

ACWEST

AMERICA CENTER
WEST



SHORENSTEIN

CBRE

CUSHMAN &
WAKEFIELD

6201 AMERICA CENTER DRIVE | SAN JOSE

ACWEST

SPORT COURTS, PICKLEBALL &
COLLABORATION SPACE



OUTDOOR AMENITIES
Seating Area with Fire Pits & Collaboration Space



PROPERTY HIGHLIGHTS



6-STORY CLASS A OFFICE BUILDING:

Suite 100: ±5,553 SF

Suite 200: ±13,621 SF*

Suite 240: ±15,429 SF*

*Suites can be combined for a total of ±29,050 SF



OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space

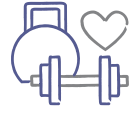
Basketball, Sport Court & Pickle Ball

EV Charging Stations



CAFÉ

On-Site Café Serving Breakfast & Lunch



FITNESS CENTER

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



PARKING

±3.3/1,000



TRANSPORTATION

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



ENERGY STAR SCORE

74



SUSTAINABILITY

[Green Scorecard](#)





OUTDOOR SEATING & BBQ AREA



SPORT COURTS, PICKLEBALL & COLLABORATION SPACE



ON-SITE CONFERENCE FACILITY



Café



FITNESS CENTER



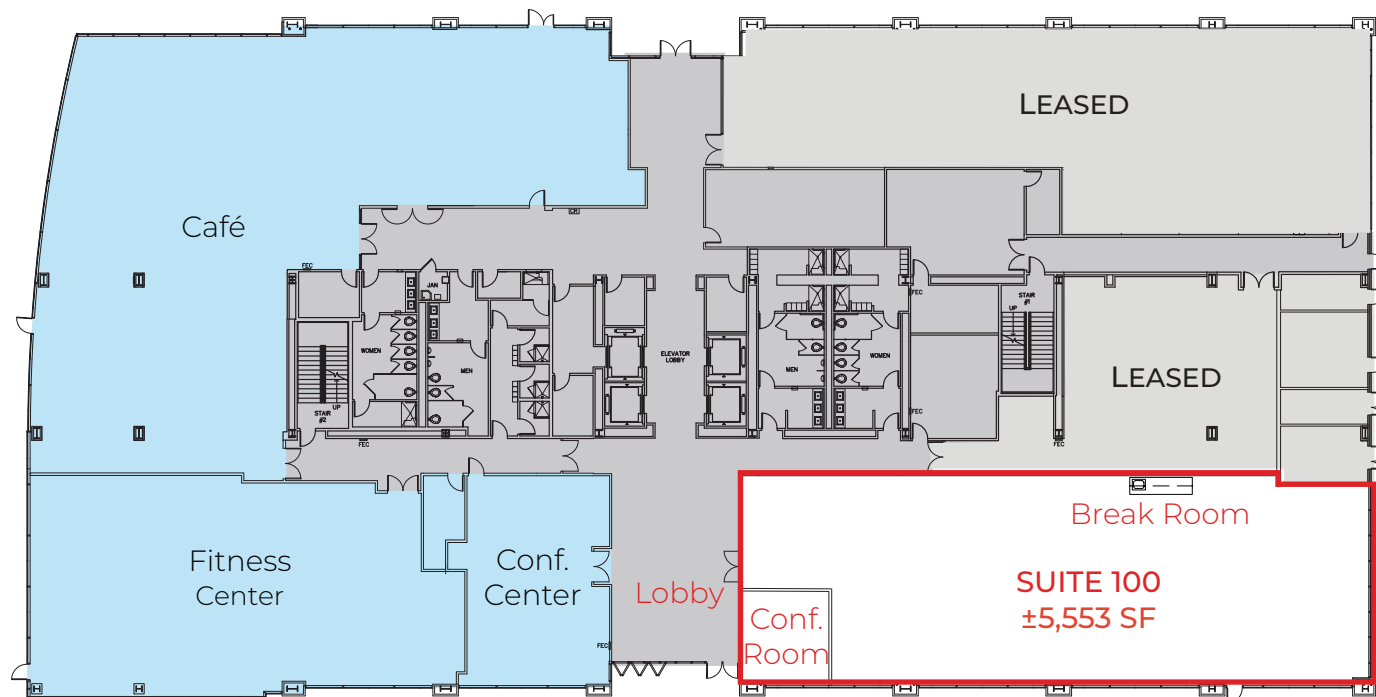
SUITE 120



