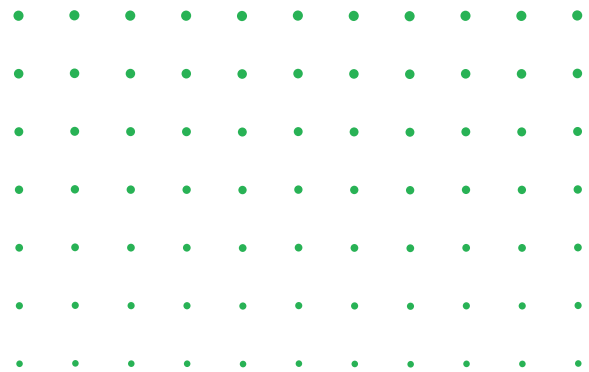


**GREAT** ● ● ● ● ● ● ● ● ● ●  
**AMERICA** ● ● ● ● ● ● ● ● ● ●  
**C** ● **MM** ● **NS** ● ● ● ● ● ● ● ● ● ●  
● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●

**4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA**



**±11,725 – ±360,611 SF**

**CLASS A OFFICE FOR LEASE**



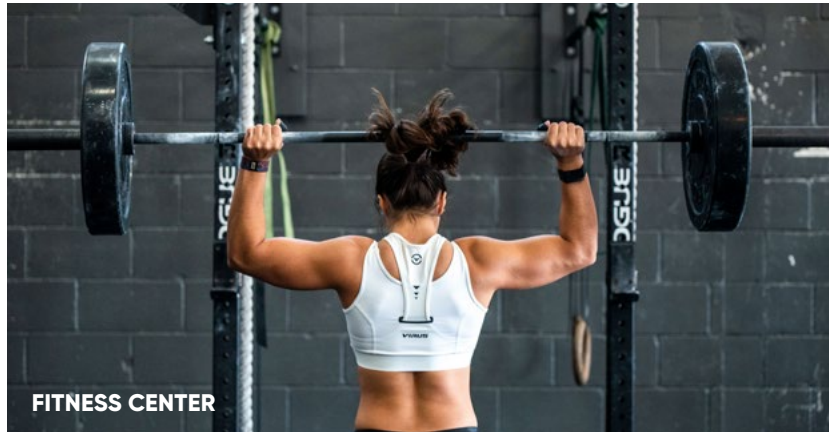
# GROWTH : READY

Great America Commons is your opportunity to make space for exceptional people, at scale.

## **GREAT AMERICA COMMONS IS A 634K SF CAMPUS EXPERIENCE IN SANTA CLARA.**

Built for a growth ready company with up to 360,611 SF available now and the opportunity to expand 76,321 SF in the future.

# BEING : WELL



FITNESS CENTER



GAMING LAWN



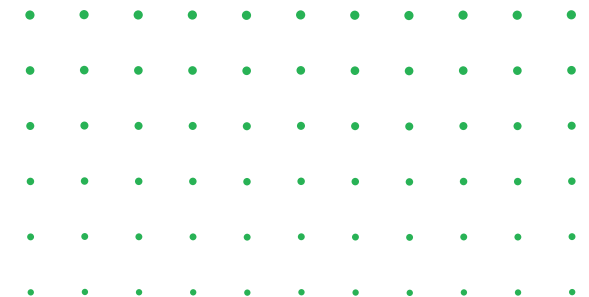
VOLLEYBALL COURT

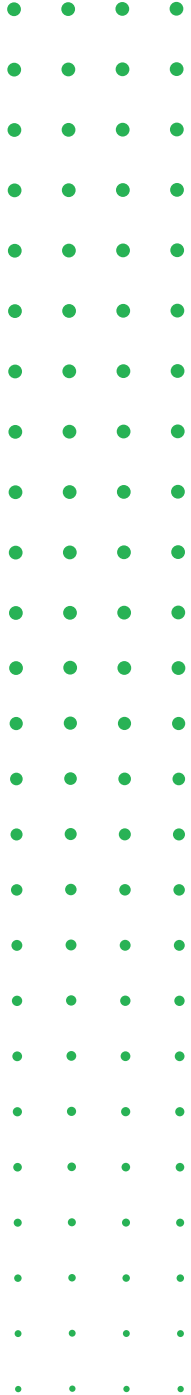


BASKETBALL COURT  
PROPOSED LANDSCAPING

Great America Commons' 103,000 square feet of outdoor space, fitness, activity & wellness amenities offer considerable health benefits to employees: improved memory, productivity, happiness and creativity.

COMING SOON:  
**GAMING LAWN**  
**BASKETBALL COURT**





# ENERGY : RENEWED

At the heart of Great America Commons is Harvest Hall, a solar-powered zero energy amenity building. Enjoy a wide variety of organic food made fresh daily and meeting spaces, all while reaffirming your company's commitment to sustainability and climate consciousness.



