



## CHOOSE THE HIGH GROUND

*6001 - 6201 America Center Drive,  
San Jose, CA*



*Class A  
Multi-tenant  
Office Buildings*

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[View Site Specific COVID-19 Prevention Plan](#)





# DISCOVER



## *Superior Central Location*

Immediate Freeway Access  
Private Shuttle to Caltrain, BART & ACE  
Shorter Commute Times for Employees  
Geographic Heart of Valley



## *Amenity-Rich Campus*

Café with Bay Views  
State-of-the-Art Fitness and Conference Center  
Outdoor Picnic Areas with Fire Pits  
Access to Bike and Jogging Trails



## *Prominence & Presence*

Excellent Visibility and Building Identity  
Unparalleled Views in all Directions  
Highest Elevation along Hwy 237 Corridor

## **6001 AMERICA CENTER DRIVE**

***Up to ±220,872 SF Available May 1, 2022***

±105,606 SF Available Now via Sublease

## **6201 AMERICA CENTER DRIVE**

***±9,272 SF Available Now***

**FULLY-ENTITLED**  
±200,000 SF





## A NEW PERSPECTIVE

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Enjoy unparalleled views in all directions and newly renovated interior and exterior amenities.





## AMENITY-RICH OPEN CAMPUS

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# NEWLY COMPLETED EXTERIOR UPGRADES

- Palm Court
- Turf Area with Canopy
- Olive Grove
- Café and Bar
- Lounge Areas
- Fire Pits



*Palm Court*



*Outdoor Café*



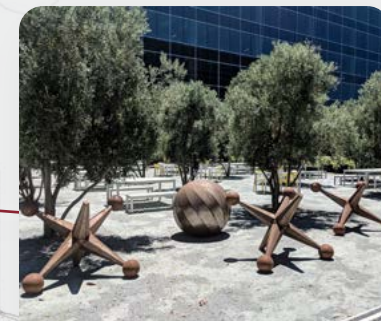
*Turf Area with Canopy*

*Building 2*

*Building 1*



*Bay View Garden*



*Olive Grove*

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# NEWLY COMPLETED INTERIOR UPGRADES

- Café with Bay Views
- Conference Center
- Fitness Center
- Showers and Lockers
- New Finishes and Lighting
- Lobby Video Wall



