

ACWEST

AMERICA CENTER
WEST



SHORENSTEIN

CBRE



CUSHMAN &
WAKEFIELD

6001 AMERICA CENTER DRIVE | SAN JOSE | ±219,210 SF

ACWEST



ACWEST

SPORT COURTS & COLLABORATION SPACE



OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space



PRIVATE OUTDOOR AMENITY SPACE



PROPERTY HIGHLIGHTS



6-STORY CLASS A OFFICE BUILDING:

±219,210 SF



OUTDOOR AMENITIES

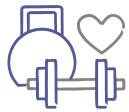
Seating Area with Fire Pits &
Collaboration Space

Basketball, Sport Court & Pickle Ball



CAFÉ

On-Site Café Serving
Breakfast & Lunch



FITNESS CENTER

State-of-the-Art Fitness Center
with Showers & Lockers



BUILDING & MONUMENT SIGNAGE

Highway 237 Visibility
Views of the Bay

±92,000 Cars Per Day on Highway 237



PARKING

±3.3/1,000



TRANSPORTATION

ACE Train Shuttle Stop on
Site with Direct Connection
to ACE Train



BUILDING INFORMATION



POWER

4,000 Amps at
277/470 Volts



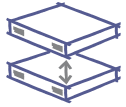
BACKUP GENERATOR

180 KW



HVAC

464 Tons



SLAB TO SLAB HEIGHTS

First - 15'
Second - Fifth - 13' 6"
Sixth - 14'



ELECTRIC VEHICLE CHARGING

4 Dual EV Charging Stations



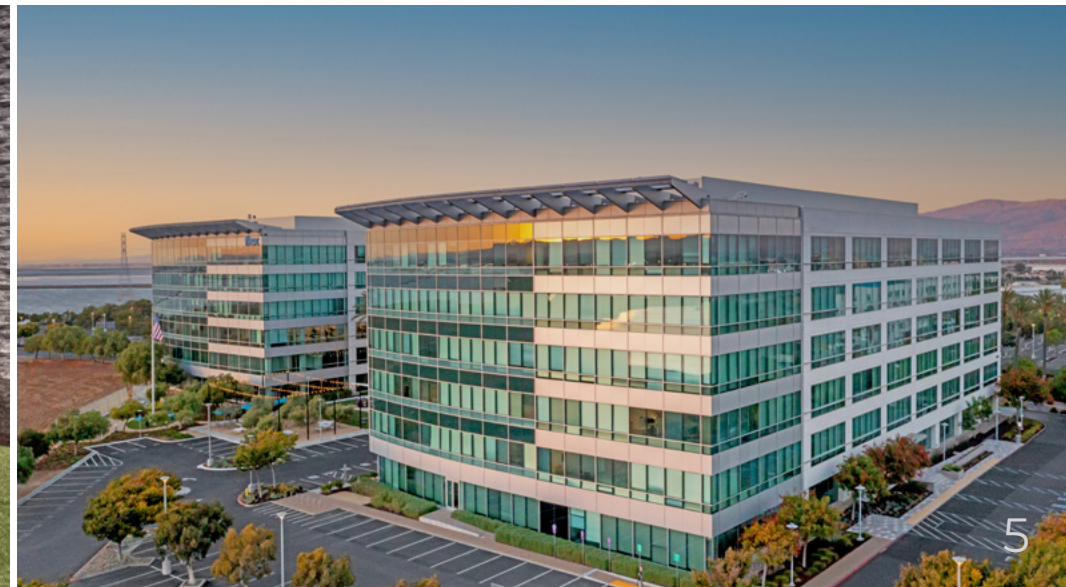
ENERGY STAR SCORE

74



SUSTAINABILITY

[Green Scorecard](#)





