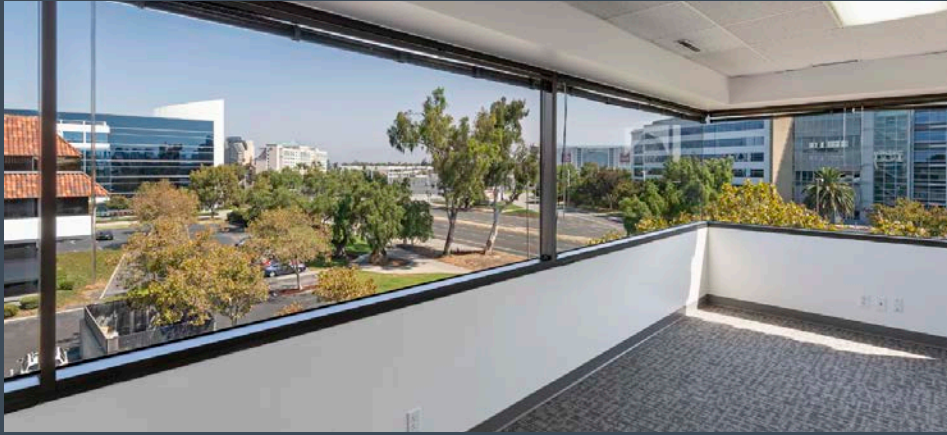


PARKWAY PLAZA



DISCOVER THE DIFFERENCE

±715 SF to ±4,069 SF Available



LIMITED TIME ONLY!

AMAZING DEAL ON THESE SALE SUITES!

- **Flexible suite configurations!**
- **Excellent location next to Levi's Stadium**
- **Great value that provides the opportunity to grow within the complex**


\$1.99 SALE SUITES

- [4655 | Suite 190](#) 2,551 1 private office, conference room, kitchen, storage, and open area
- [4655 | Suite 350](#) 2,691 3 private offices and open area
- [4699 | Suite 470](#) 4,069 3 private offices, conference room, kitchen, server room and open area

\$1.99 sq. ft. for the first year with a 3% annual increase in the following years. Lease must be signed by 7/31/24 and the suite must be taken as is.



[Click Suite # to View Floor Plan](#)



Parkway Plaza offers modernized, functional, flexible space options. With 200,000 SF of office space spread across 4-buildings, Parkway Plaza offers room to grow in a large campus setting.

PROPERTY HIGHLIGHTS

- On-Site Property Management Office
- Daily Building Engineer & Day Porter Service
- Online Maintenance Request System
- Common Area Courtyards with Free WiFi
- Annual E-Waste Recycling Event
- Access to (2) Common Area Conference Rooms
 - Complimentary TV/HDMI and White Boards
- Newly Updated High Speed Internet Connectivity
 - Etheric Networks, AT&T Fiber and Comcast Business
- FedEx and UPS Drop Boxes
- Monument Signage Availability





LOCATION HIGHLIGHTS

- Great Location
- Easy Access to Highways 101 & 237
- 5 Miles from San Jose Airport
- Hyatt, Marriott & Hilton Hotels within 1 Mile Radius
- One Block Away from Old Ironsides Light Rail Station
- Down the Street from Local Amenities:
 - Santa Clara Square Market
 - Mercado Shopping Center & Theater
 - Rivermark Village
 - Levi's Stadium
 - Santa Clara Convention Center
 - Sunnyvale Fitness & City Sports Club





237

DELL

SoundHound

Hilton La Fontana

TASMAN DR

PARKWAY PLAZA

LAWRENCE EXPY

GREAT AMERICA PKWY

Abbott

TASMAN DR

Levi's STADIUM

<| FORESCOUT.

LAFAYETTE ST

NP

intel.

ORACLE

GREAT AMERICA AMUSEMENT PARK

MONTAGUE EXPY

MERCADO

In-N-Out	Starbucks
Tomatina	SmokeEaters
Subway	Krispy Kreme
Panda Express	World Wrapps
Jamba Juice	Pho Hoa Noodle Soup
Walmart	

Iguanas Burittozilla
House of Bagels
Togo's Sandwiches
Feride's Bakery
HiroNori Craft Ramen
Cafe Falafel
Pizza My Heart

VERITAS
amazon
ERICSSON

ANALOG DEVICES
arm

AC Hotel by Marriott

paloalto NETWORKS

TownPlace Suites
Valley Plaza Cafe
Sizzler
Jack in the Box
McDonald's
Embassy Suites

101

SANTA CLARA SQUARE

Fleming's Steakhouse	Gong Cha	Puesto
CorePower Yoga	Kumar's	Il Fornaio
Lula's Chocolates	Pacific Catch	Silverlake Ramen
Sur La Table	Opal Santa Clara	Starbucks
Barebottle Brewing Co.	Whole Foods Market	Tender Greens
Chipotle	Floodcraft Brewing Co.	The Halal Guys

Micron

zscaler

CDKGlobal.