A



B



C



D



E

## IMAGES

A FULL SERVICE FOOD HALL WITH CATERING SERVICE B FIRESIDE LOUNGE

C STATE OF THE ART TRAINING ROOM D FULLY EQUIPPED BOARD ROOM E FITNESS CENTER W/LOCKER ROOM & SHOWERS

# AMENITY BUILDING : ZERO ENERGY 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

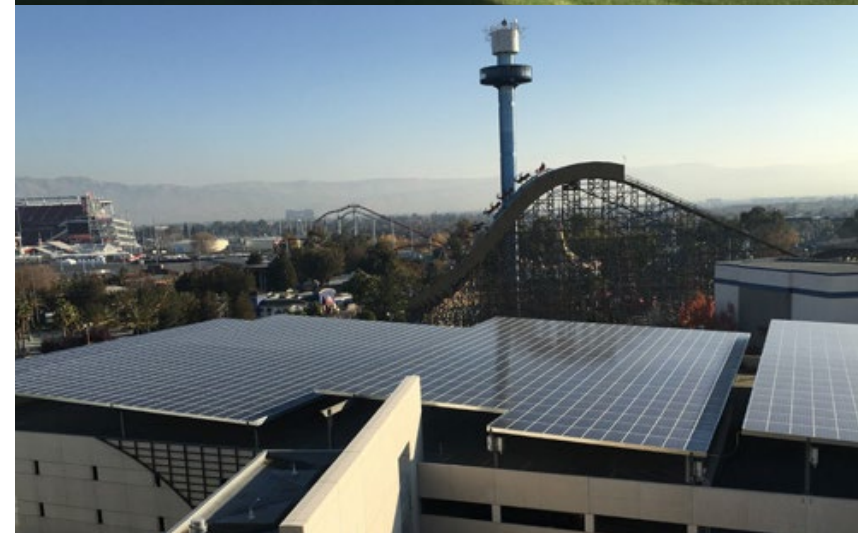
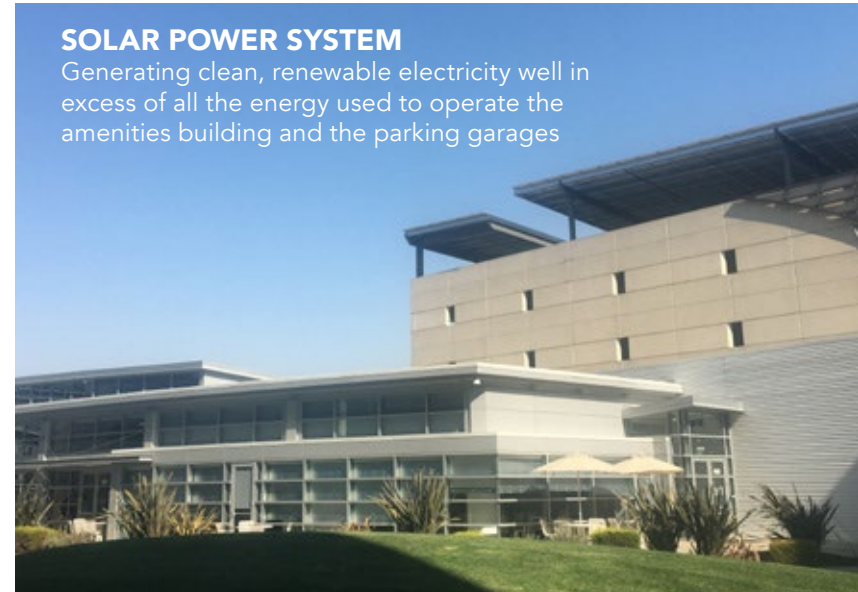
High efficiency HVAC upgrades

## 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 Great America Commons 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.

