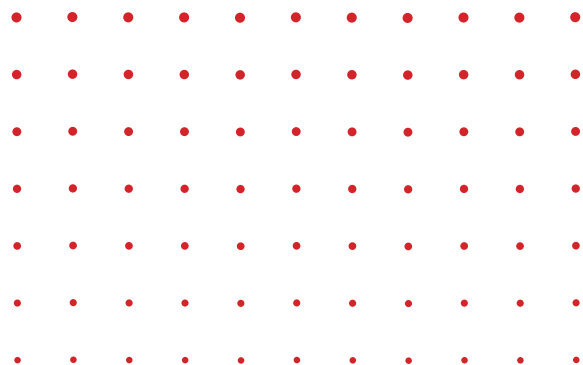
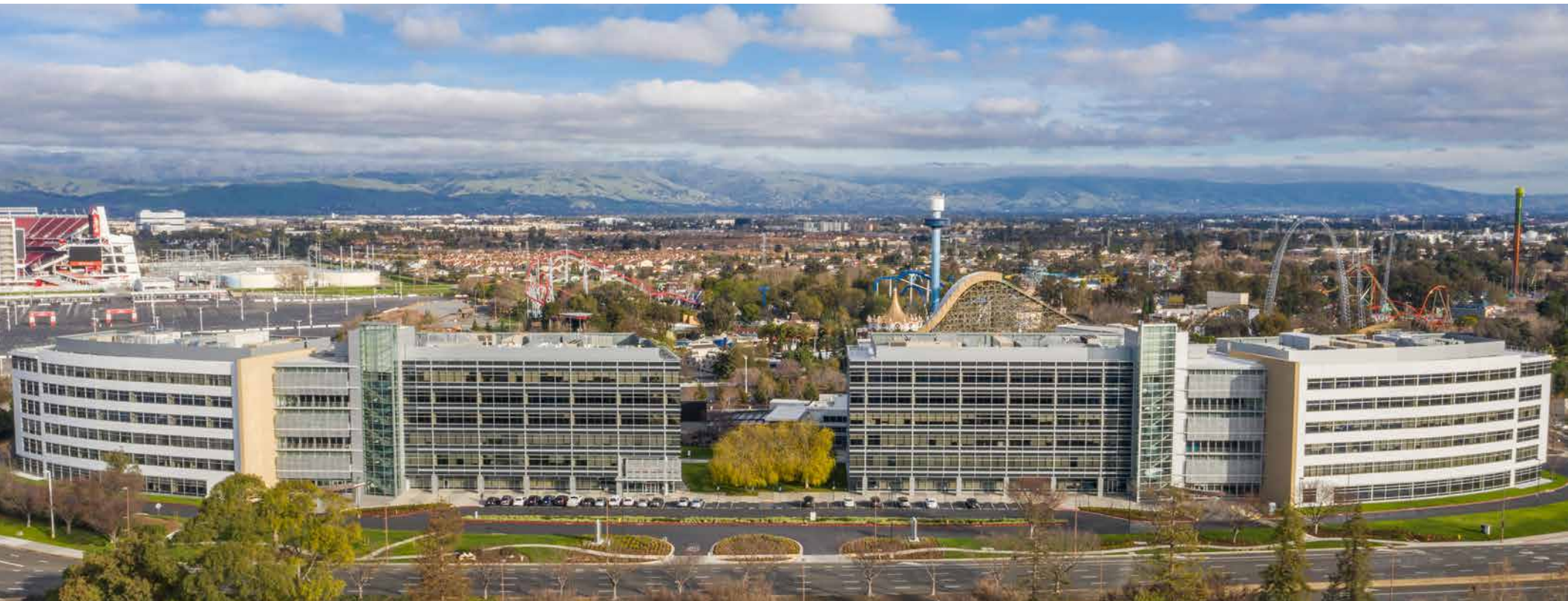