*Cafe*



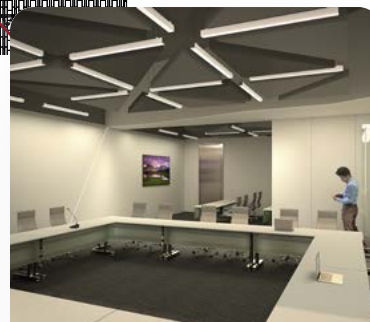
*Showers & Lockers*



*Lobby*



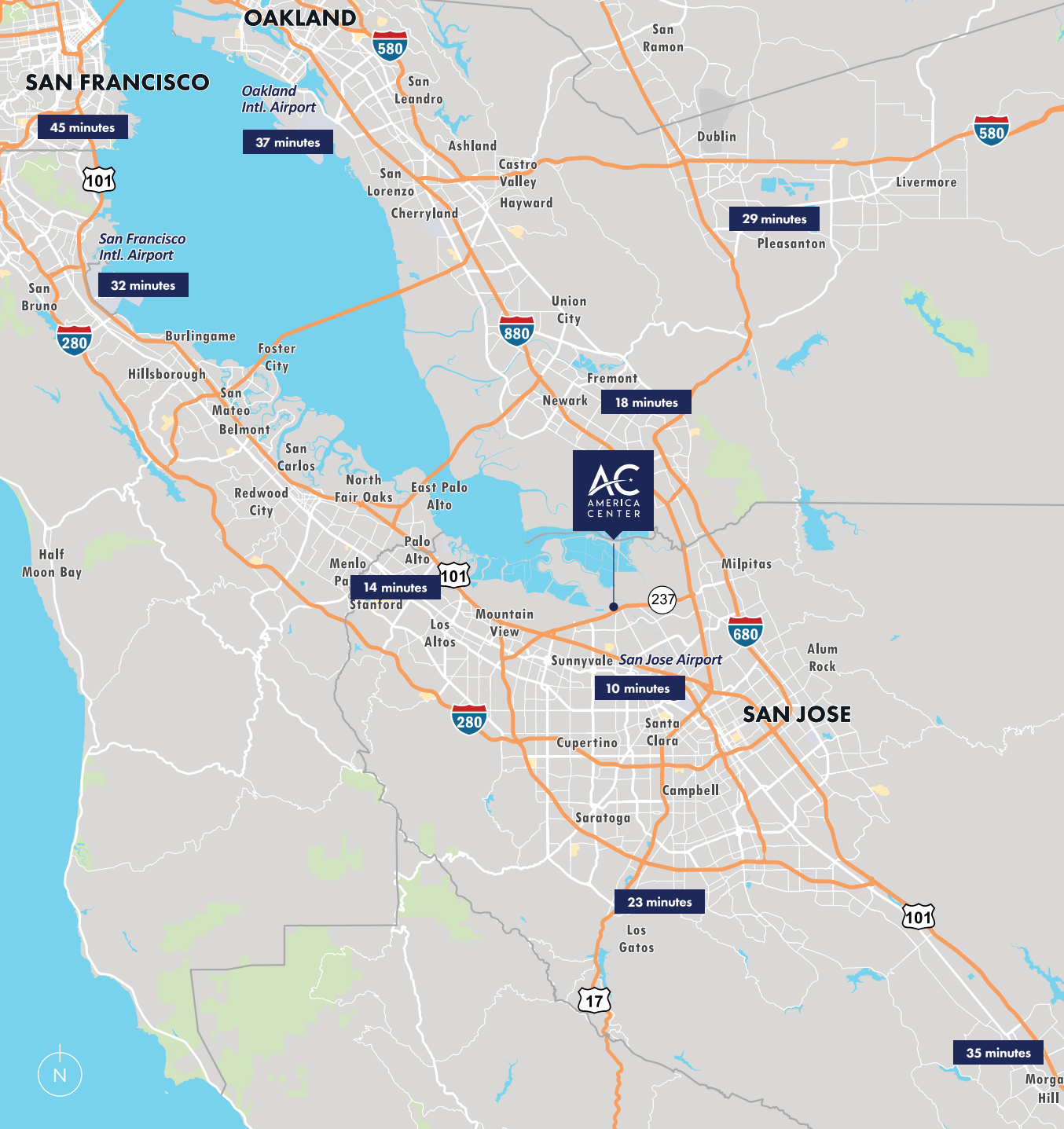
*Fitness Center*



*Conference Center*

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## 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*





## 12 Hotels Within 2 Miles

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

## Key

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



# FLOOR PLAN

**6201 AMERICA CENTER DR**  
***Suite 220***

***±9,272 RSF***

- Corner Unit
- Large Efficient Open Area
- 7 Offices
- 1 Conference Room
- 1 Break Room