NP

RELATED SANTA CLARA RETAIL & RESIDENTIAL

SAMSUNG

ZANKER RD

CENTRAL EXPY

PARKWAY PLAZA

RELATED SANTA CLARA
RETAIL & RESIDENTIAL

OLD IRONSIDES
LIGHT RAIL STOP

ACE TRAIN STATION

ACE TRAIN
GREEN SHUTTLE

GREAT AMERICA
AMUSEMENT PARK

MISSION COLLEGE

1 MINUTE WALK TO ACE TRAIN
GREEN SHUTTLE STOP

13 MINUTES TO ACE TRAIN
STATION ON ACE TRAIN GREEN
SHUTTLE

9 MINUTE DRIVE TO LAWRENCE
CALTRAIN STATION

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

237

101

LAWRENCE EXPY

CENTRAL EXPY

LAWRENCE CALTRAIN
STATION

BOWERS AVE

GREAT AMERICA PKWY

TASMAN DR

LAFAYETTE ST

SAN TOMAS EXPY

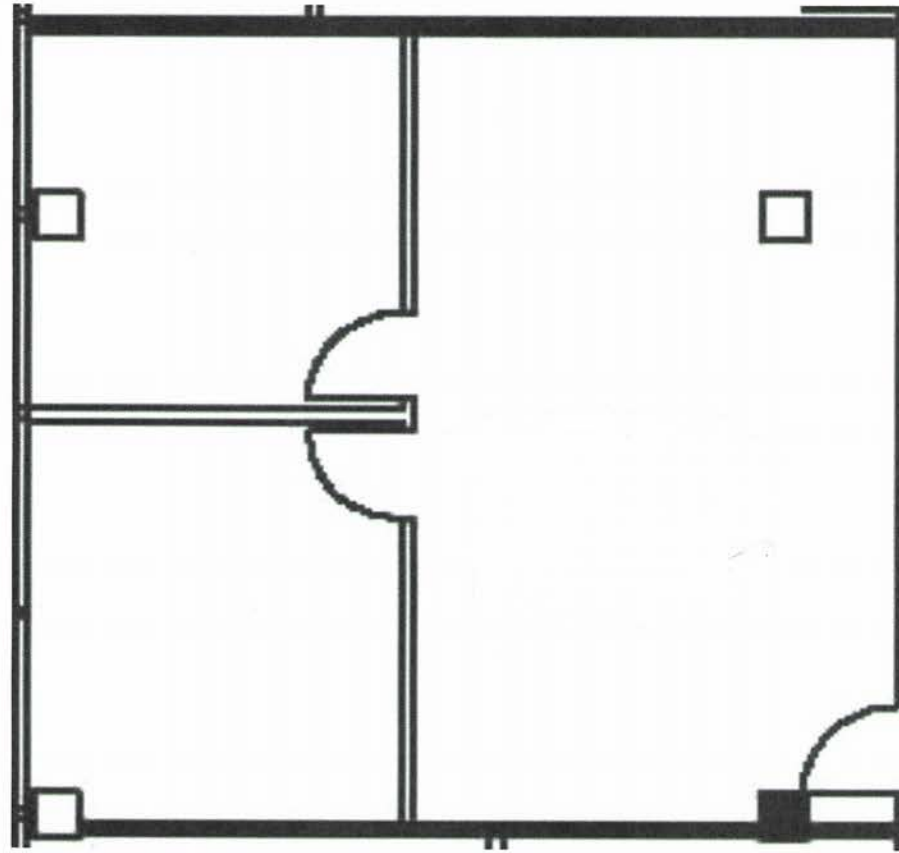
MONTAGUE EXPY

N. FIRST ST



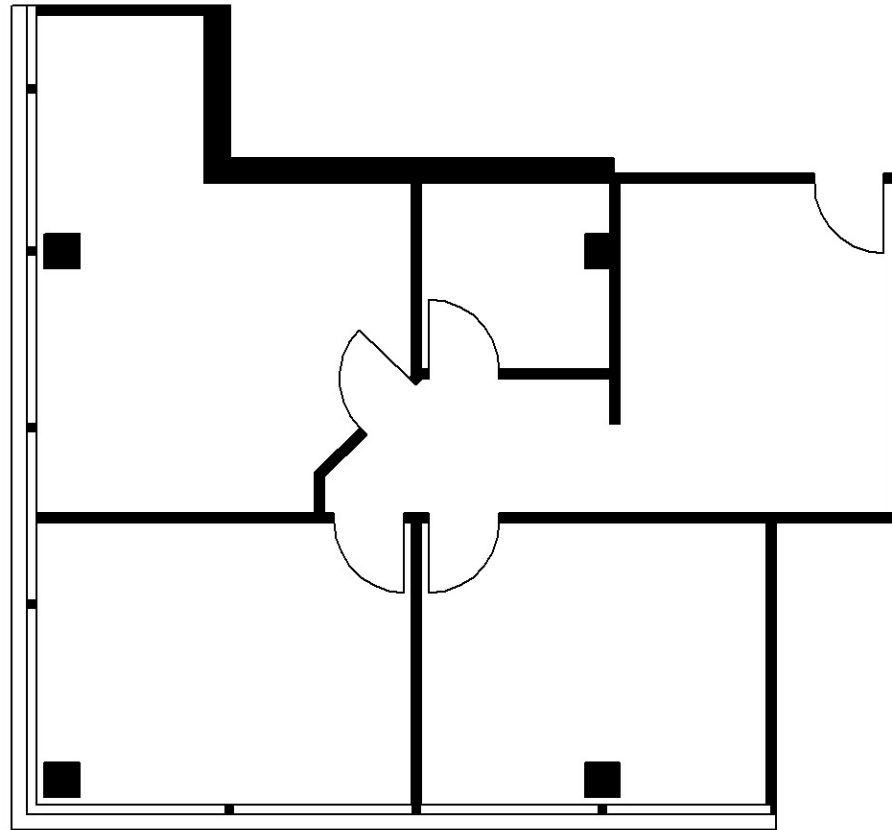
SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
4633 OLD IRONSIDES					
Suite 210	\$2.95	715	Now	2 private offices and open area	
Suite 240	\$2.95	1,065	Now	3 private offices, storage and open area	360° VIRTUAL TOUR
Suite 410	\$2.95	841	Now	2 offices and open area	
Suite 430	\$2.95	1,676	Now	4 offices, storage, and open area	360° VIRTUAL TOUR
Suite 450	\$2.50	1,954	Now	1 private office, conference room, and open area	360° VIRTUAL TOUR
Suite 460	\$2.95	1,558	Now	4 offices, conference room, storage, and open area	360° VIRTUAL TOUR
4655 OLD IRONSIDES					
Suite 150	\$2.95	1,824	Now	Open area	
Suite 190 SALE	\$1.99*	2,551	Now	1 private office, conference room, kitchen, storage, and open area	
Suite 350 SALE	\$1.99*	2,691	12/1/24	3 private offices and open area	
Suite 390	\$2.75	1,560	12/1/24	2 private offices, kitchen, and open area	
4677 OLD IRONSIDES					
Suite 230	\$2.95	1,039	Now	1 private office and open space	
Suite 438	\$2.75	941	Now	1 private office	
4699 OLD IRONSIDES					
Suite 470 SALE	\$1.99*	4,069	Now	3 private offices, conference room, kitchen, server room and open area	