GREAT • • • • •
AMERICA • • • • •
C • MM • NS • • • • •
• • • • • • • • • •

4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

CLASS A OFFICE WITH SUPERIOR R&D INFRASTRUCTURE



±16,925–±145,790 SF

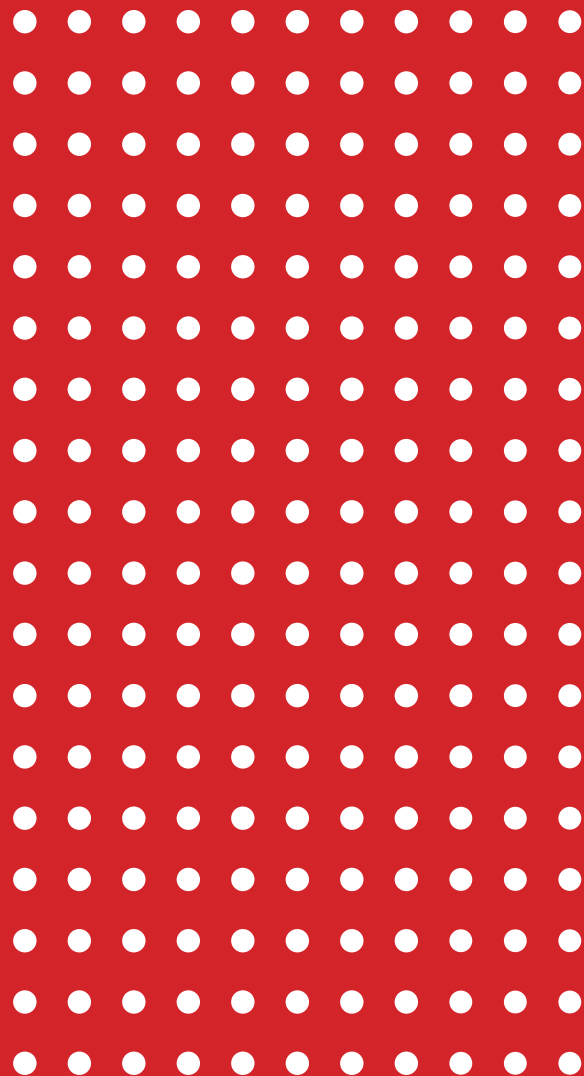
CLASS A OFFICE/R&D FOR LEASE

GREATAMERICACOMMONS.COM

ELLIS PARTNERS



**CUSHMAN &
WAKEFIELD**

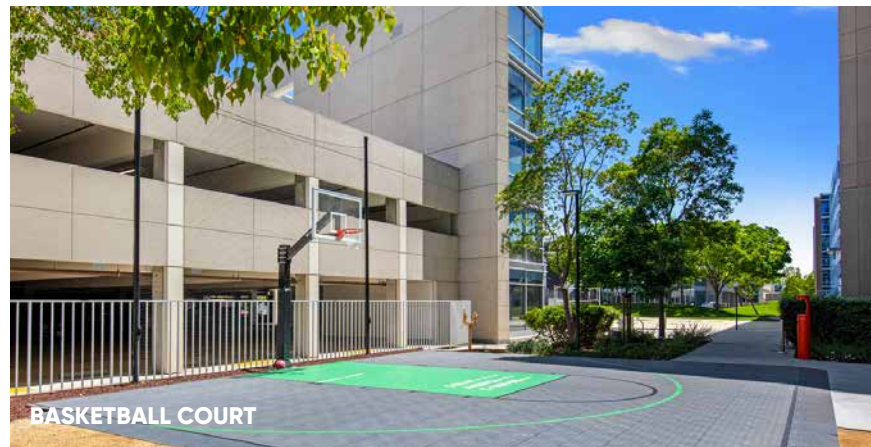
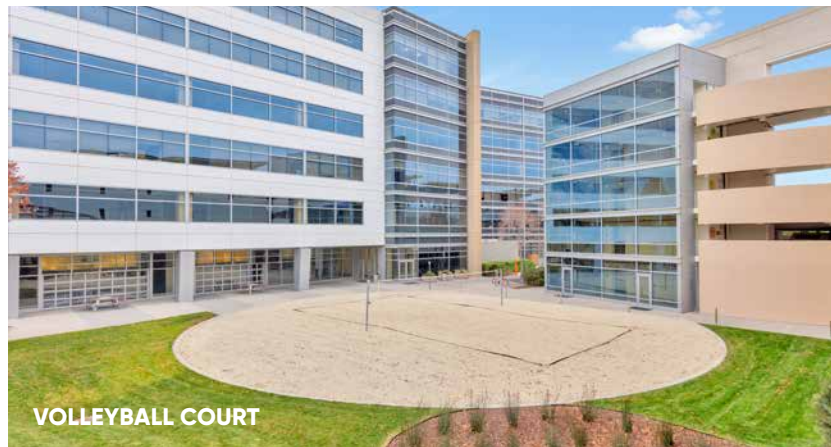


GROWTH : READY

Built for a growth-ready company with up to 145,790 SF available.

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

THE GREAT OUTDOORS



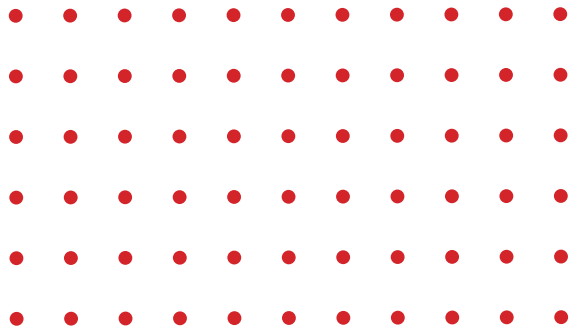
With 103,000 SF of outdoor amenities designed to promote wellness and collaboration, Great America Commons offers a dynamic environment that inspires productivity and creativity. Amenities include a conference room, gaming lawn/putting green, volleyball and basketball courts, a fireside lounge, BBQ area with amphitheater seating and giant screen, and expansive landscaped meadows.



fitwel[™] CERTIFIED ★ ★

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.