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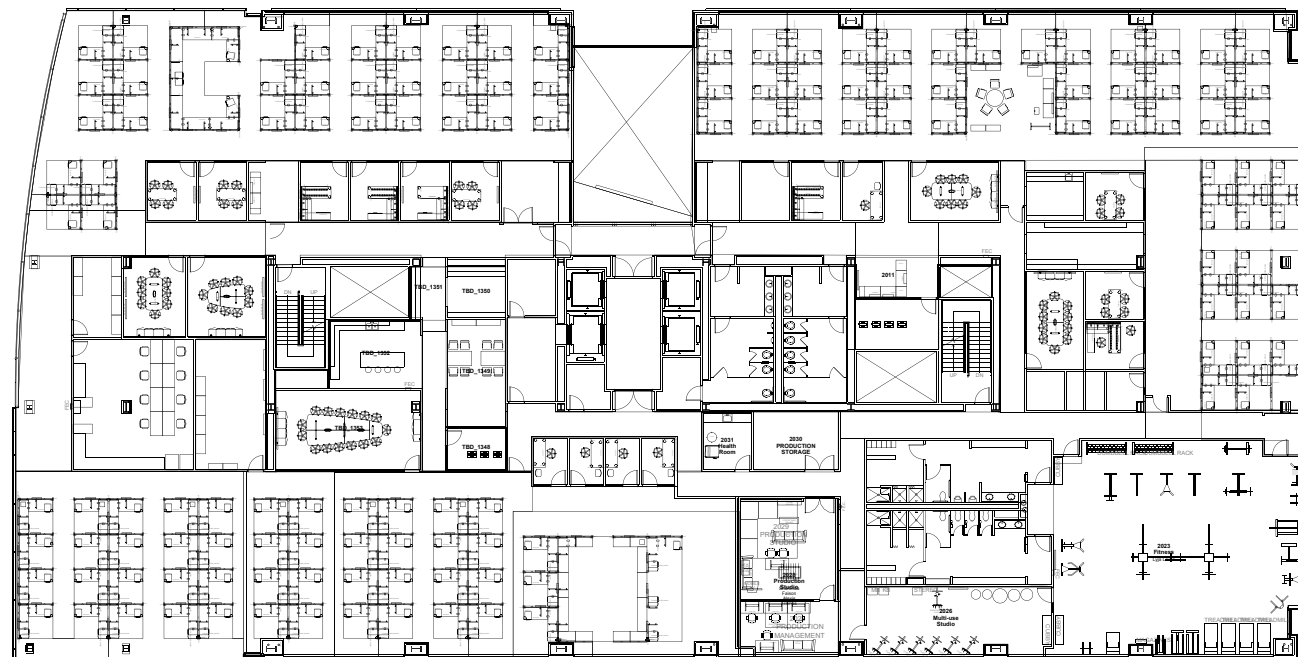






**6001 AMERICA CENTER DR**  
***2nd Floor***

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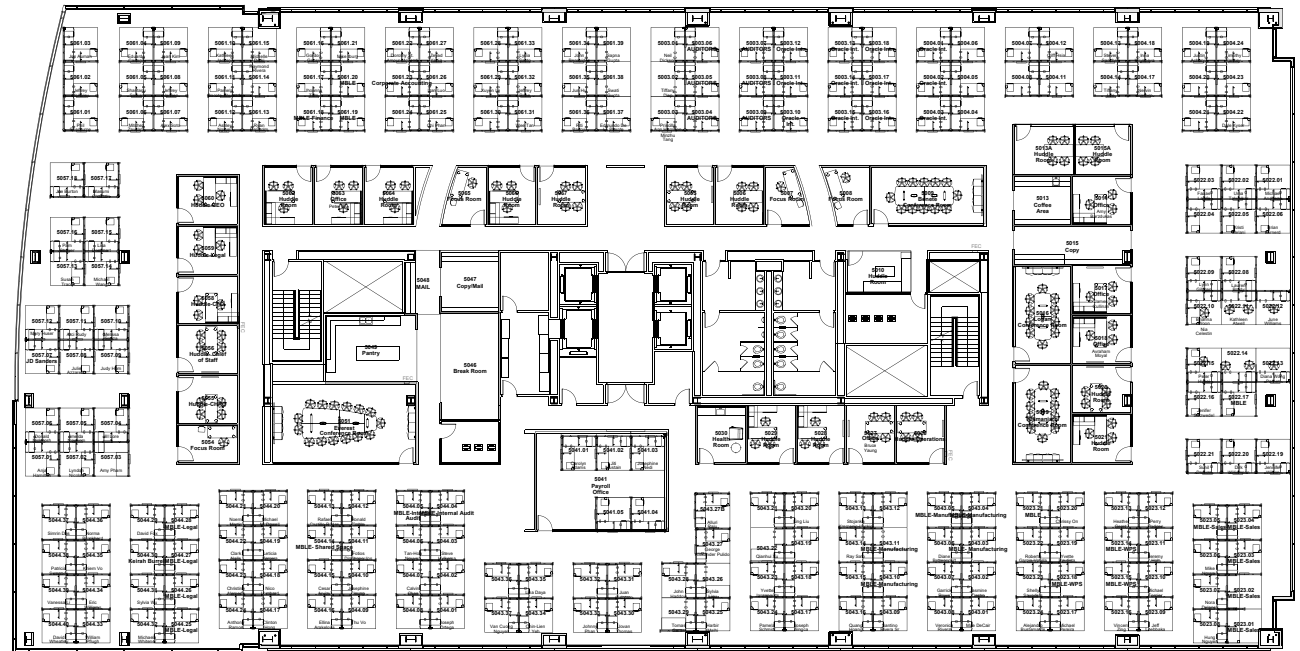