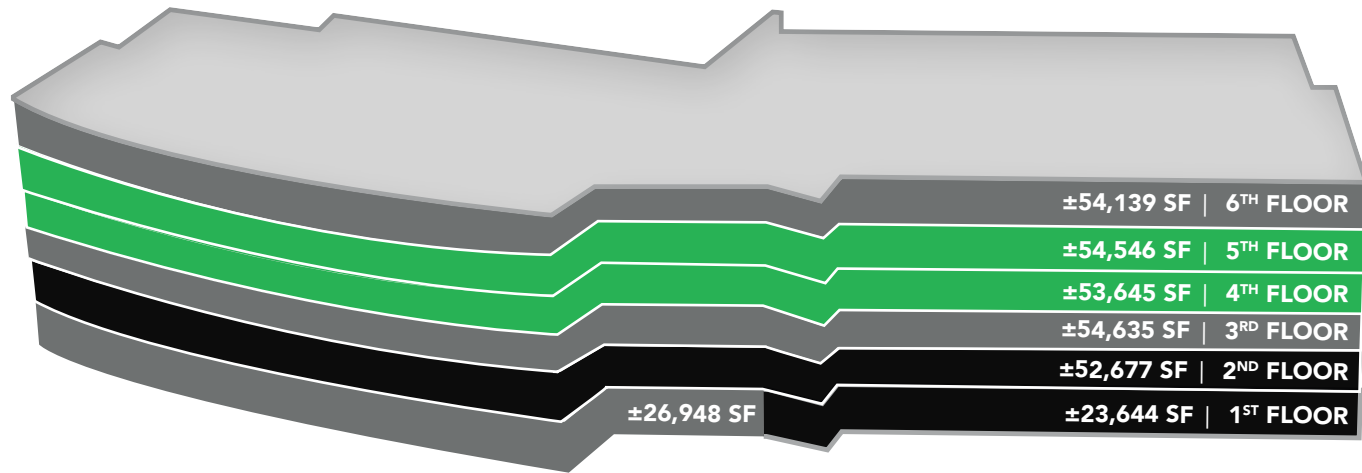
## SOLAR POWER SYSTEM

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



# STACKING PLANS

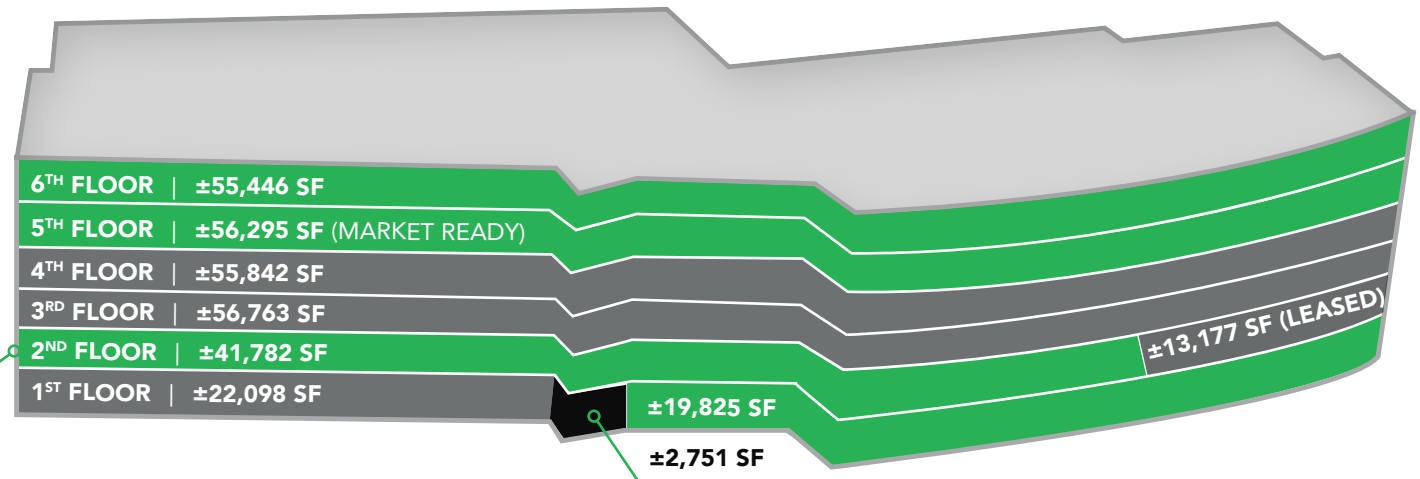
## 4655



## 4555

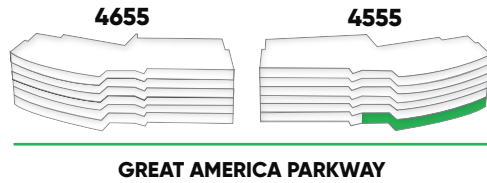
**DIVISIBLE TO:**

- ±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

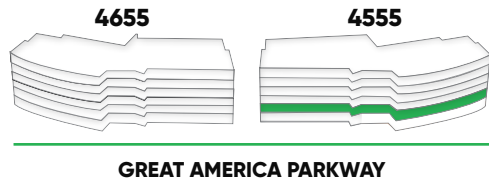


## FLOOR POWER

- 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)



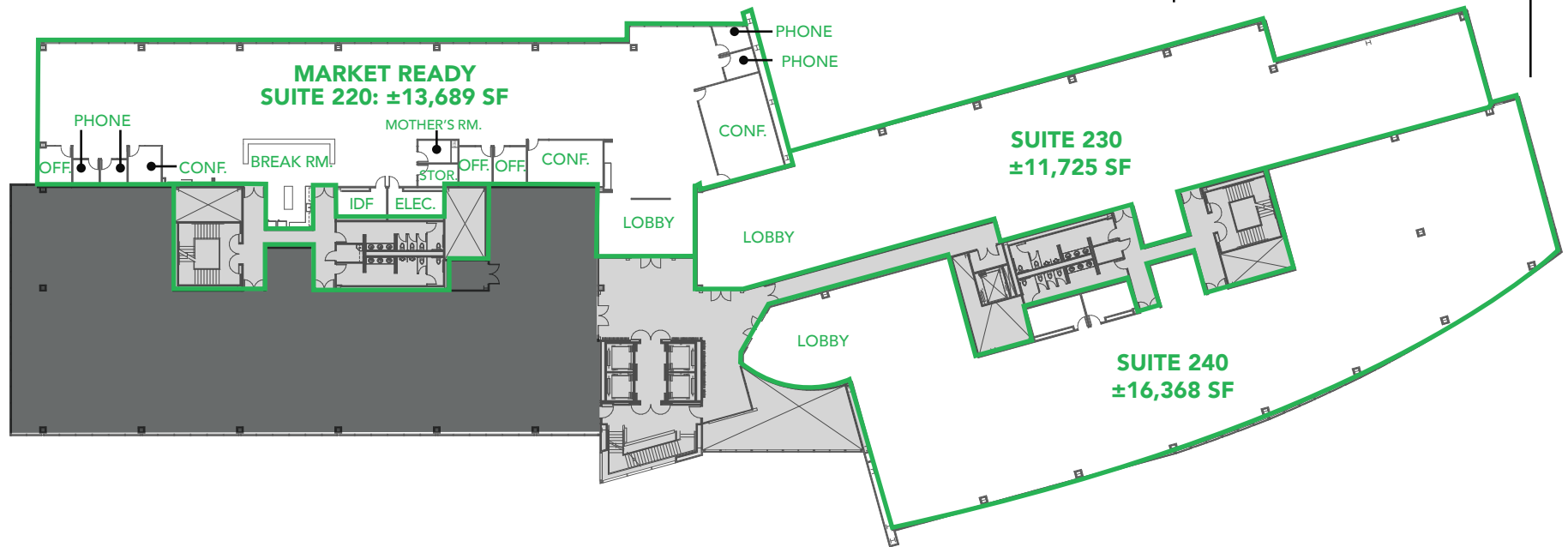
# 4555 GREAT AMERICA : SECOND FLOOR ±11,725 - ±41,782 SF