OUTDOOR SEATING & BBQ AREA



FITNESS CENTER



CONFERENCE FACILITY



SPORT COURTS & COLLABORATION SPACE



ON-SITE CAFÉ

ACWEST

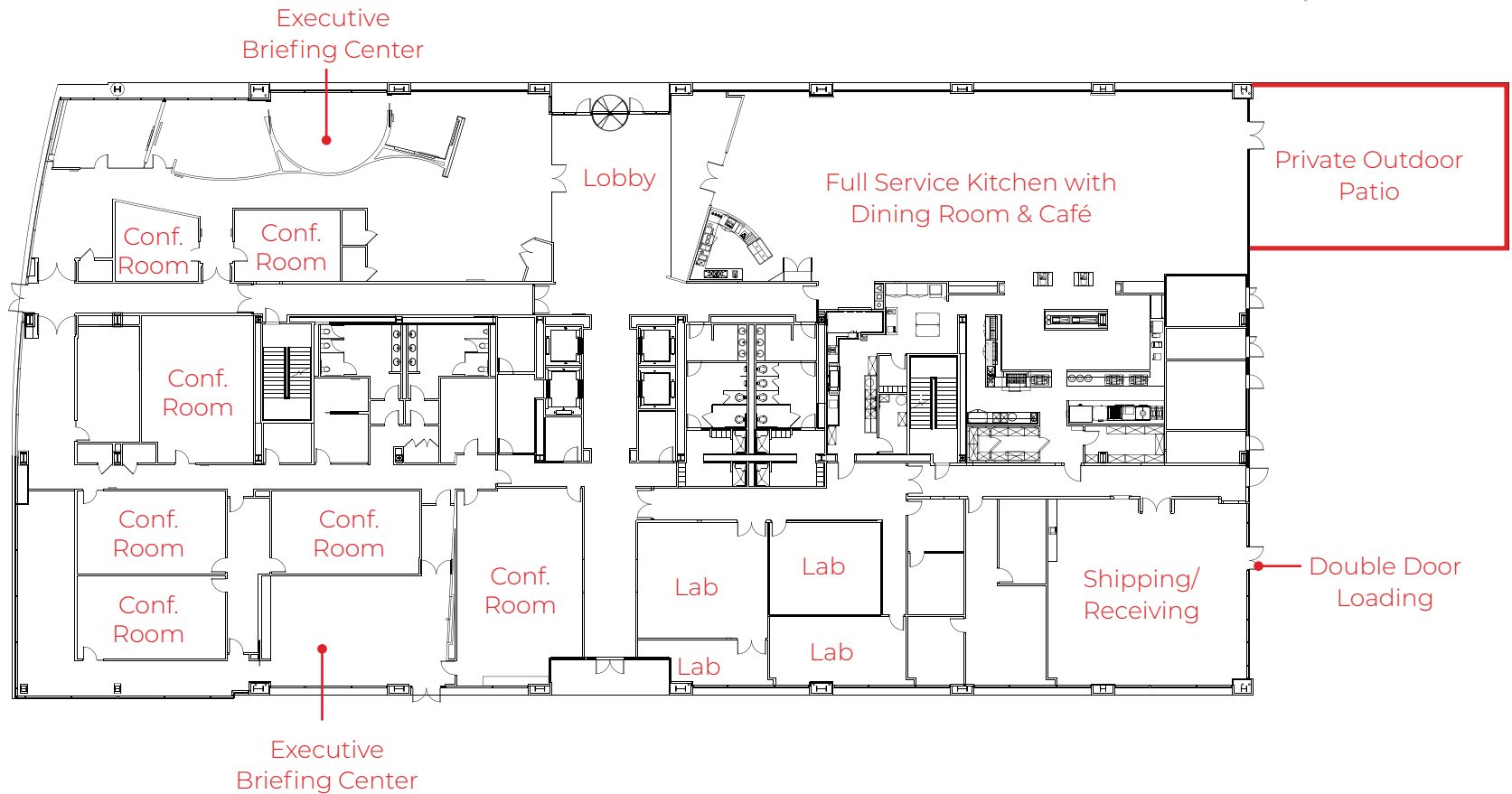


NEW MODERN LOBBY

ACWEST

FIRST FLOOR

±30,961 SF

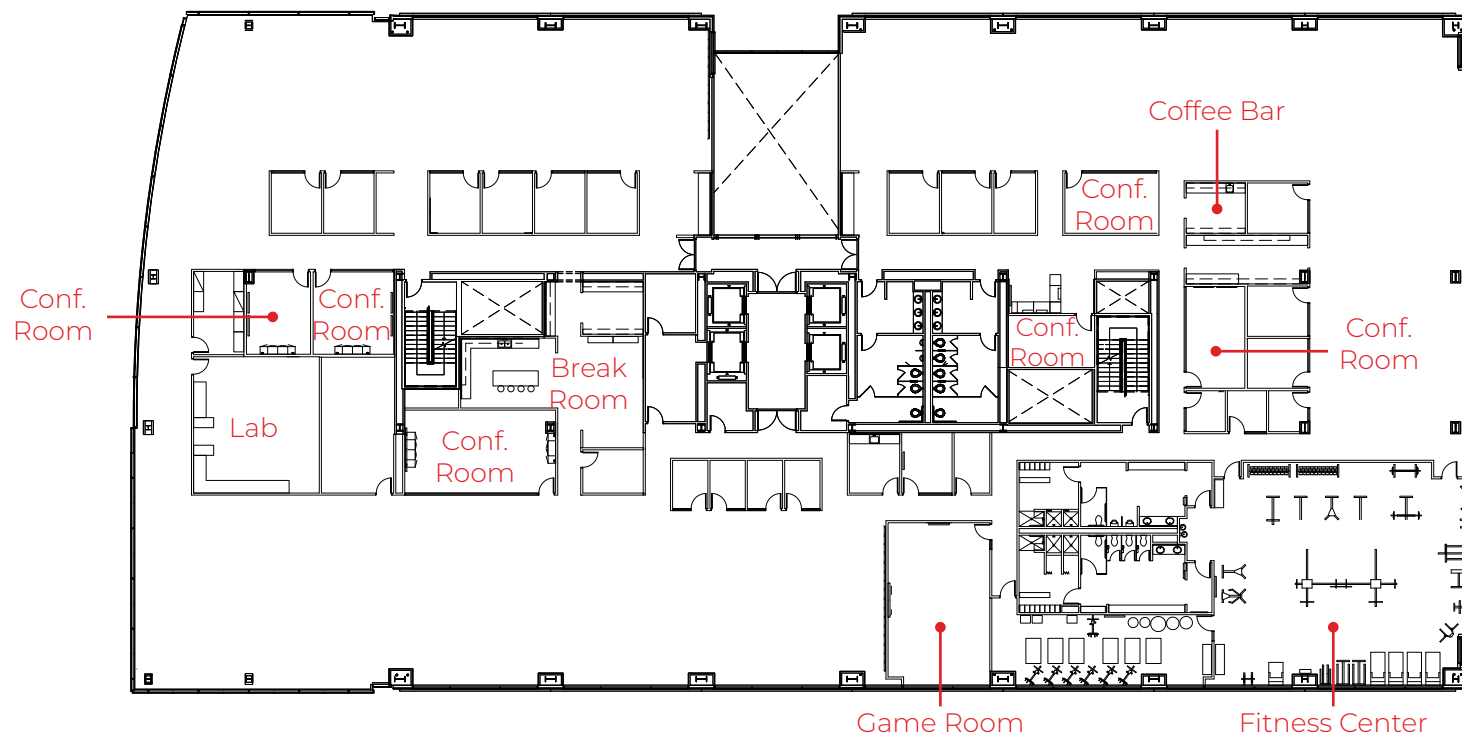