*Rate is \$1.99 PSF for the first year with a 3% increase in the second



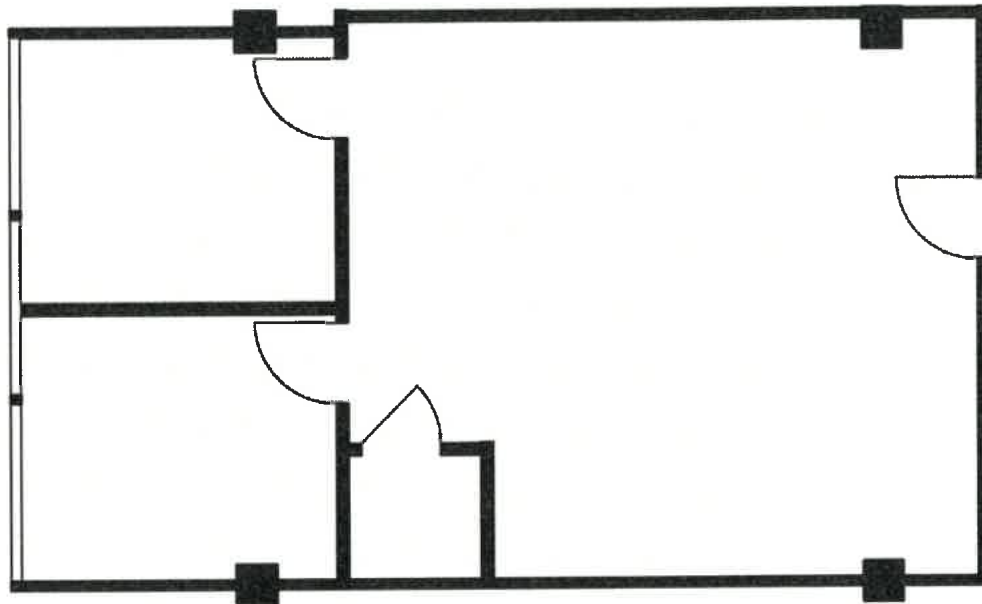
4633 OLD IRONSIDES DRIVE

SUITE 210: ±715 SF



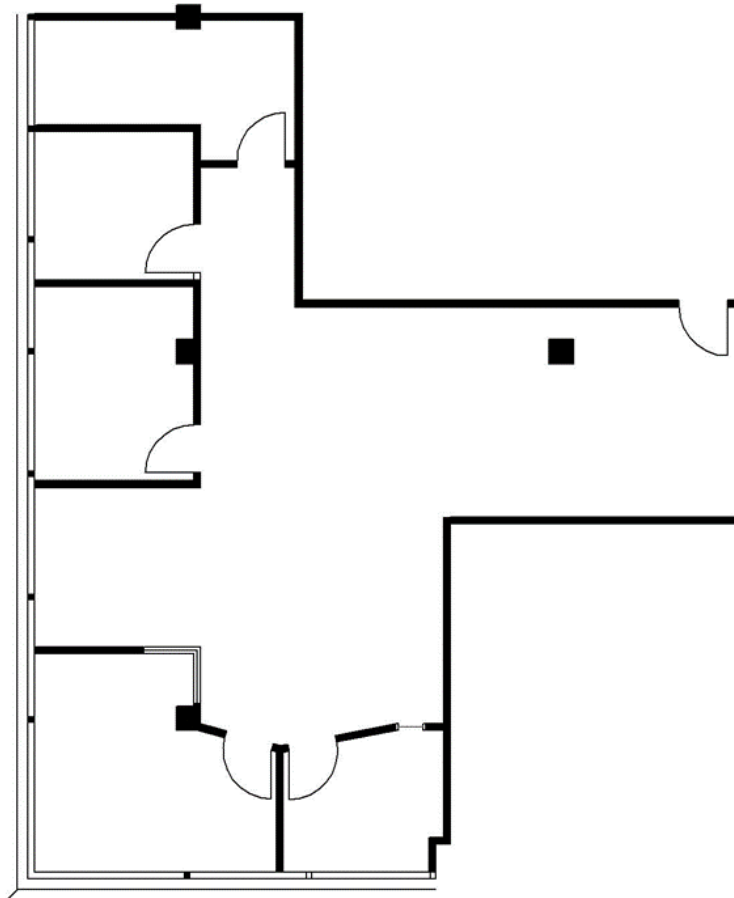