ENTERTAINMENT COURTYARD WITH BBQ



OUTDOOR THEATER & DINING



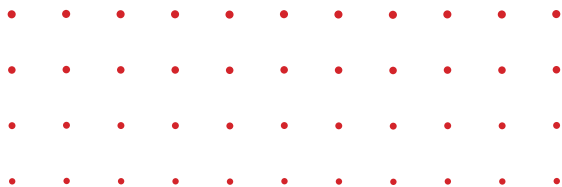
FIREWALL LOUNGE

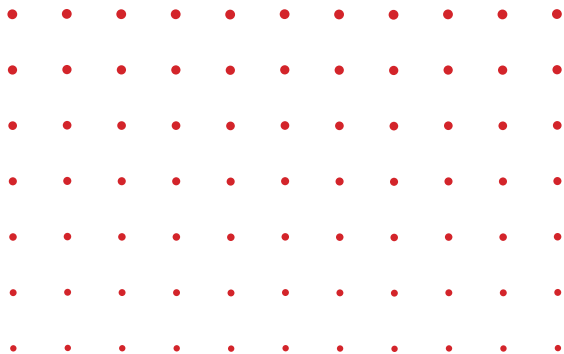
H ▴ RVEST H ▴ LL



COMFORT : BOOSTED

Harvest Hall is a full service cafe offering breakfast, lunch & customized catering options for the next big meeting or event. Tenants enjoy gourmet dishes made with organic ingredients while they dine indoors, outdoors or in the office.





WORK : REFRESHED

THE MEADOW was designed to provide a serene outdoor lounge so tenants could step away and enjoy nature: fresh air, garden pathways & sunrays for a dose of vitamin D.

WELCOME : CHANGE

Renovated Lobby to welcome guests or hold a relaxed meeting.
New Monument Signage highly visible from Great America Parkway.



HIGHLIGHTS



CLASS A OFFICE/R&D

Two Class A 6-story Buildings totaling 634,760 SF with large efficient floorplates (±55K SF)



DEDICATED

Responsive On-Site Management



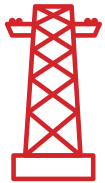
3.13/1,000

Structured and Surface Parking with 112 EV Charging stalls



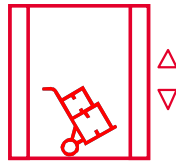
LIVE LOADS

100 PSF live loads on all floors



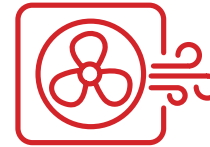
SUPERIOR POWER AND R&D INFRASTRUCTURE

Three 2500KVA transformers to each building with supply ~4000 Amps, 277/480v. 12,000 Amps per building providing exceptional power



FREIGHT ELEVATORS

4,500 lbs freight elevator to each building (6' x 8' x 9' high)



SUPPLEMENTAL COOLING

50 Tons of supplemental cooling available per floor



LOADING

Dock & Grade loading in each building

HARVEST HALL AMENITY BUILDING : SUSTAINABLE BY DESIGN



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

Structured and Surface Parking with 112 EV Charging stalls



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



AMENITY RICH HARVEST HALL

Zero Net Energy Amenity Building, Food Hall & Catering, Fitness Facility with Lockers & Showers, Training Room, Board Room