- Executive Briefing Center
- Full Service Kitchen with Dining Room & Café
- Shipping / Receiving
- Private Outdoor Patio

ACWEST

SECOND FLOOR

±36,637 SF



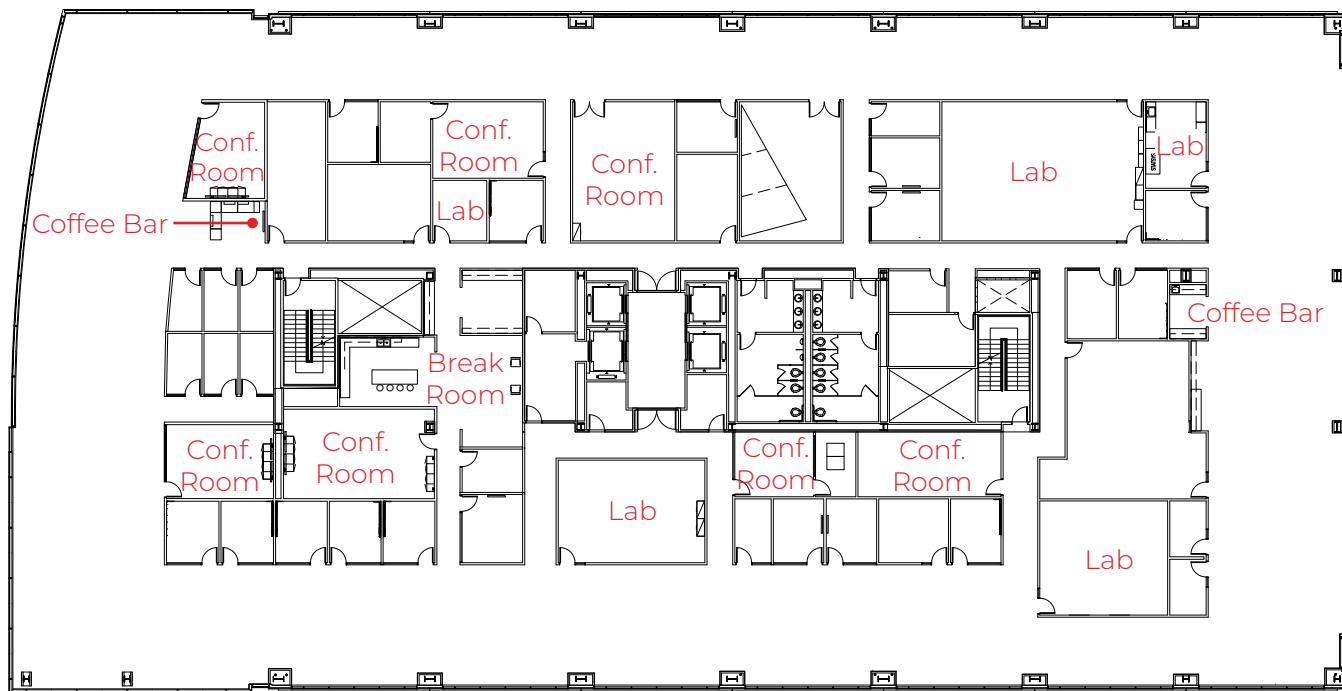
- 21 Private Offices
- 6 Conference Rooms
- 1 Lab