4633 OLD IRONSIDES DRIVE

SUITE 240: ±1,065 SF



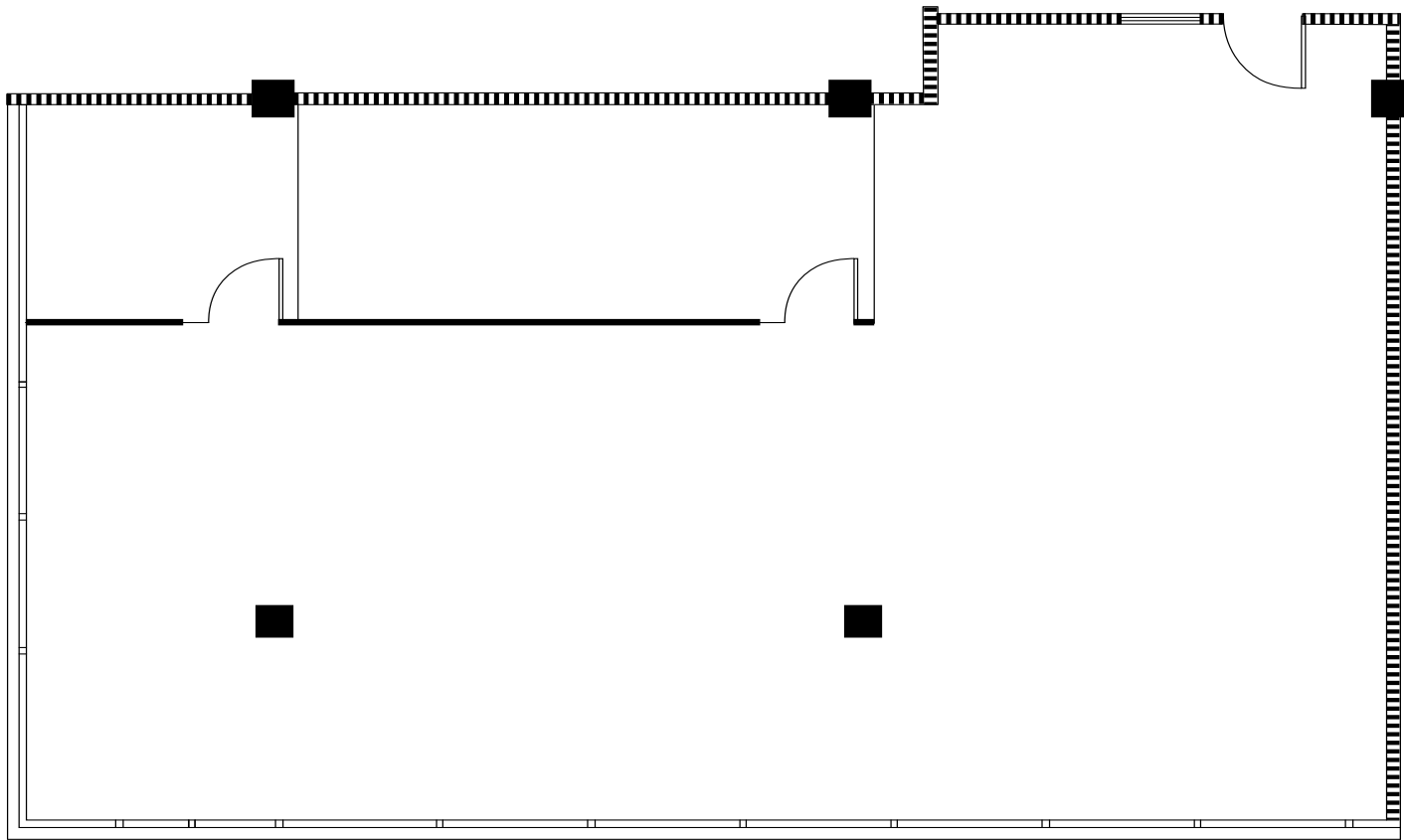
4633 OLD IRONSIDES DRIVE

SUITE 410: ±841 SF



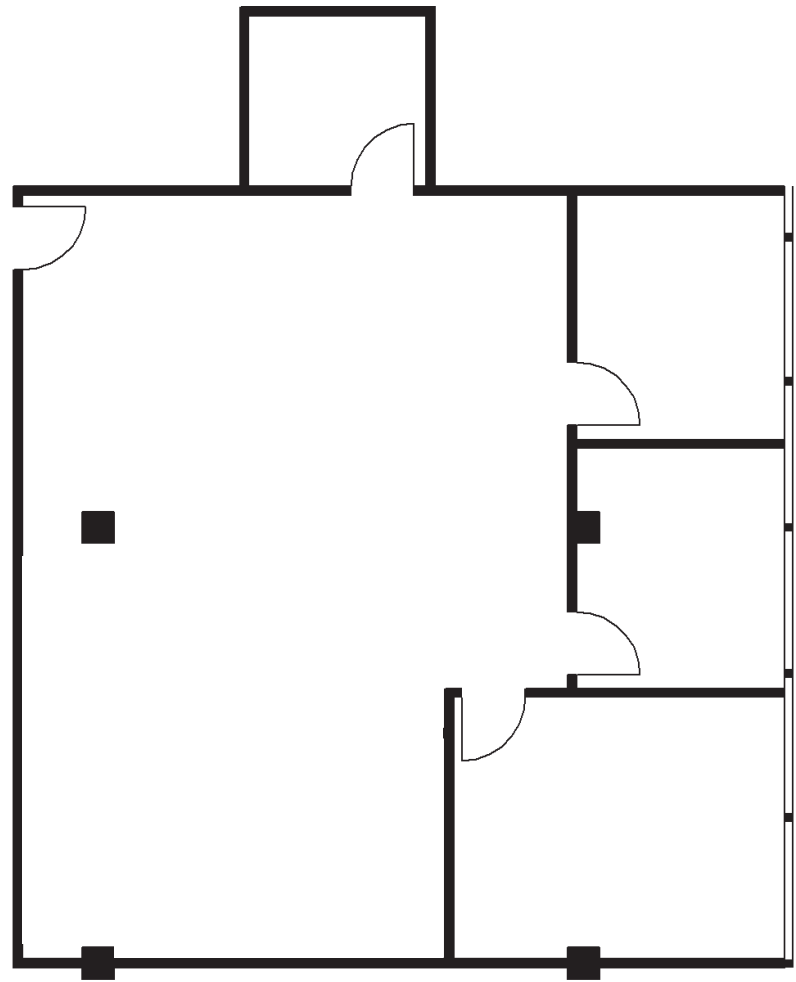
4633 OLD IRONSIDES DRIVE

SUITE 430: ±1,676 SF