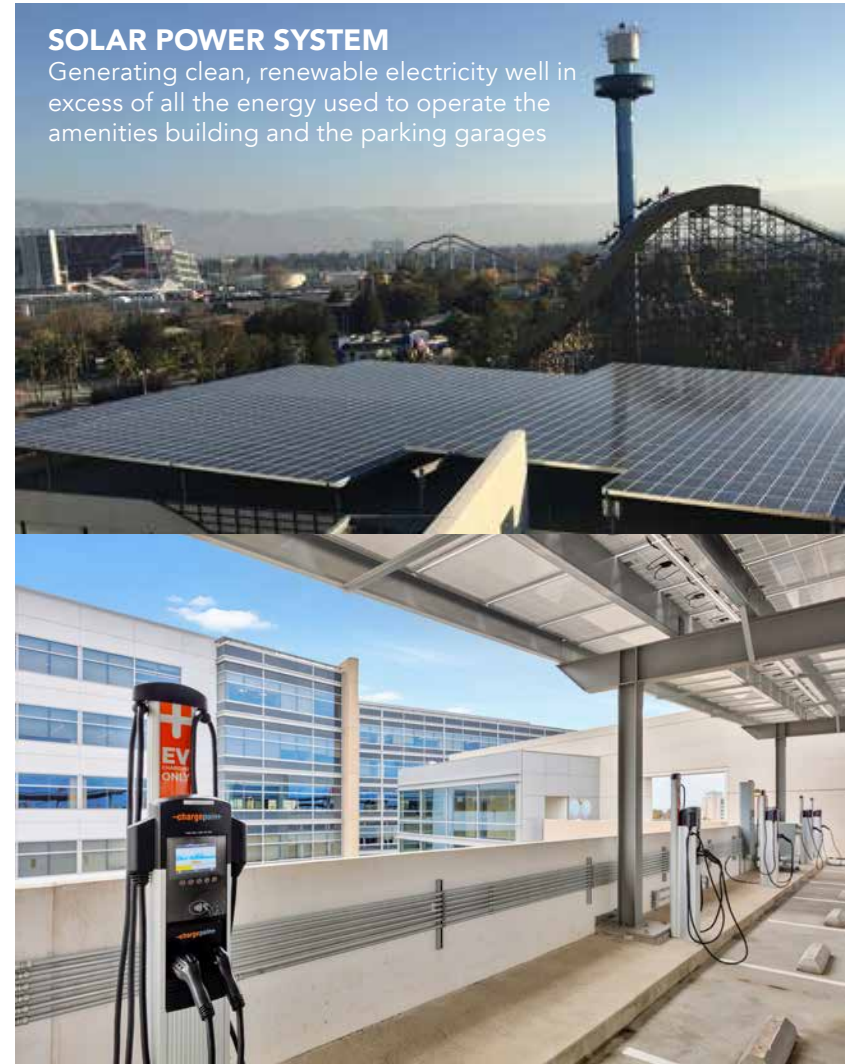
CERTIFIED FOR QUALITY

- Wired Certified, offering exceptional digital connectivity to meet modern technological demands
- Leed Certified, showcasing our commitment to sustainable design and reducing environmental impact
- Fitwel Certified, prioritizing health and wellness through thoughtful, people-centered design and operations



SOLAR POWER SYSTEM

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

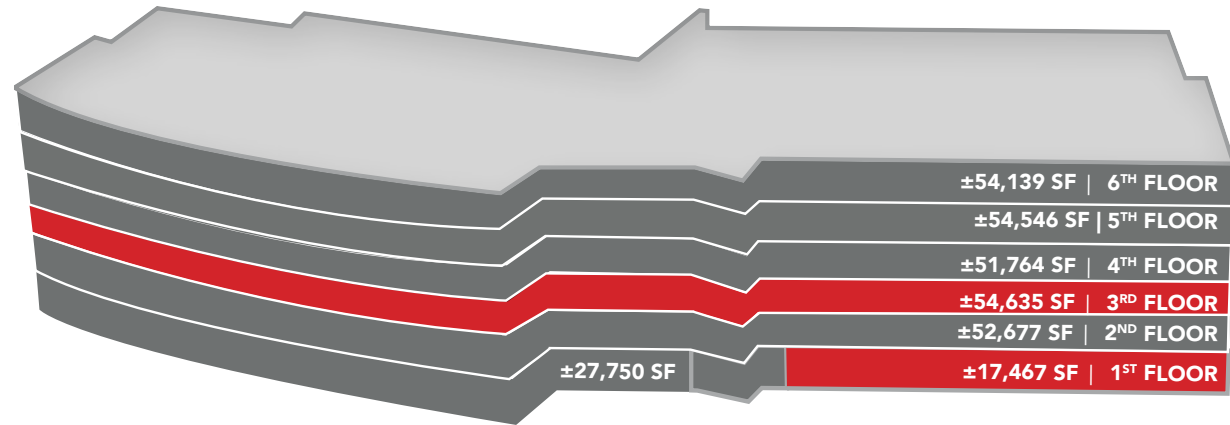


WHAT IS A "ZERO ENERGY BUILDING"?

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 supplies 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.

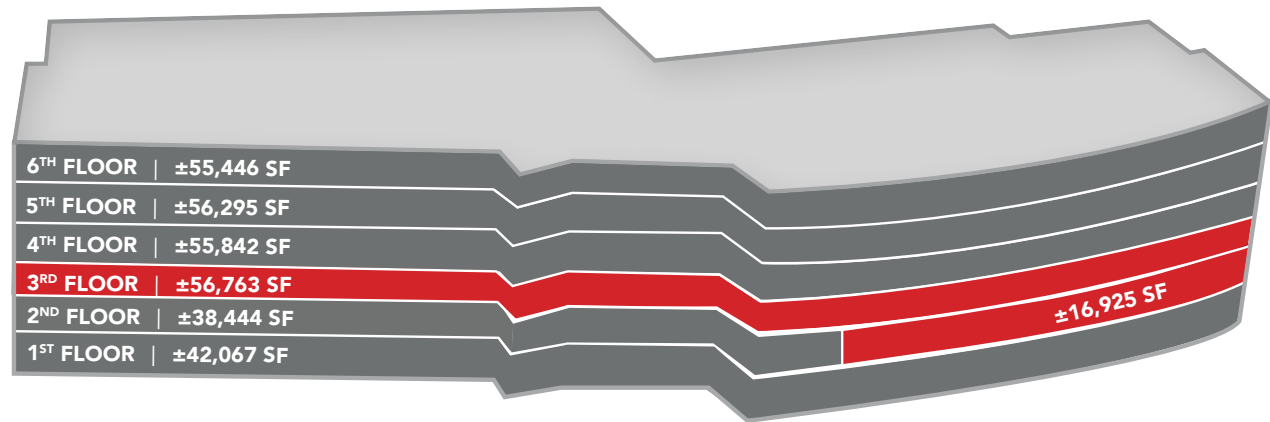
STACKING PLANS

4655



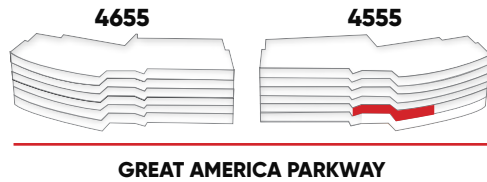
4555

[SUITE 240 VIRTUAL TOUR](#)
CLICK HERE



■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SUITE 240 ±16,925 SF



HIGHLIGHTS

- (142) Workstations
- (3) Offices
- (2) Phone Rooms
- (4) Conference Rooms
- (1) Mother's Room
- (1) IDF Room