$\pm 38,488 \text{ RSF}$ 

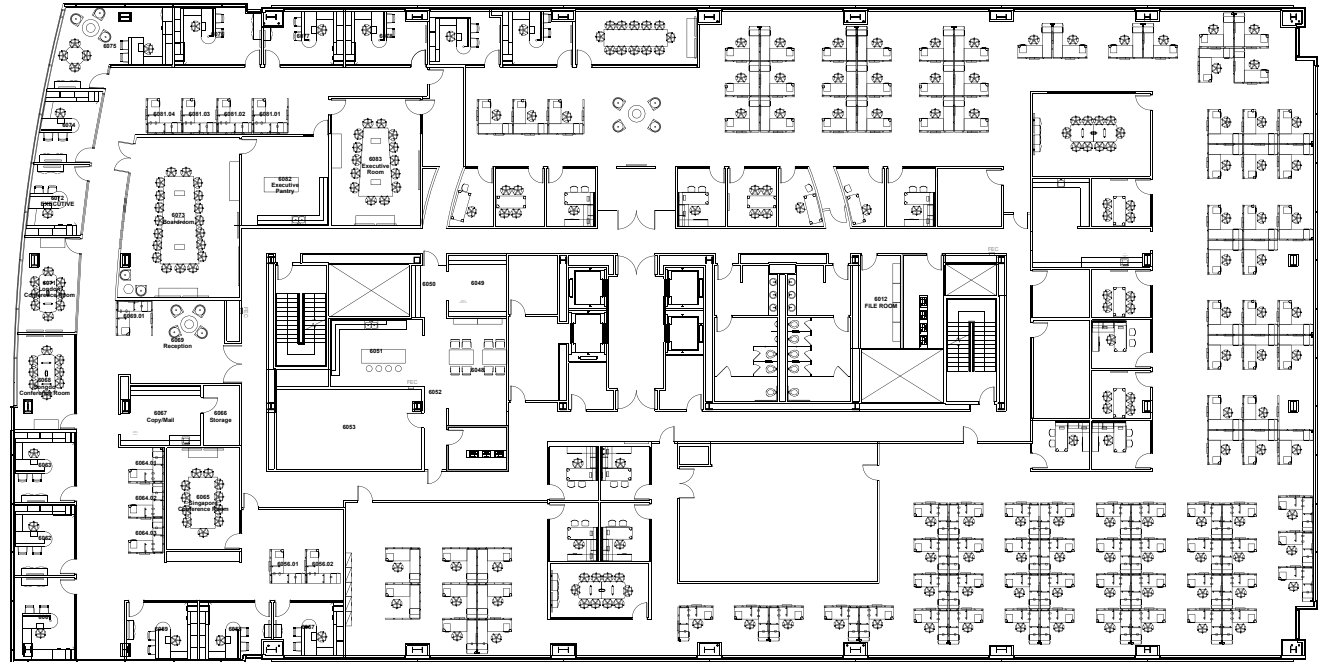
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# FLOOR PLAN

**6001 AMERICA CENTER DR**  
**6th Floor**

**±38,488 RSF**



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