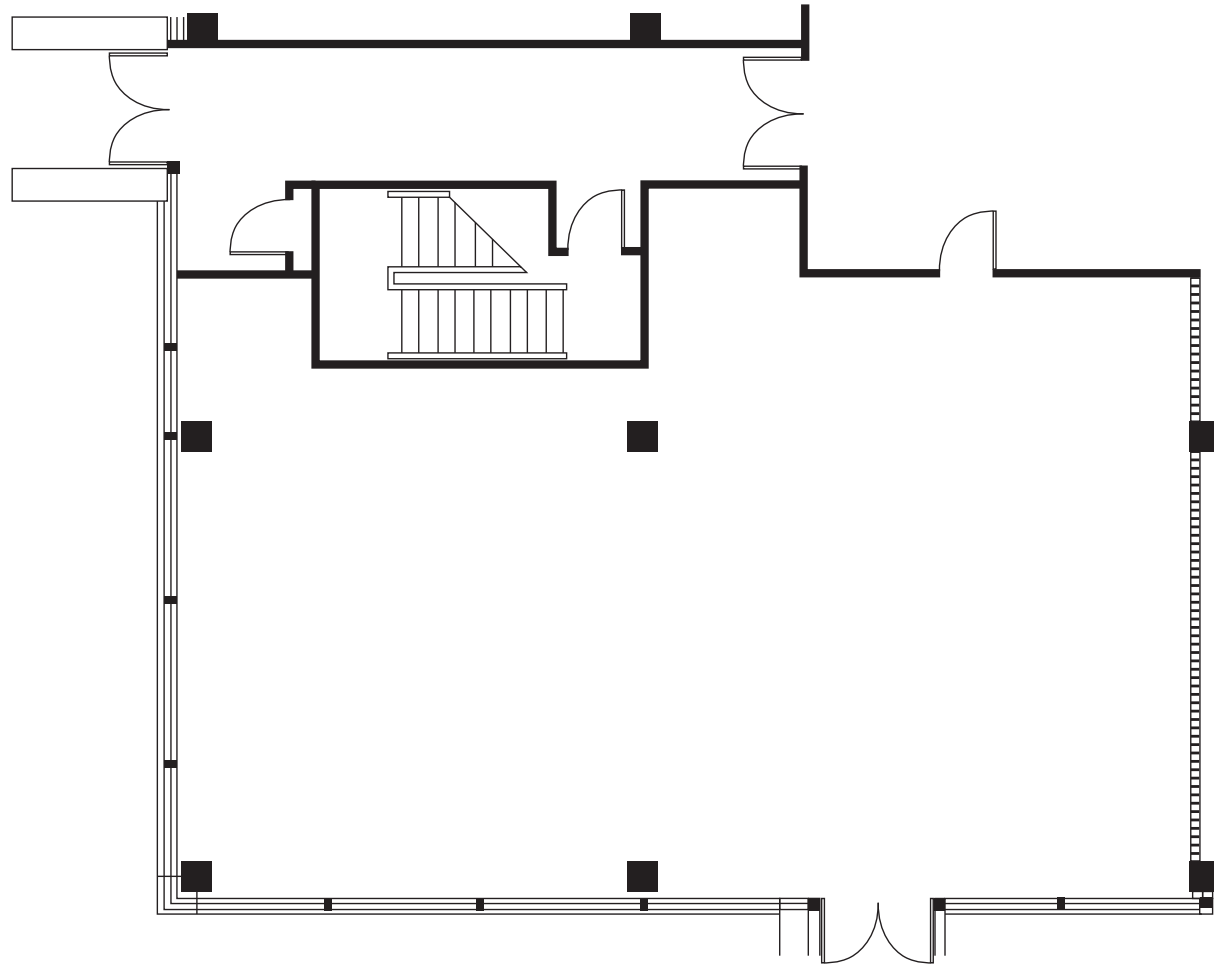
4633 OLD IRONSIDES DRIVE

SUITE 450: ±1,954 SF



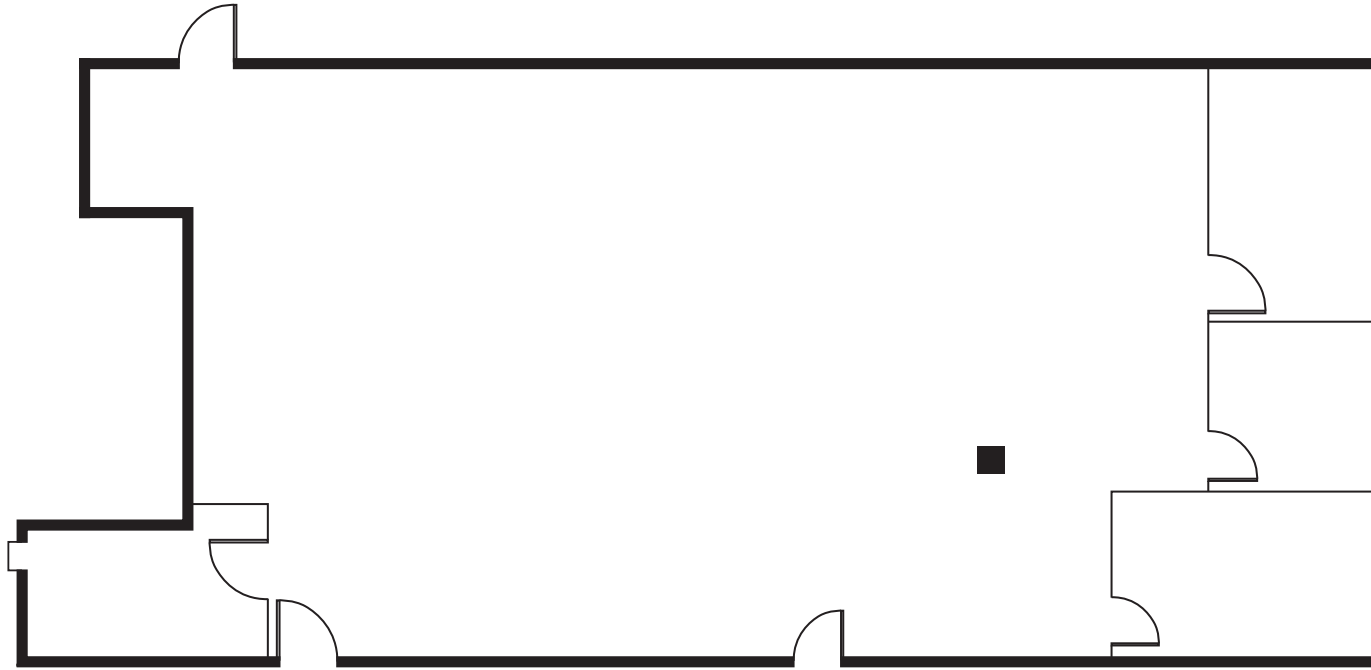
4633 OLD IRONSIDES DRIVE

SUITE 460: ±1,558 SF



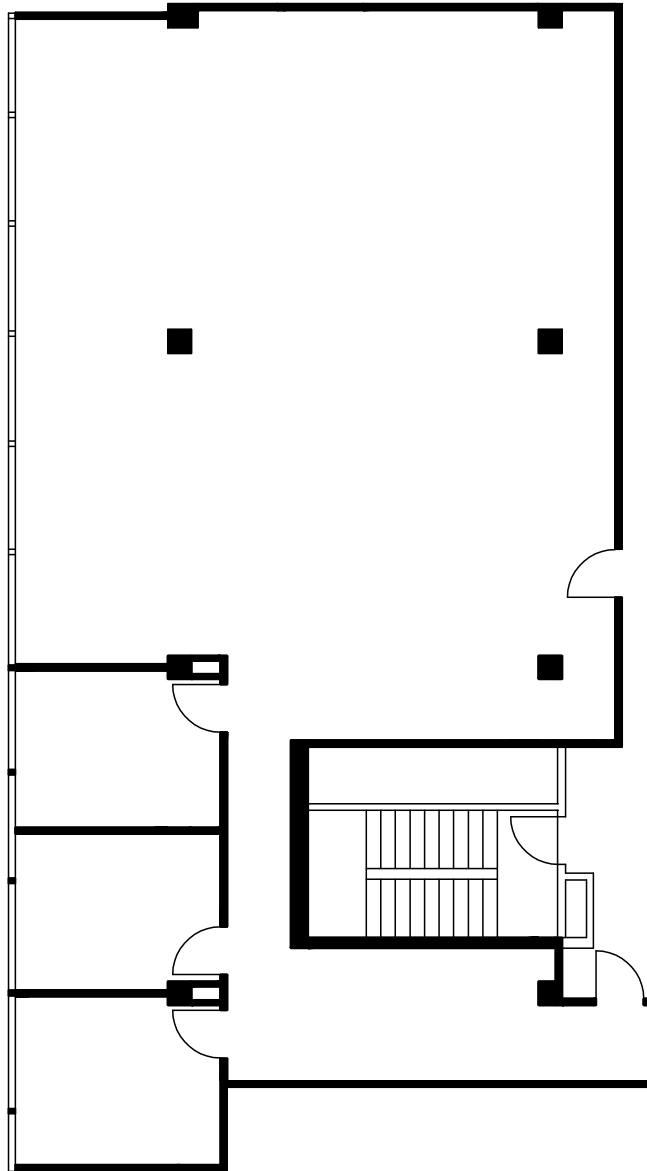