- Break Room
- Game Room
- Fitness Center

ACWEST

THIRD FLOOR

±37,903 SF



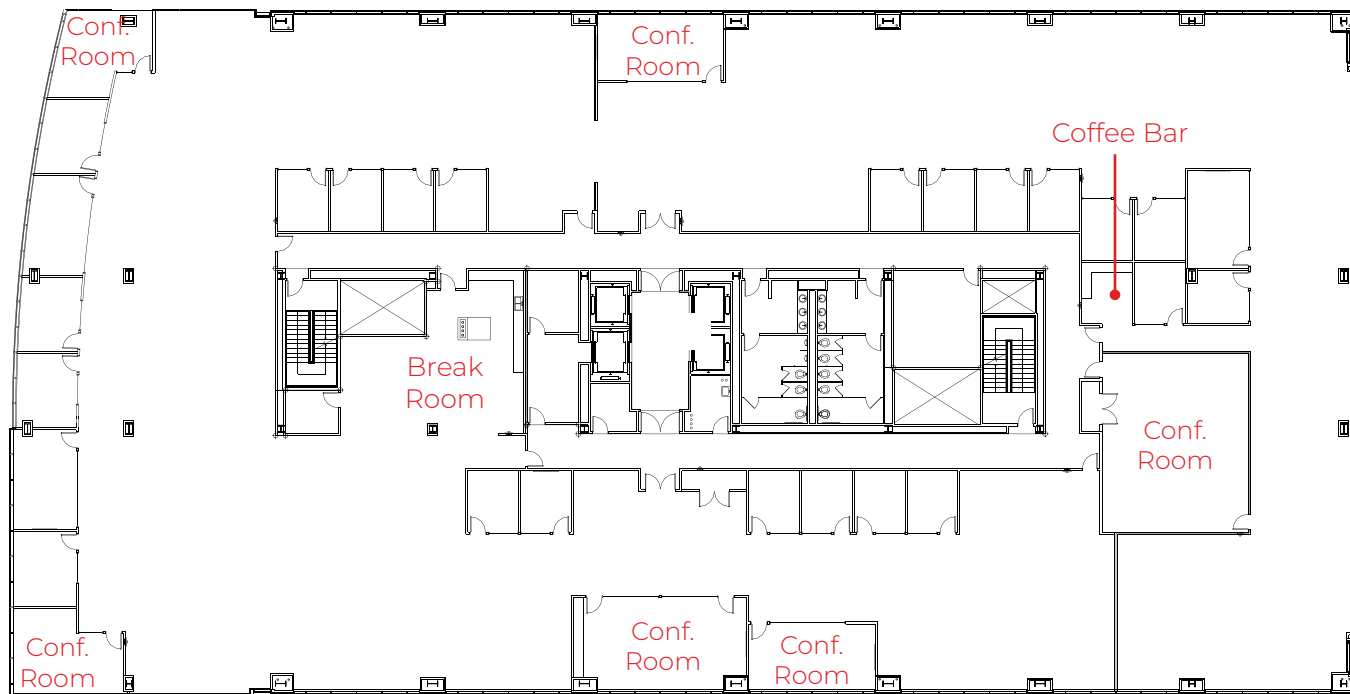
- 28 Private Offices
- 7 Conference Rooms
- 5 Labs