## MULTI-TENANT OPTION

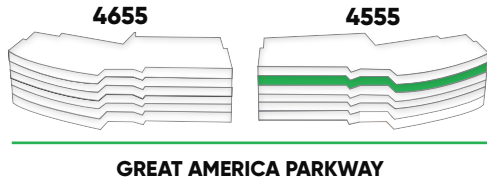
- Suite 230: ±11,725 SF
- Suite 220: ±13,689 SF
- Suite 240: ±16,368 SF
- Suite 200: ±28,093 SF

SUITE 230, CONTIGUOUS WITH SUITE 240 FOR ±28,093 SF (SUITE 200)



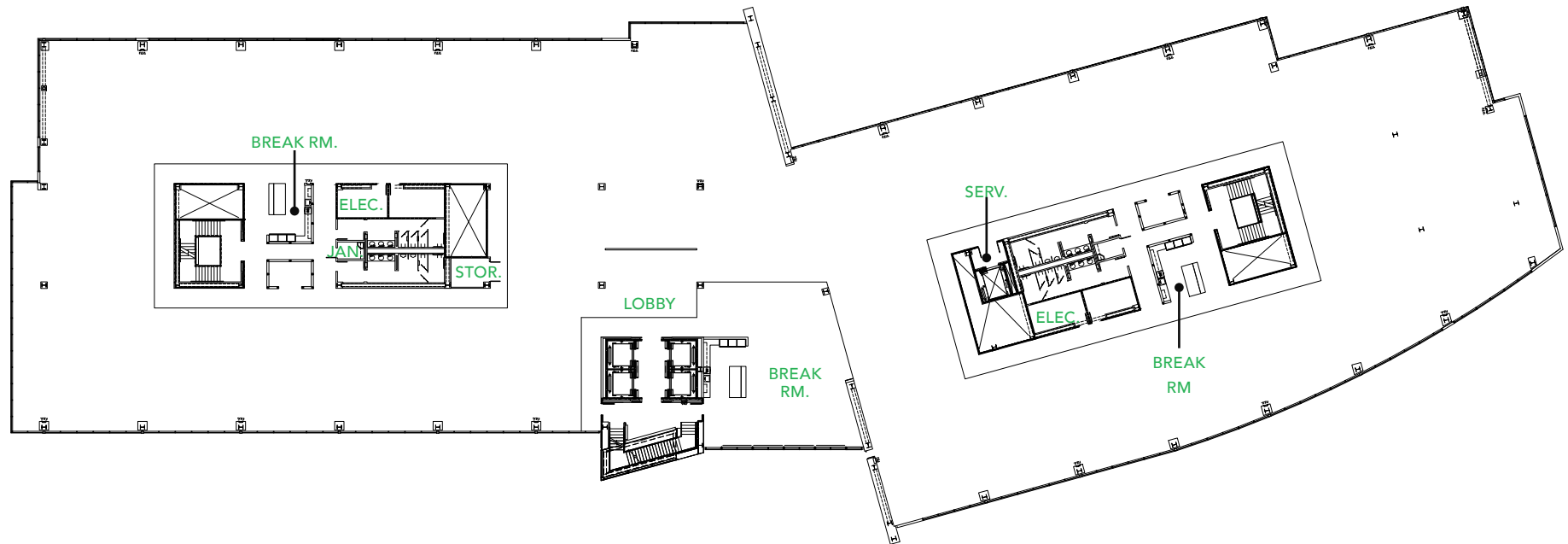


# 4555 GREAT AMERICA : FIFTH FLOOR MARKET READY ±56,295 SF

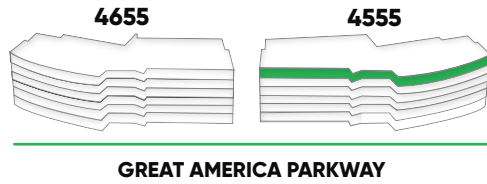


## FLOOR POWER

- 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