4655 OLD IRONSIDES DRIVE

SUITE 150: ±1,824 SF



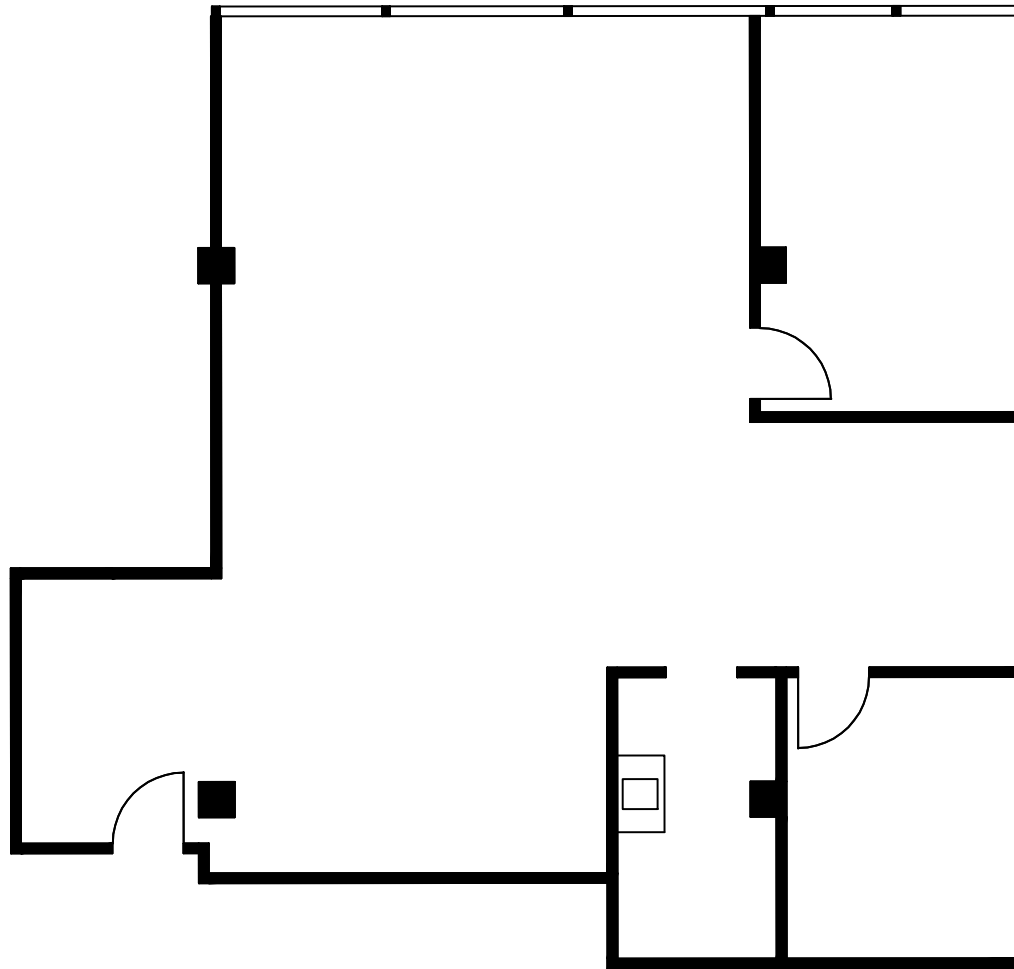
4655 OLD IRONSIDES DRIVE

SUITE 190: ±2,551 SF



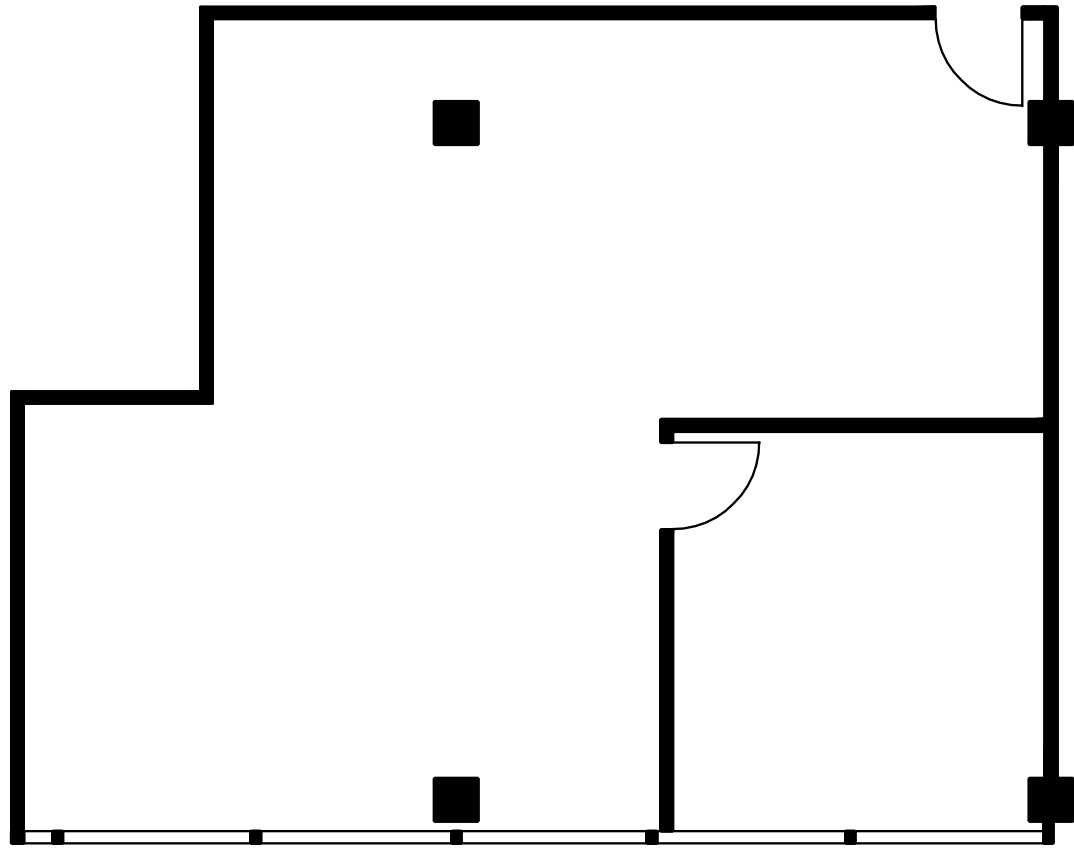
4655 OLD IRONSIDES DRIVE