- 2 Coffee Bars
- Break Room

ACWEST

FOURTH FLOOR

±37,903 SF



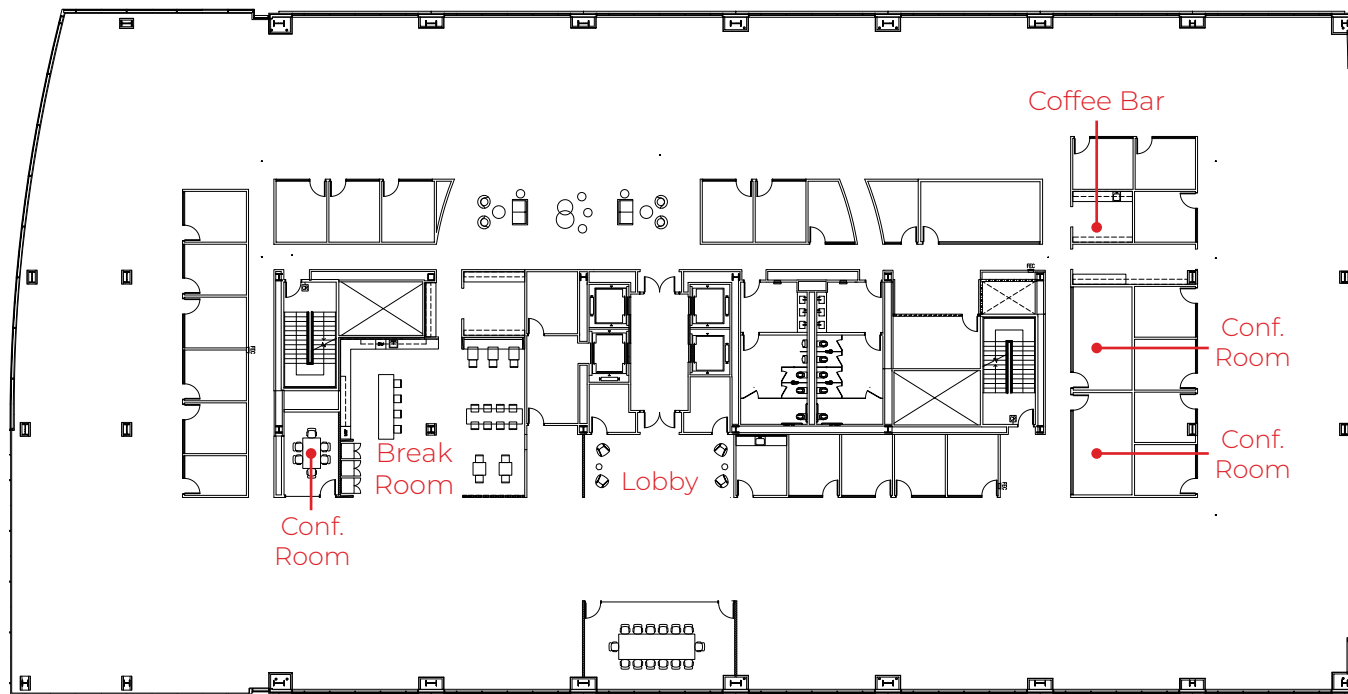
- 24 Private Offices
- 6 Conference Rooms

