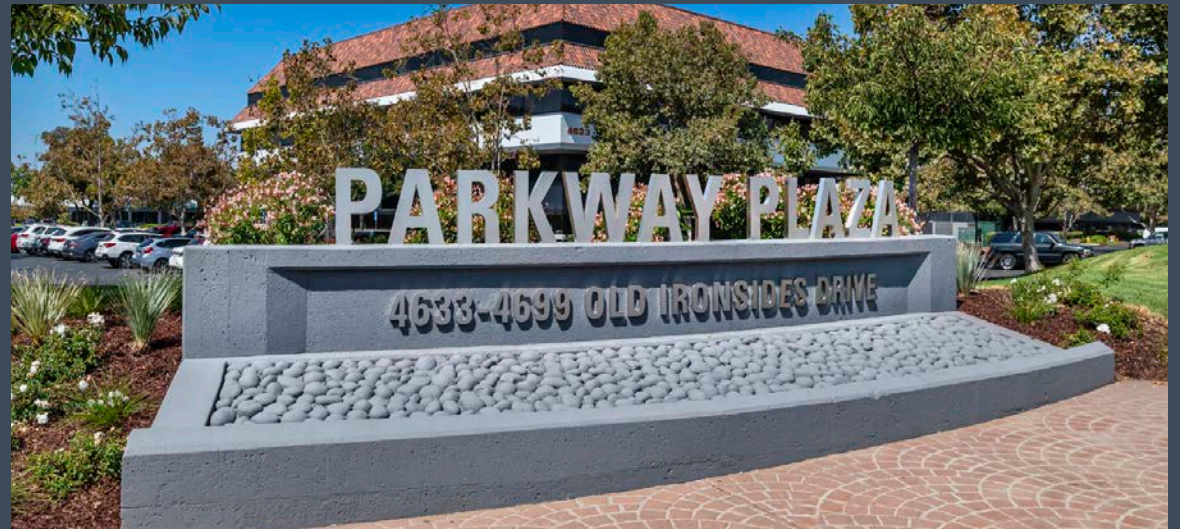


PARKWAY PLAZA



DISCOVER THE DIFFERENCE

±841 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 350](#) 2,691 3 private offices and open area
- [4677 | Suite 370](#) 2,592 2 private offices, conference room, kitchen and open area
- [4699 | Suite 450](#) 3,192 4 private offices, conference room, kitchen, storage, 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 3/31/25 and the suite must be taken as is.



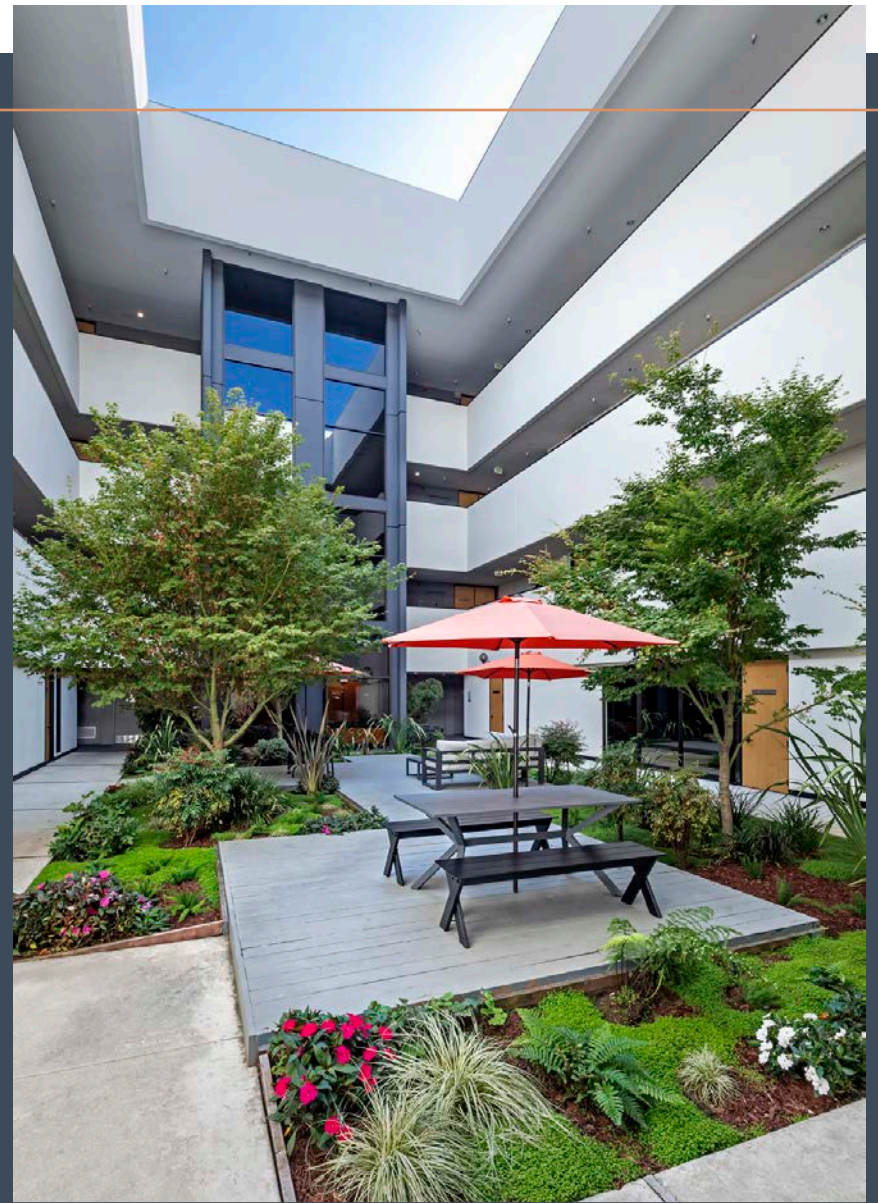
[Click Suite # to View Floor Plan](#)