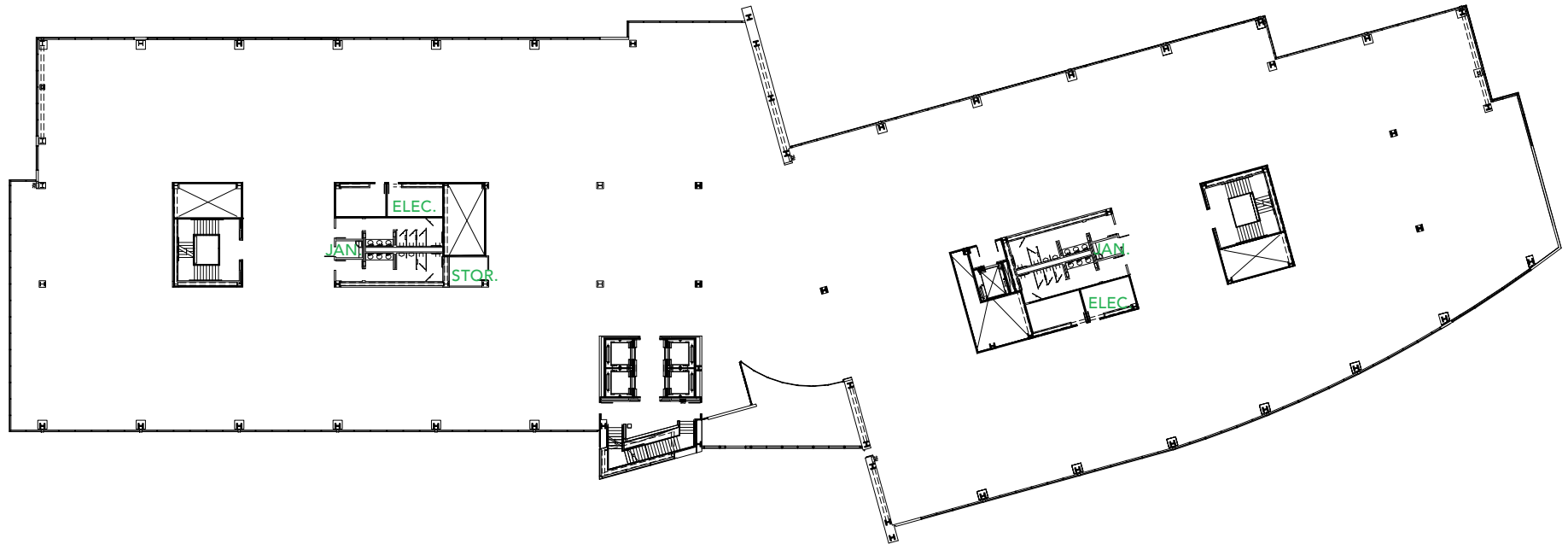


# 4555 GREAT AMERICA : SIXTH FLOOR MARKET READY ±55,446 SF

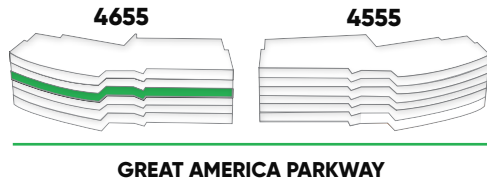


## FLOOR POWER

- 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

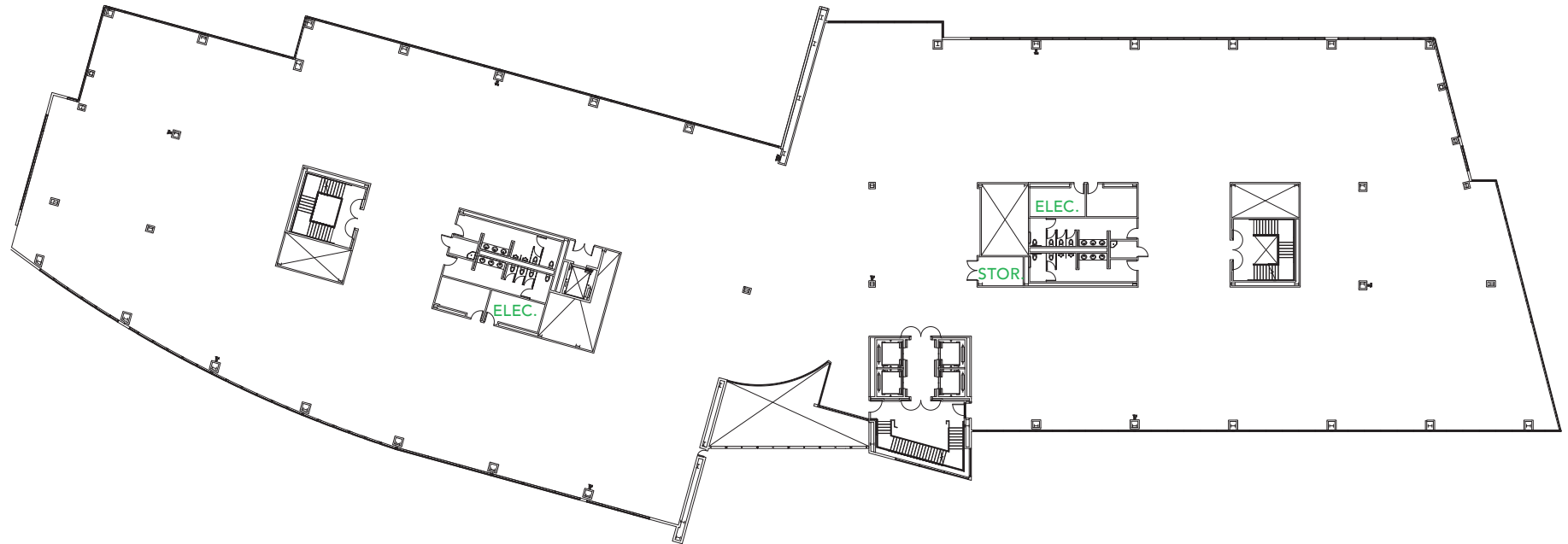


# 4655 GREAT AMERICA : FOURTH FLOOR MARKET READY ±53,645 SF

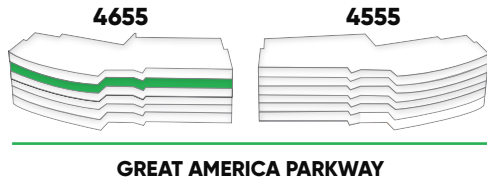


## FLOOR POWER

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