SUITE 100

ACWEST

FIRST FLOOR



COMMON AREA

SUITE 100

±5,553 SF

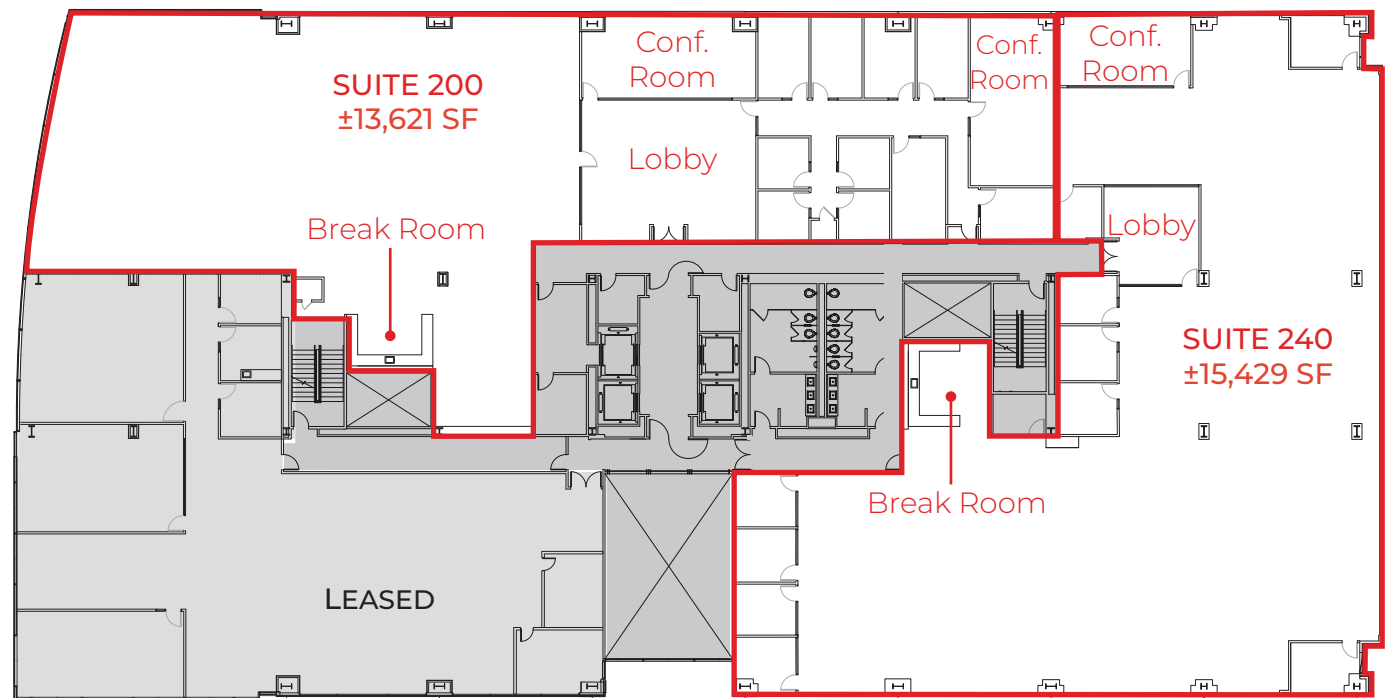
1 Conference Room
Break Room

ON-SITE AMENITIES

Café
Fitness Center
Conference Center

ACWEST

SECOND FLOOR



SUITE 200

±13,621 SF

9 Offices

2 Conference Rooms

Breakroom

SUITE 240

±15,429 SF

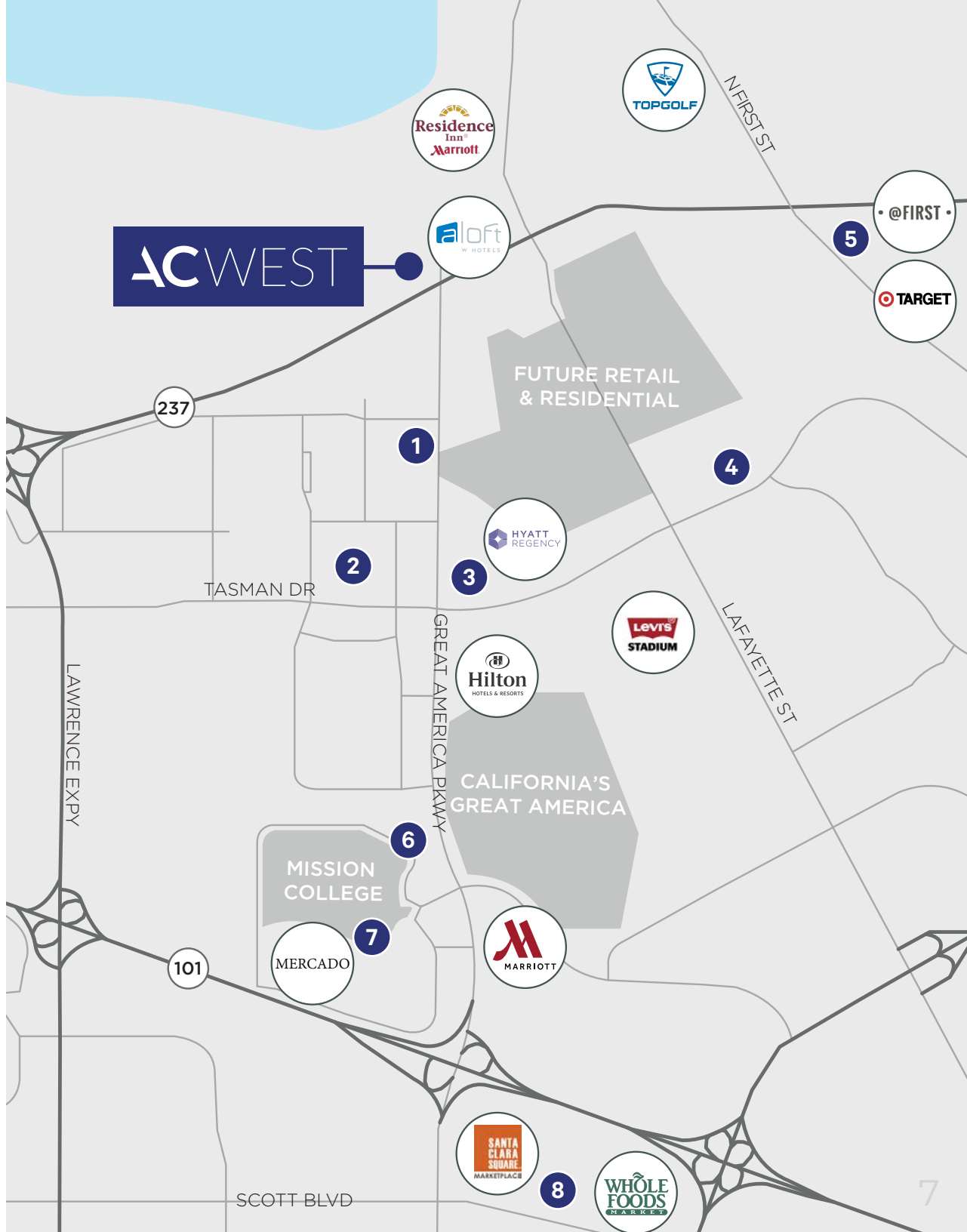
9 Offices

1 Conference Room

Breakroom

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
Kumar'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
Silverlake Ramen
Eureka!



