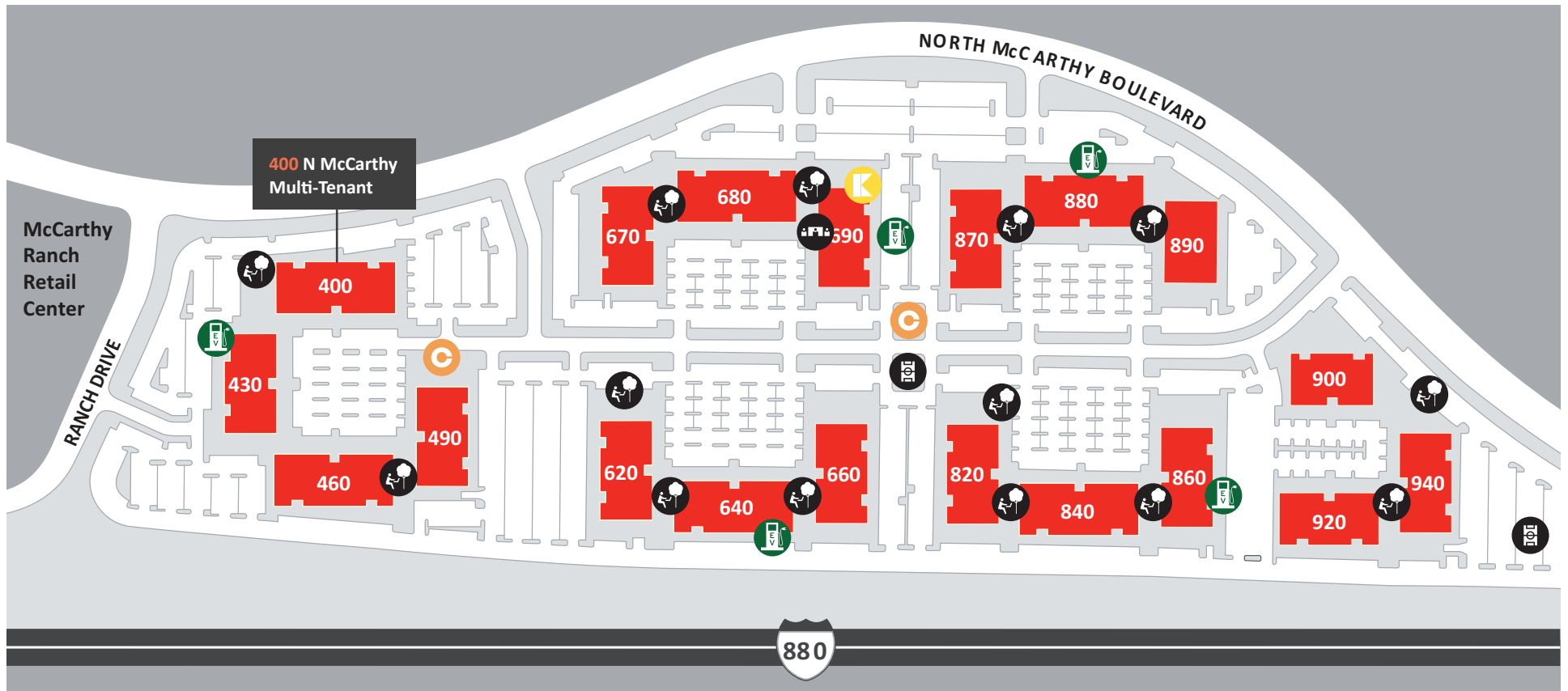
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# On-Site Amenities



EV Charging Station



Outdoor Workspace



KINETIC™ Fitness Center



Conference Center



Sports Court



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