SUITE 350: ±2,691 SF



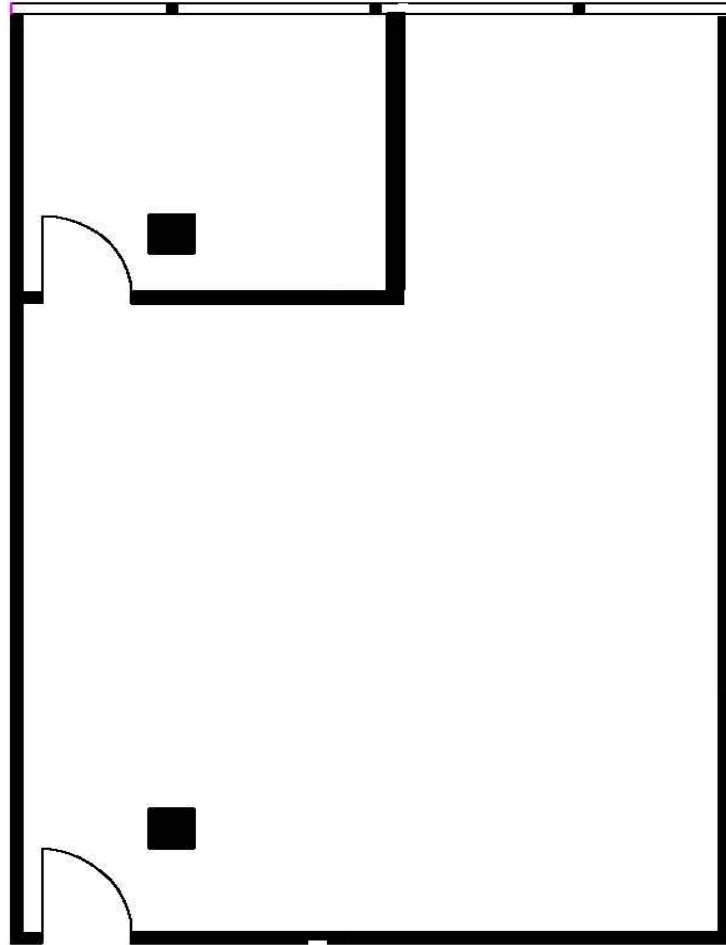
4655 OLD IRONSIDES DRIVE

SUITE 390: ±1,560 SF



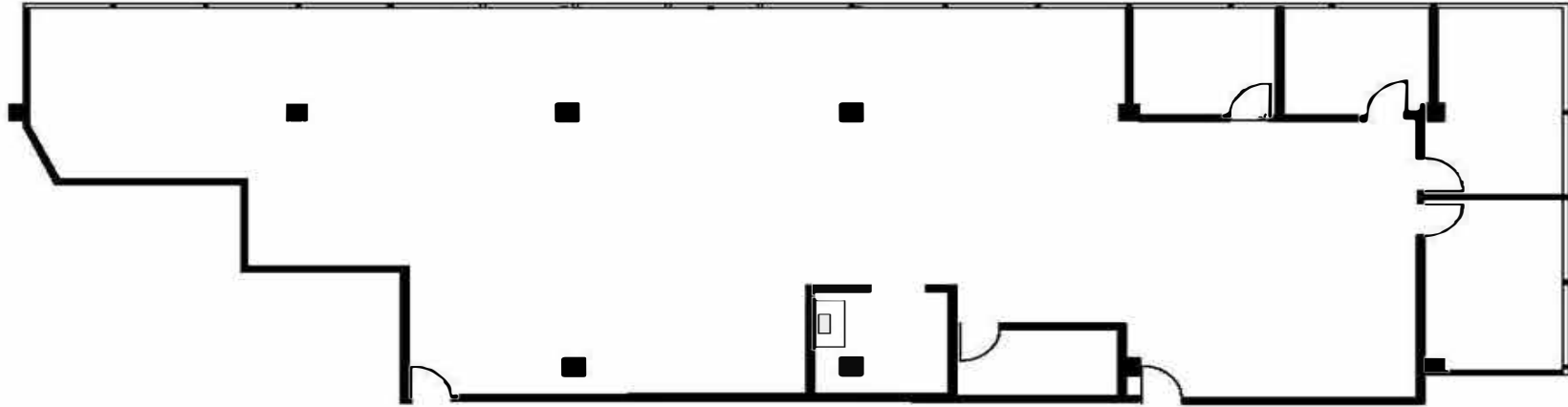
4677 OLD IRONSIDES DRIVE

SUITE 230: ±1,039 SF



4677 OLD IRONSIDES DRIVE

SUITE 438: ±941 SF



4699 OLD IRONSIDES DRIVE

SUITE 470: ±4,069 SF

PARKWAY PLAZA

4633-4699 OLD IRONSIDES DRIVE
SANTA CLARA | CA

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