- Coffee Bar
- Break Room

ACWEST

FIFTH FLOOR

±37,903 SF



MARKET READY

- 22 Private Offices
- 5 Conference Rooms

- Coffee Bar
- Break Room



ACWEST FIFTH FLOOR

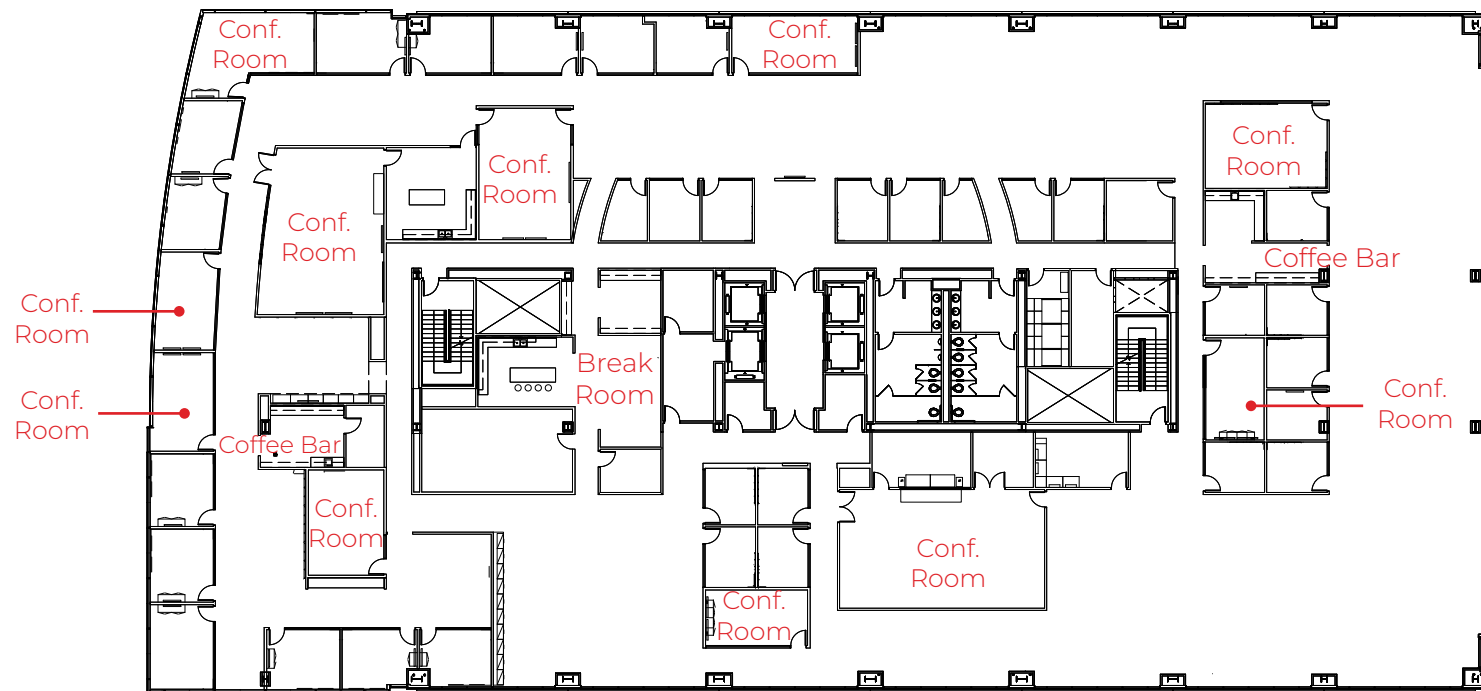


NEW MARKET READY FINISHES

ACWEST

SIXTH FLOOR

±37,903 SF



- 34 Private Offices
- 11 Conference Rooms

- 2 Coffee Bars
- Break Room

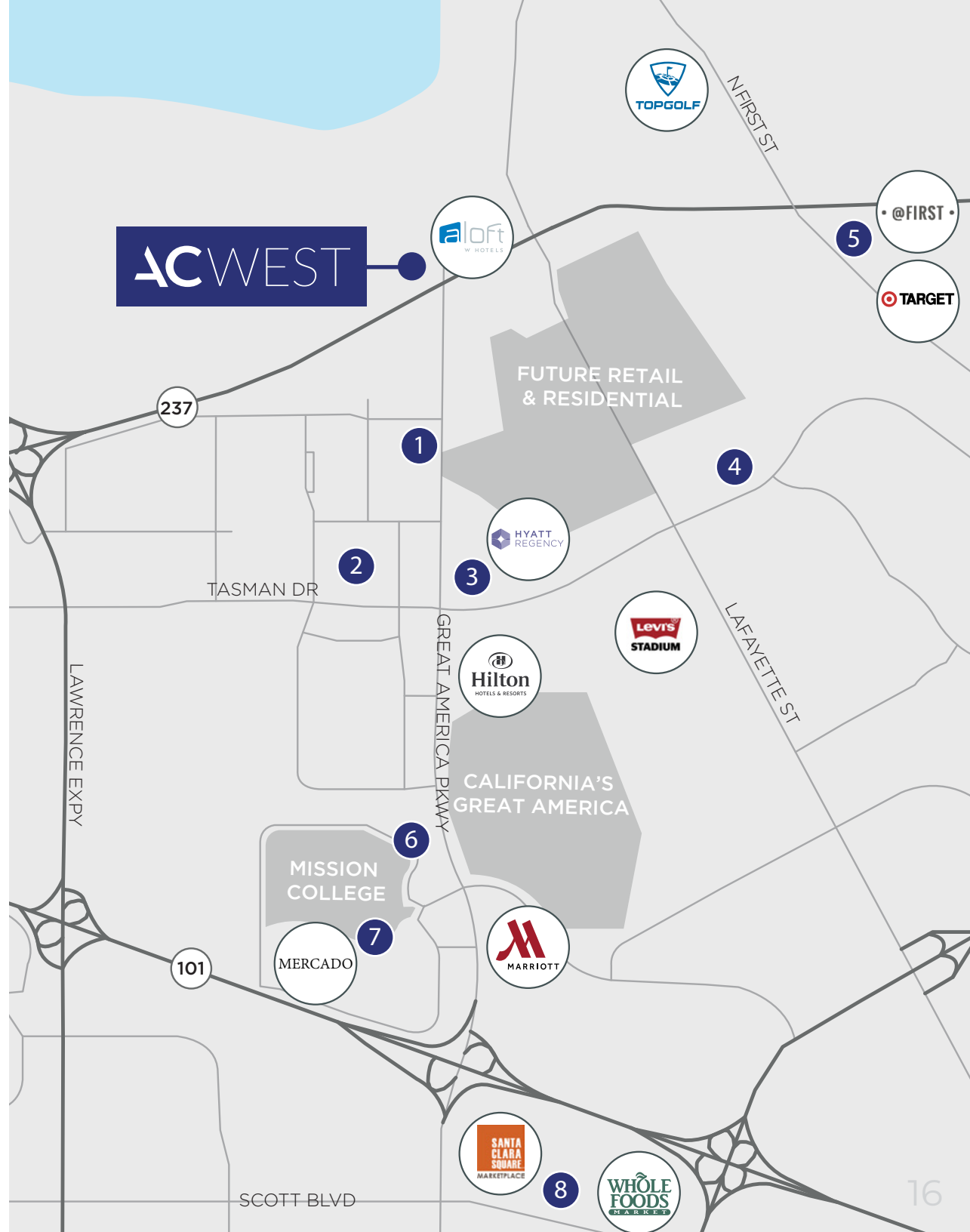
BUILDING TOP SIGNAGE

HIGHWAY 237 VISIBILITY
±92,000 CARS PER DAY



AMENITIES

- 1 Loop Neighborhood Market
Chick'nCone
Golkonda Indian
Joe Chinese
TOGO's Sandwiches
- 2 1 Oz Coffee
- 3 Hyatt Regency & Convention Center
Hilton Santa Clara
La Fontana
Evolution Restaurant & Bar
Market Cafe
Truya Sushi
- 4 Chicken Meets Rice
Bistro Siam
Pho Khang
Bawarchi Indian Cuisine
Mikayla's Café
- 5 **@FIRST**
Hyatt House
Courtyard by Marriott
Target
Fish's Wild
SAJJ Mediterranean
Blue Water Seafood and Crab
Panda Express
Shan Restaurant
Chick-fil-A
Chipotle Mexican Grill
CVS
Starbucks
- 6 Avatar Hotel
Santa Clara Marriott
Tea Spot Cafe
Iguanas Burritozilla
House of Bagels
Amakai Japanese
HiroNori Craft Ramen
- 7 **MERCADO**
In-N-Out
Tomatina
Krispy Kreme
SmokeEaters
Starbucks
Jamba Juice
World Wrapps
Pho Hoa & Jazen
Tostadas Prime
The Roasted Crab
Subway
Paris Baguette
AMC Theatres
Homegoods
Walmart
- 8 **SANTA CLARA SQUARE**
Whole Foods Market
CorePower Yoga
Chipotle
Gong Cha
Jack's
Pacific Catch
Puesto
Tender Greens
Fleming's Steakhouse
Lula's Chocolates
Barebottle Brewing Co.
Opa! Santa Clara
Floodcraft Taproom
Il Fornaio
Starbucks
The Halal Guys
Eureka!