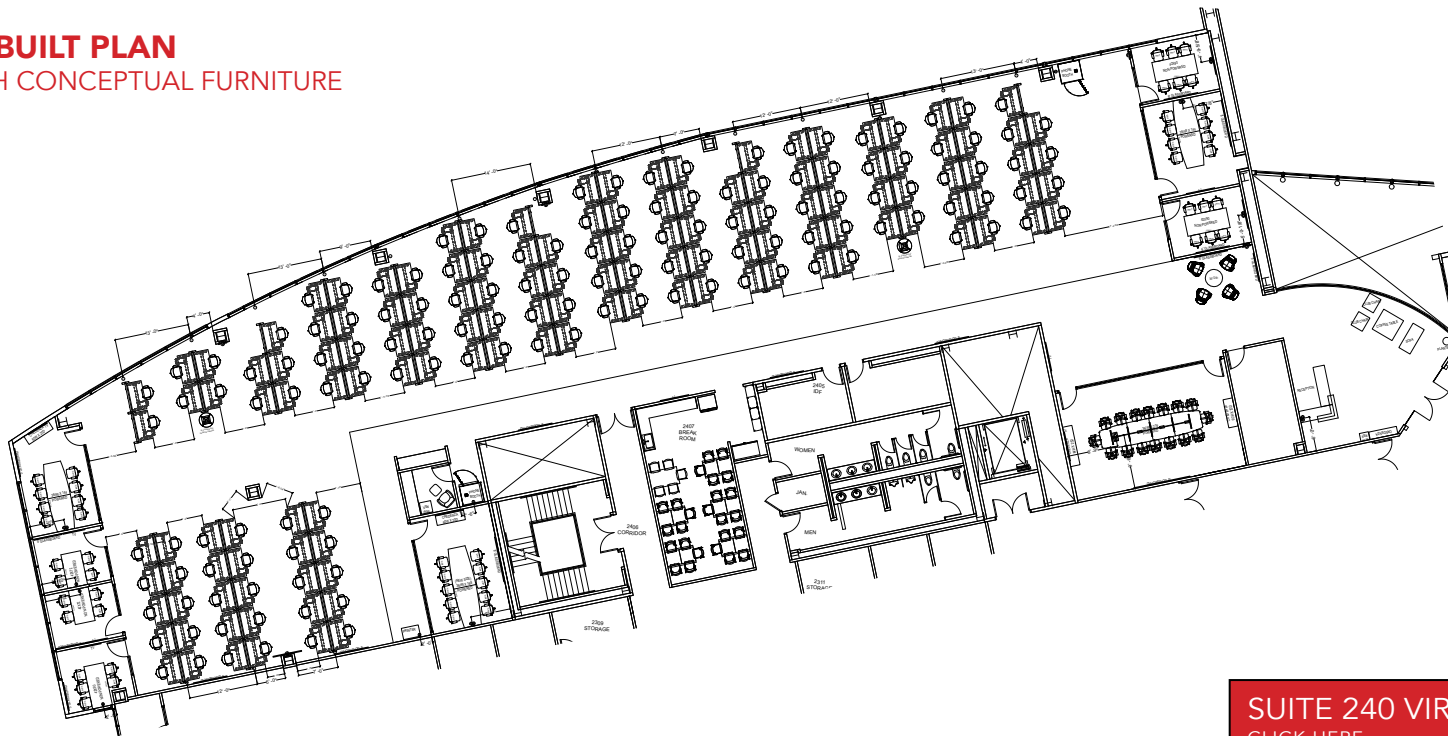
PRO-RATED POWER TO SUITE

- 300 Amps 120/208v
- 100 Amps 277/480v

GREAT AMERICA PARKWAY

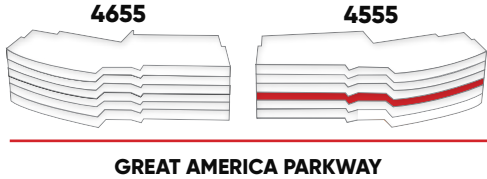
AS-BUILT PLAN WITH CONCEPTUAL FURNITURE

PATRICK HENRY DRIVE



[SUITE 240 VIRTUAL TOUR](#)
CLICK HERE

4555 GREAT AMERICA : SUITE 300 ±56,763 SF



MARKET READY PLANNED

FLOOR POWER

- 1,200 Amps 120/208v
- 800 Amps 277/480v

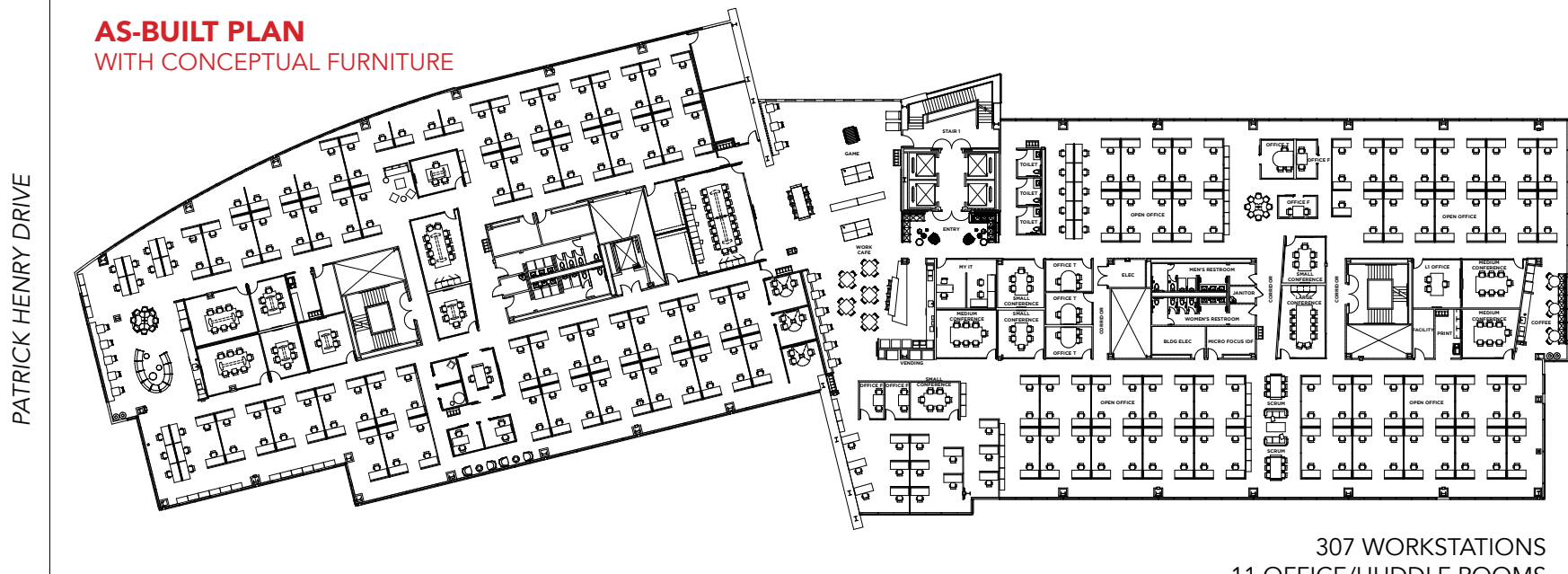
SUPPLEMENTAL POWER AVAILABLE

- 400 AMPS 277/480V
- 1,600 AMPS 120/208V

GREAT AMERICA PARKWAY

AS-BUILT PLAN

WITH CONCEPTUAL FURNITURE



307 WORKSTATIONS
11 OFFICE/HUDDLE ROOMS

4655 **4555**

GREAT AMERICA PARKWAY

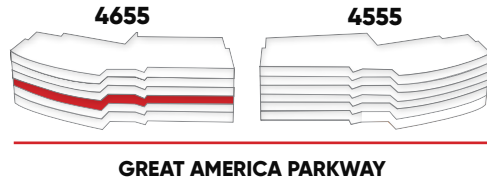
- (8) Office/Huddle Rooms
- (6) Conference Rooms
- (6) Phone Rooms
- (2) Lab Rooms
- (2) Huddle Rooms
- (2) Break Rooms
- (2) Storage Rooms
- (1) Copy/Print Room
- (1) Mother's Room
- (1) IDF Room
- Warm shell condition