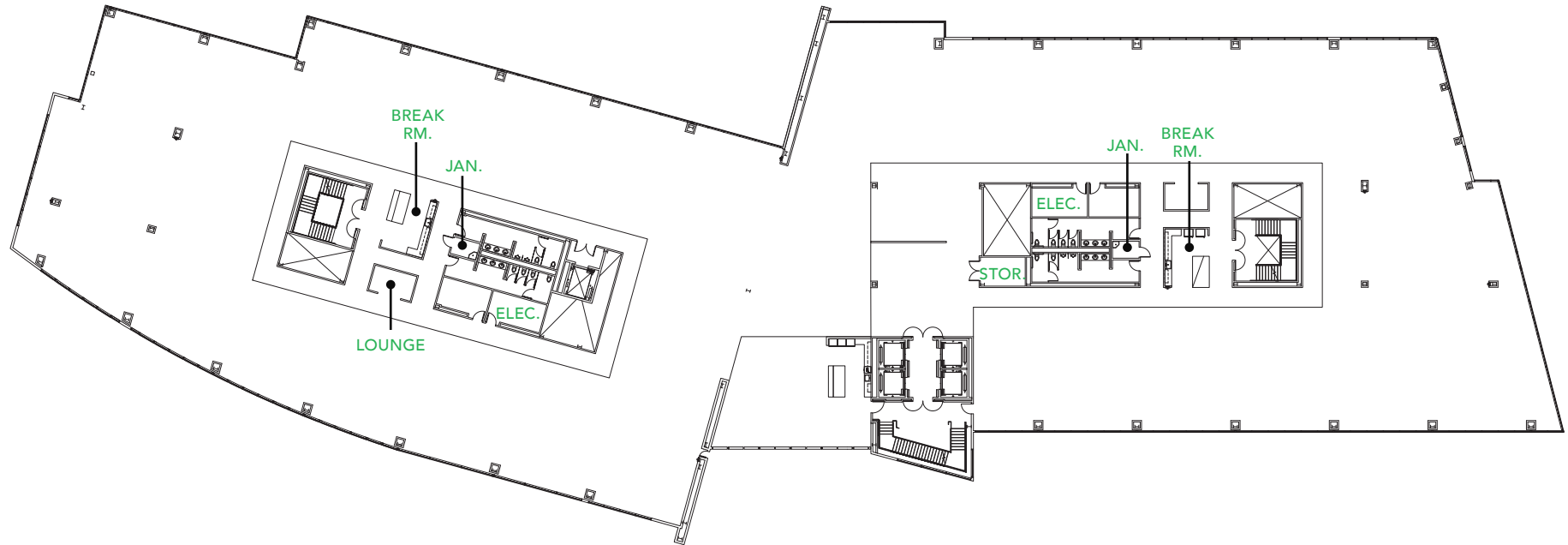


# 4655 GREAT AMERICA : FIFTH FLOOR MARKET READY ±54,546 SF



## FLOOR POWER

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



# TEST FIT : SOCIALLY DISTANCED PROGRAM

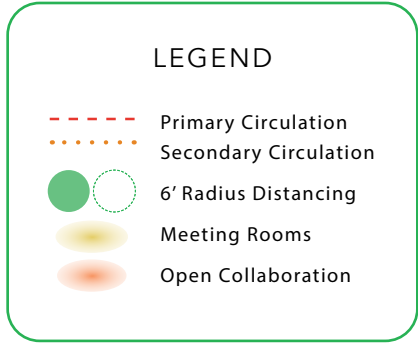


**LEGEND**

- - - Primary Circulation
- . . . Secondary Circulation
- 6' Radius Distancing
- Meeting Rooms
- Open Collaboration