TRANSPORTATION

20 MINUTES on ACE Green Shuttle to ACE Train Station

25 MINUTES on VTA Light Rail to Mountain View Caltrain Station

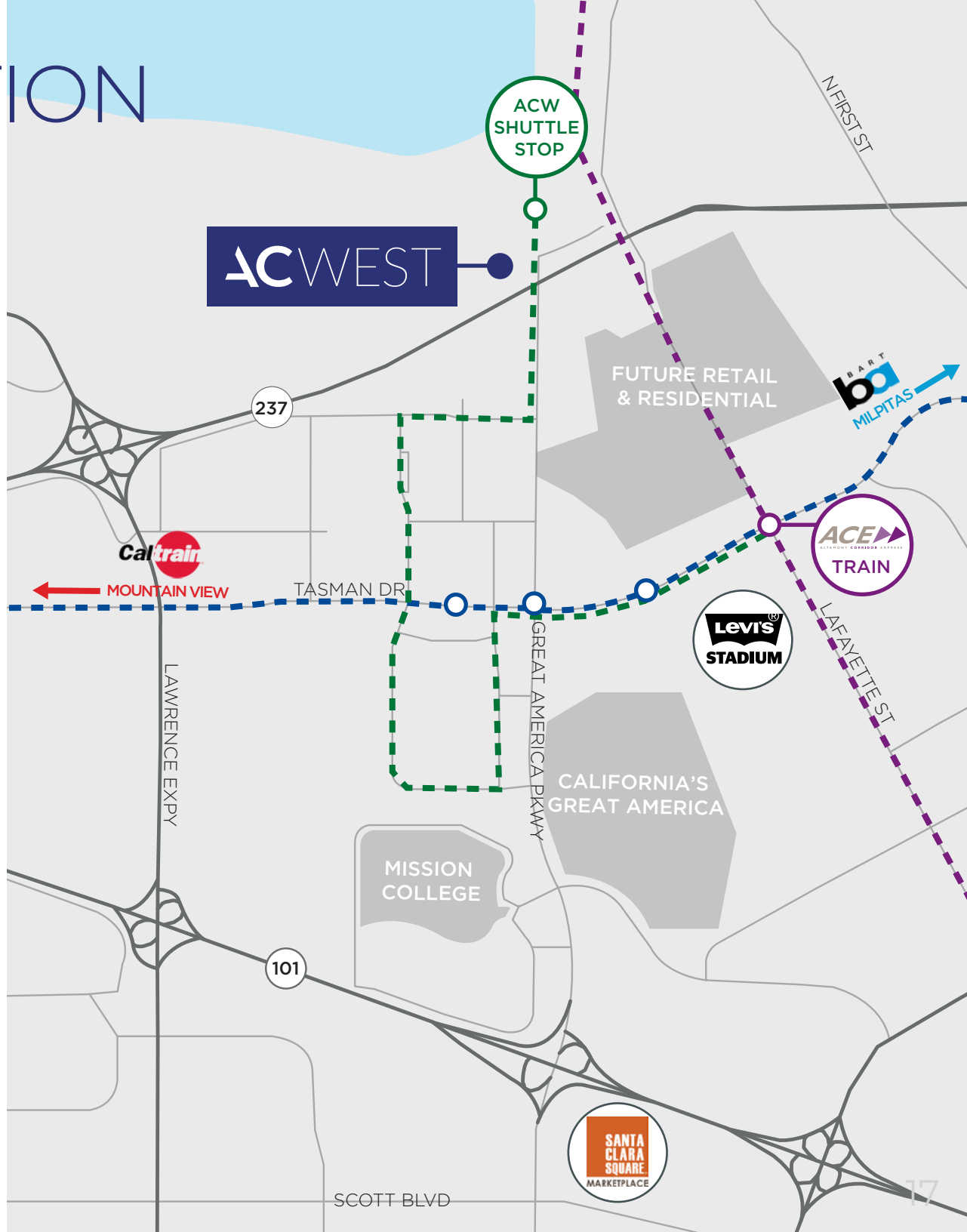
52 MINUTES on Caltrain to San Francisco from Mountain View Caltrain Station

19 MINUTES on VTA Light Rail to Milpitas BART Station

64 MINUTES on BART to Downtown Berkeley from Milpitas BART Station

39 MINUTES on ACE Train to Pleasanton

VTA LIGHT RAIL ■■■■
ACE GREEN SHUTTLE ■■■■
ACE TRAIN ■■■■



ACWEST

AMERICA CENTER WEST

6001 America Center Drive | San Jose
± 219,210 Square Feet

SHERMAN CHAN
CBRE
Lic. 01046769
408 453 7488
Sherman.chan@cbre.com

STEVE HORTON
Cushman & Wakefield
Lic. 01127340
408 615 3412
steve.horton@cushwake.com

COLIN FEICHTMEIR
Cushman & Wakefield
Lic. 01298061
408 615 3443
colin.feichtmeir@cushwake.com

KELLY YODER
Cushman & Wakefield
Lic. 01821117
408 615 3427
kellyyoder@cushwake.com



CBRE