TRANSPORTATION

20 MINUTES on ACE Green Shuttle to ACE Train Station

25 MINUTES on VTA Light Rail to Mountain View Caltrain Station

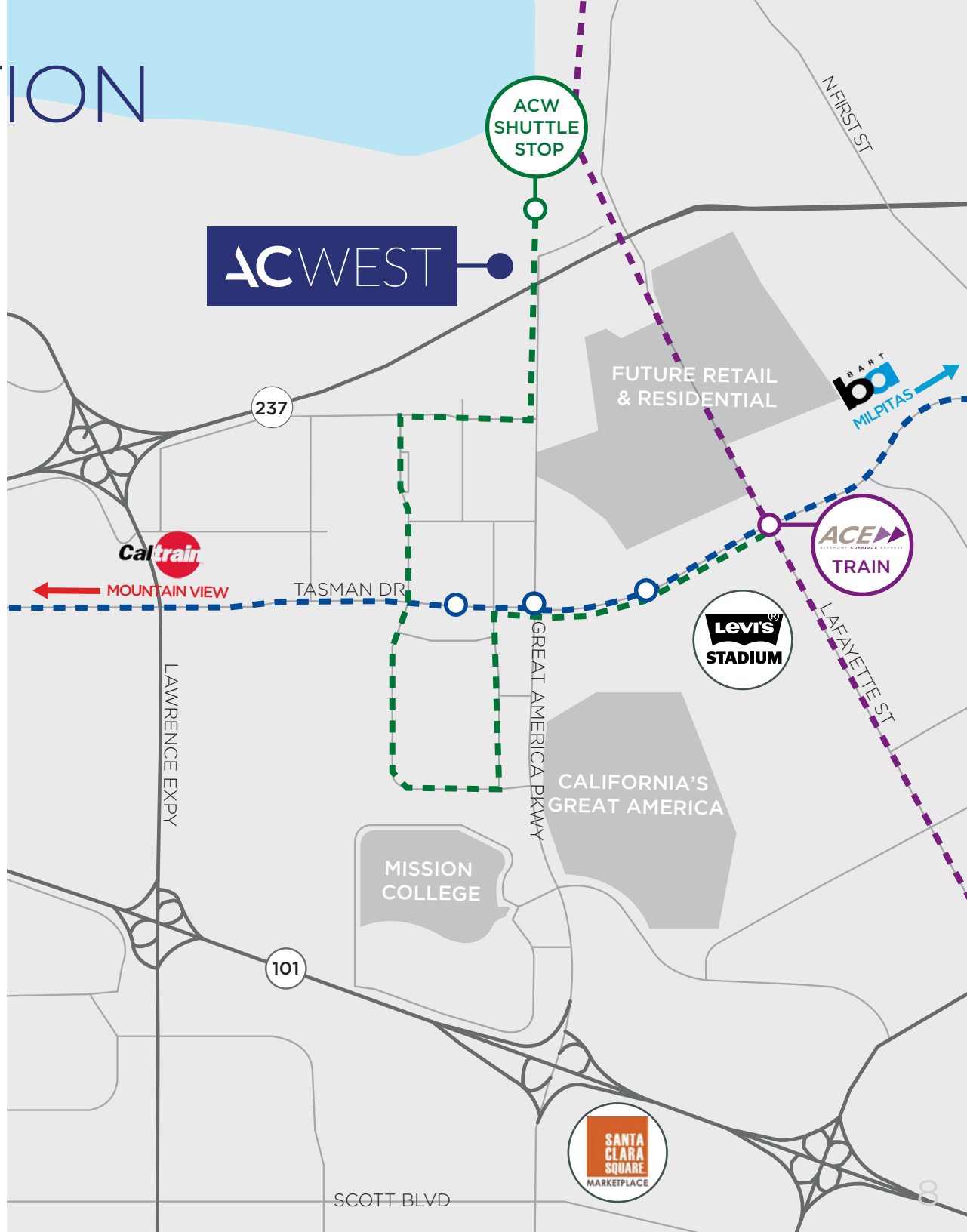
52 MINUTES on Caltrain to San Francisco from Mountain View Caltrain Station

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 ■■■■



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