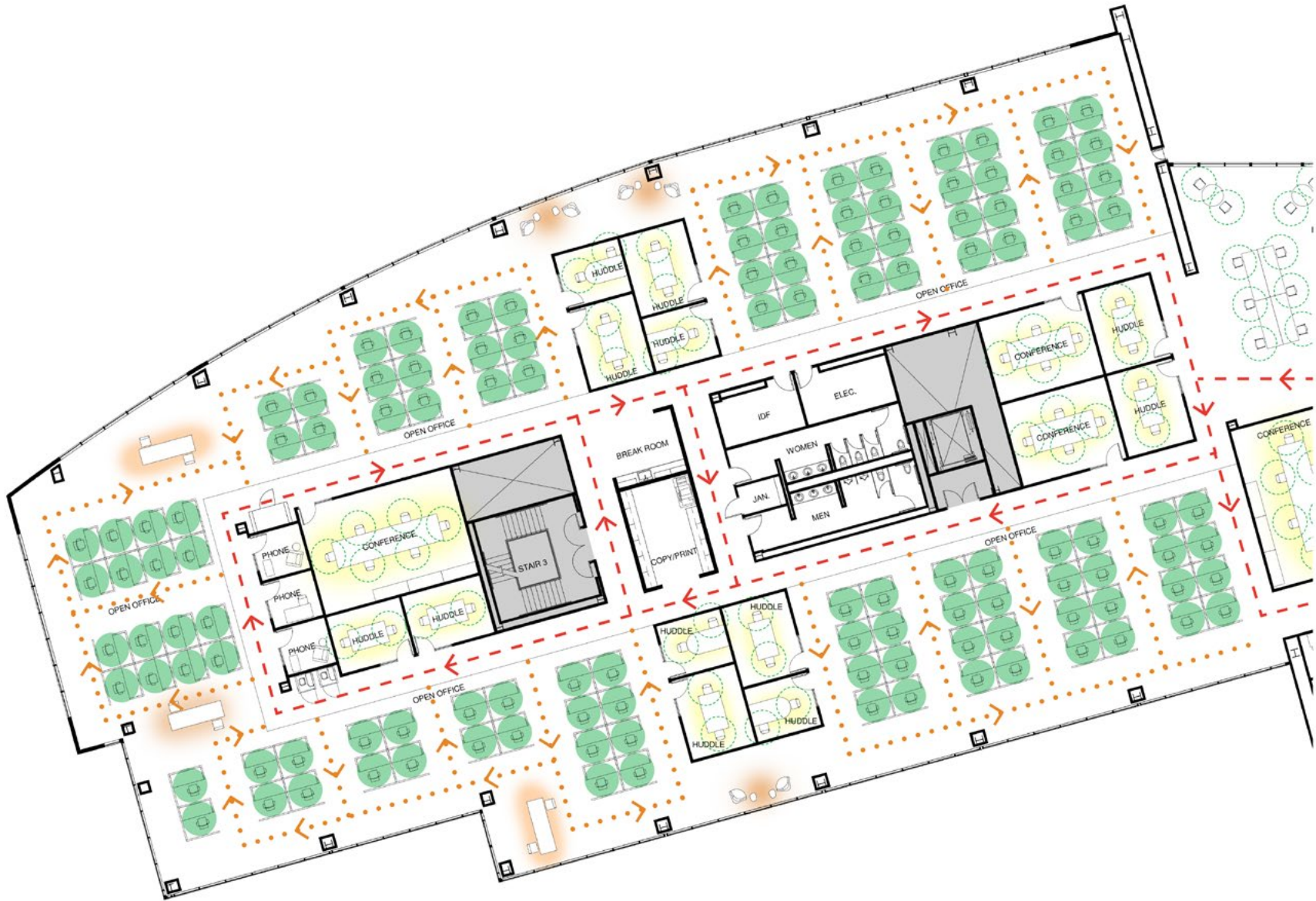
SOCIALLY DISTANCED PROGRAM		BASELINE PROGRAM	
203	6X6 WORKSTATIONS	203	6X6 WORKSTATIONS
12	OFFICE PERSON	12	OFFICE PERSON
215	EMPLOYEE HEADCOUNT (168 SF/EMPLOYEE)	215	EMPLOYEE HEADCOUNT (168 SF/EMPLOYEE)
15	PHONE	15	PHONE
19	HUDDLES (38 SEATS)	19	HUDDLES (136 SEATS)
6	CONFERENCE (28 SEATS)	6	CONFERENCE (88 SEATS)
1	RECEPTION	1	RECEPTION
2	COPY/PRINT	2	COPY/PRINT
3	BREAK ROOM	3	BREAK ROOM
1	MOTHER'S ROOM	1	MOTHER'S ROOM
1	STORAGE	1	STORAGE
1	LIBRARY	1	LIBRARY

# TEST FIT : SOCIALLY DISTANCED PROGRAM



SOCIALLY DISTANCED PROGRAM		BASELINE PROGRAM	
288	72" WORKSTATIONS	376	60" WORKSTATIONS
12	OFFICE PERSON	12	OFFICE PERSON
300	EMPLOYEE HEADCOUNT (121 SF/EMPLOYEE)	388	EMPLOYEE HEADCOUNT (93 SF/EMPLOYEE)
15	PHONE	15	PHONE
19	HUDDLES (38 SEATS)	19	HUDDLES (136 SEATS)
6	CONFERENCE (28 SEATS)	6	CONFERENCE (88 SEATS)
1	RECEPTION	1	RECEPTION
2	COPY/PRINT	2	COPY/PRINT
3	BREAK ROOM	3	BREAK ROOM
1	MOTHER'S ROOM	1	MOTHER'S ROOM
1	STORAGE	1	STORAGE
1	LIBRARY	1	LIBRARY

# TEST FIT : SOCIALLY DISTANCED PROGRAM



# INTERIOR RENDERINGS



**TWO 6-STORY BUILDINGS  
LARGE EFFICIENT 55K FLOOR PLATES**



# AMENITIES



Taco Bell  
Joe's Chinese  
Togo's  
Loop Convenient Store  
Bawarchi Indian

Stadium Tech Cafe

Hyatt Regency  
Truya Sushi  
Evolution  
Café & Bar  
@The Market

Hilton  
La Fontana



In-N-Out  
Tomatina  
Subway  
Panda Express  
Mexicali Grill  
Jamba Juice

Starbucks  
SmokeEaters  
Krispy Kreme  
World Wrapps  
YoYo Sushi  
Ben & Jerry's

Embassy Suites

Floodcraft Brewing Co.  
Puesto  
Il Fornaio  
Silverlake Ramen  
Starbucks  
Tender Greens  
The Halal Guys  
Fleming's Steakhouse  
CorePower Yoga