- 400 Amps 120/208v
- 200 Amps 277/480v

CONCEPTUAL PLAN



4655 GREAT AMERICA : SUITE 301 ±54,635 SF



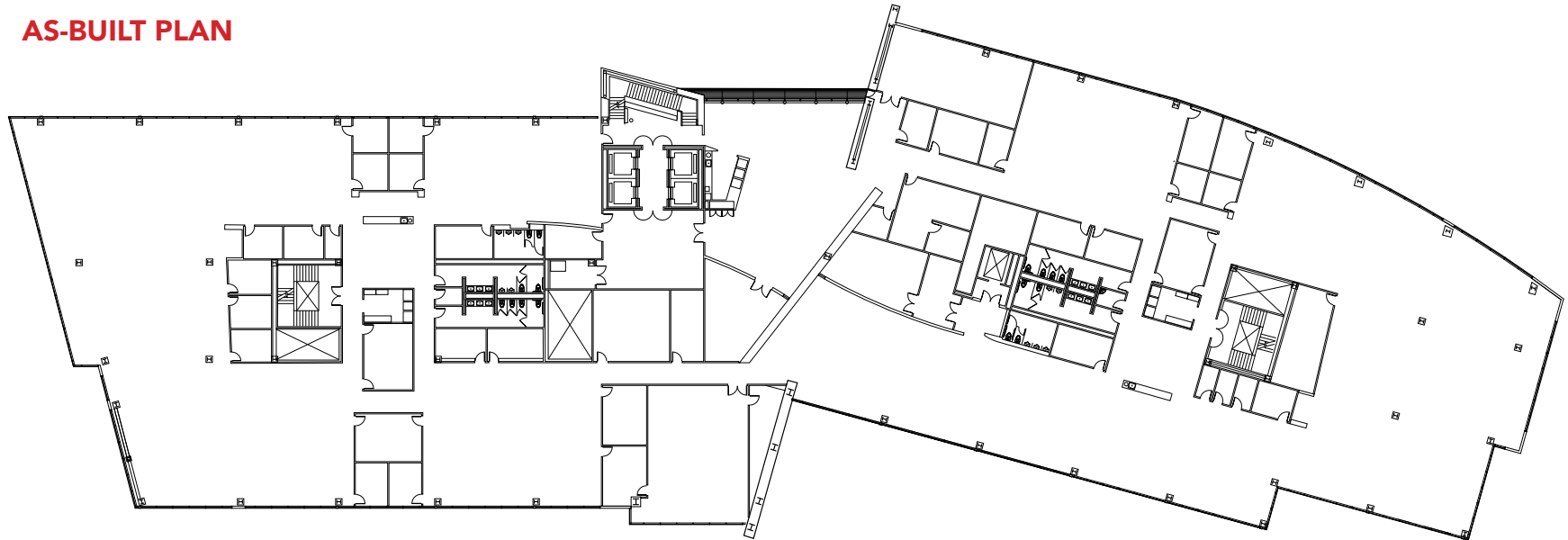
FLOOR POWER

- 2,400 Amps 120/208v
- 800 Amps 277/480v

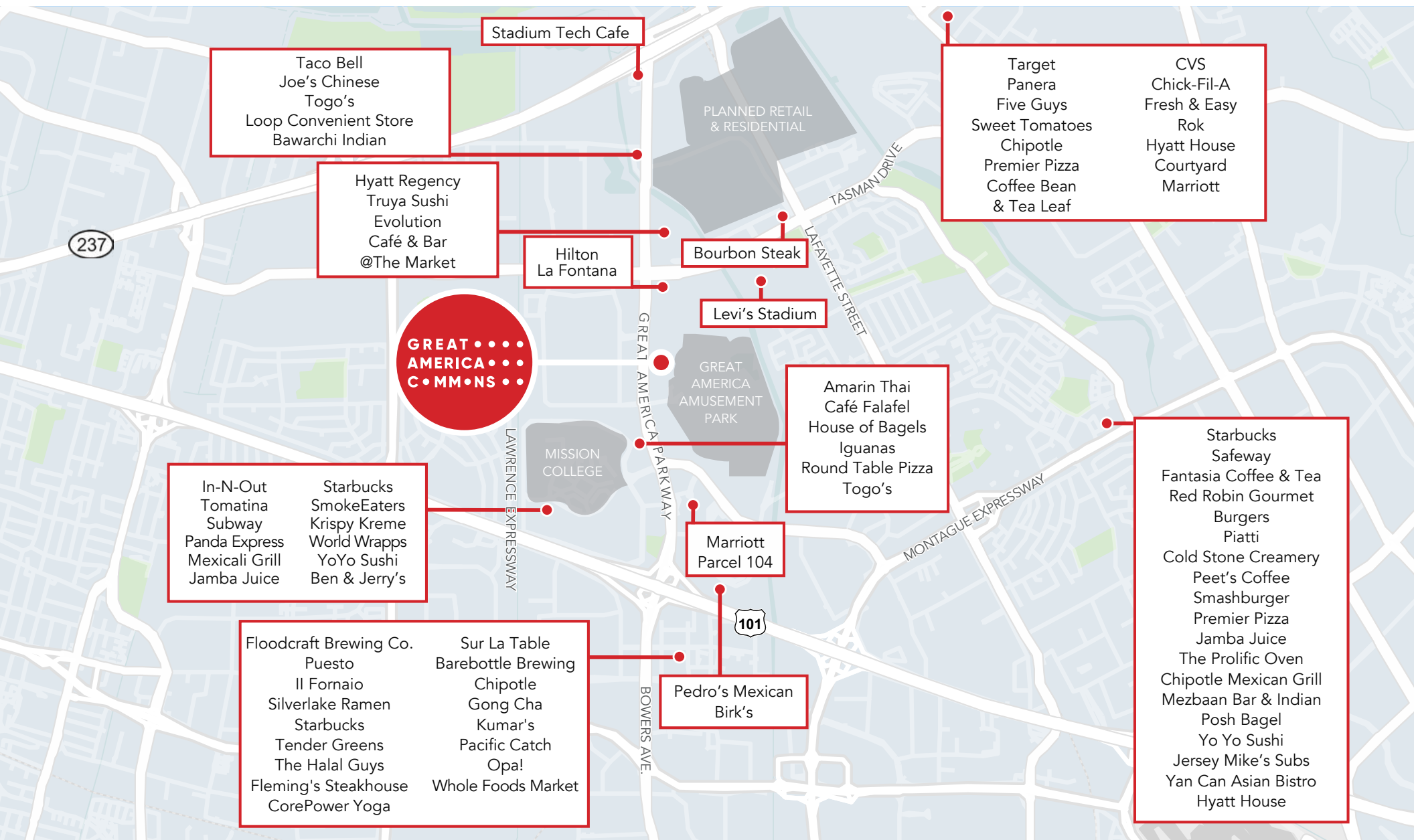
MARKET READY PLANNED

GREAT AMERICA PARKWAY

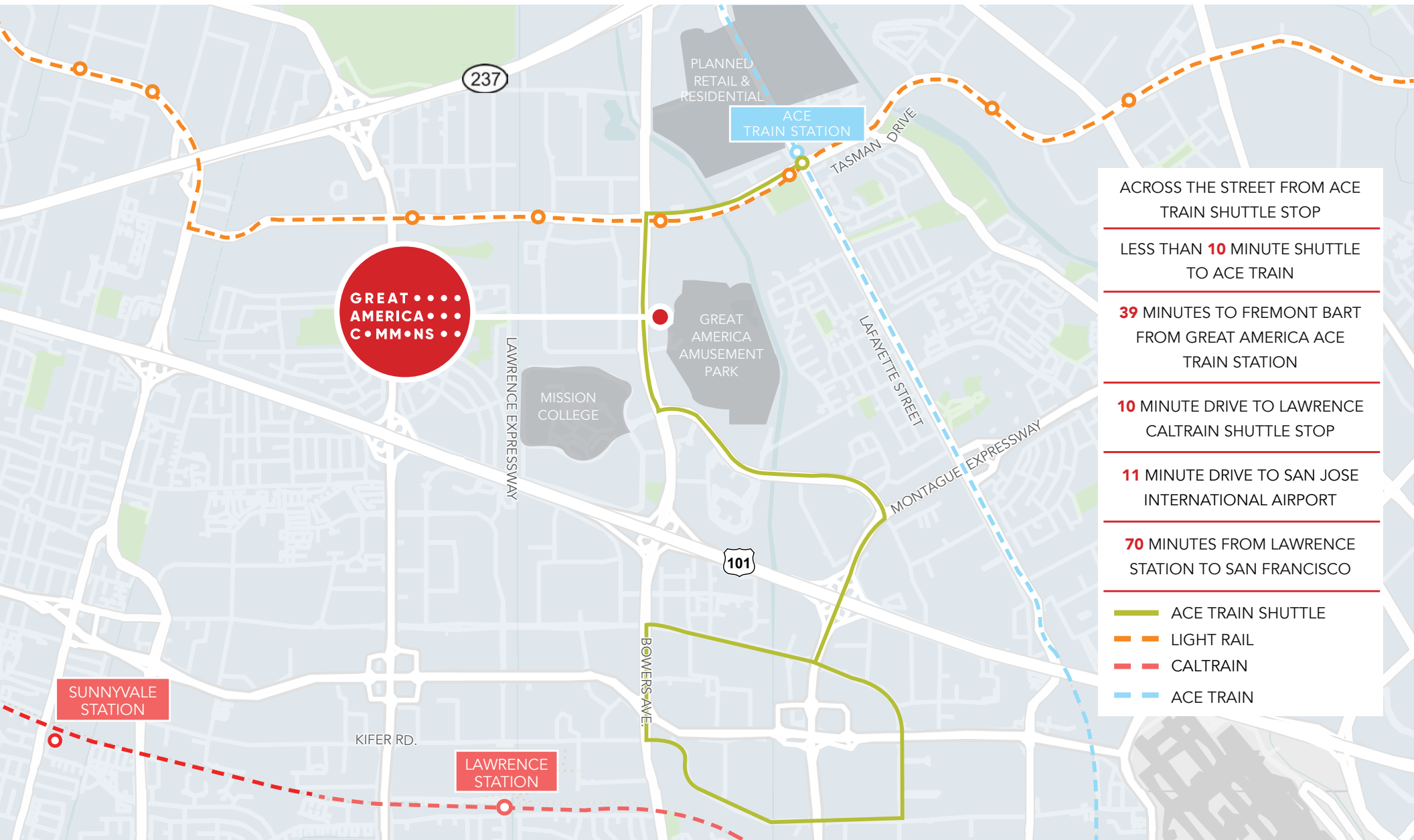
AS-BUILT PLAN



AMENITIES



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

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

GREAT AMERICA COMMONS



4555 & 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CALIFORNIA

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ELLIS PARTNERS