Lula's Chocolates  
Sur La Table  
Barebottle Brewing  
Chipotle  
Gong Cha  
Kumar's  
Pacific Catch  
Opal  
Whole Foods Market

Pedro's Mexican  
Birk's

Levi's Stadium

Amarin Thai  
Café Falafel  
House of Bagels  
Iguanas  
Round Table Pizza  
Togo's

Future Retail  
Element Hotel

Marriott  
Parcel 104

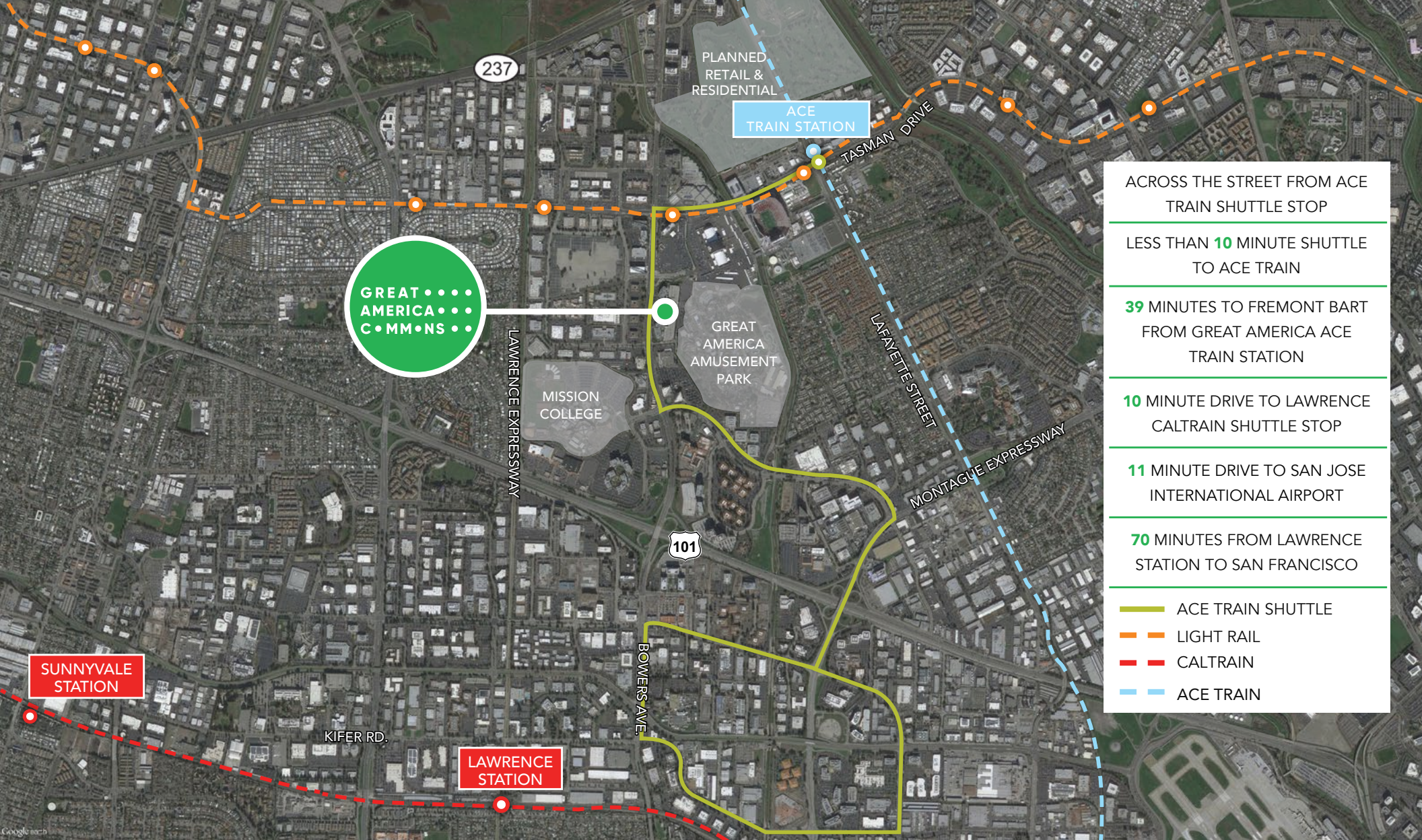
Bourbon Steak

Target  
Panera  
Five Guys  
Sweet Tomatoes  
Chipotle  
Premier Pizza  
Coffee Bean  
& Tea Leaf

CVS  
Chick-Fil-A  
Fresh & Easy  
Rok  
Hyatt House  
Courtyard  
Marriott

Starbucks  
Safeway  
Fantasia Coffee & Tea  
Red Robin Gourmet  
Burgers  
Piatti  
Cold Stone Creamery  
Peet's Coffee  
Smashburger  
Premier Pizza  
Jamba Juice  
The Prolific Oven  
Chipotle Mexican Grill  
Mezbaan Bar & Indian  
Posh Bagel  
Yo Yo Sushi  
Jersey Mike's Subs  
Yan Can Asian Bistro  
Hyatt House

# TRANSPORTATION



- 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

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- ACE TRAIN SHUTTLE
- - - LIGHT RAIL
- - - CALTRAIN
- - - ACE TRAIN

# GREAT AMERICA COMMONS

**4555 & 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CALIFORNIA**

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## **VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN**

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