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

LAWRENCE EXPY

**PARKWAY
»» PLAZA**

GREAT AMERICA PKWY

Abbott

TASMAN DR

**Levi's
STADIUM**

<) FORESCOUT.

LAFAYETTE ST

**GREAT AMERICA
AMUSEMENT PARK**

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

**VERITAS
amazon
ERICSSON**

**ANALOG
DEVICES
arm**

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

NXP

SAMSUNG

NXP

intel

ORACLE

MONTAGUE EXPY

ZANKER RD

CENTRAL EXPY

MERCADO

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

AC Hotel by Marriott

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

**paloalto
NETWORKS**



RELATED SANTA CLARA
RETAIL & RESIDENTIAL

OLD IRONSIDES
LIGHT RAIL STOP

ACE TRAIN STATION

PARKWAY
PLAZA

MISSION COLLEGE

ACE TRAIN
GREEN SHUTTLE

GREAT AMERICA
AMUSEMENT PARK

GREAT AMERICA PKWY

LAWRENCE EXPY

CENTRAL EXPY

LAWRENCE CALTRAIN
STATION

BOWERS AVE

TASMAN DR

LAFAYETTE ST

MONTAGUE EXPY

SAN TOMAS EXPY

1 MINUTE WALK TO ACE TRAIN
GREEN SHUTTLE STOP

13 MINUTES TO ACE TRAIN
STATION ON ACE TRAIN GREEN
SHUTTLE

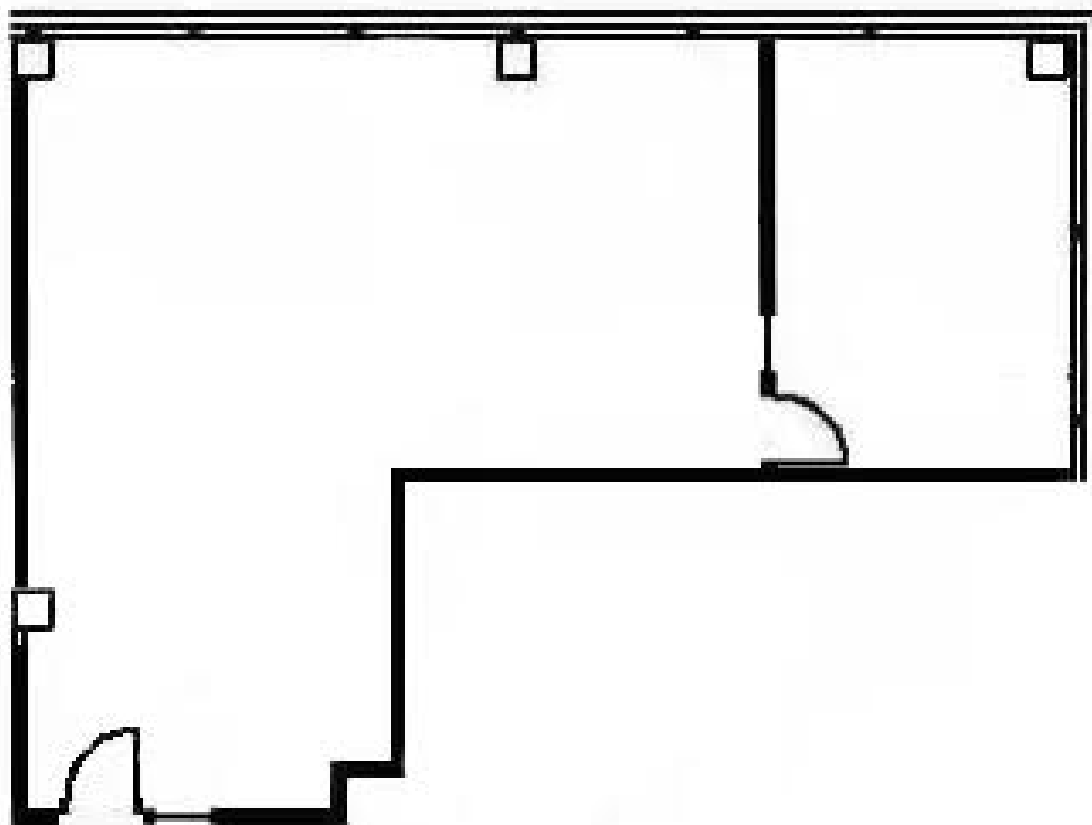
9 MINUTE DRIVE TO LAWRENCE
CALTRAIN STATION

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



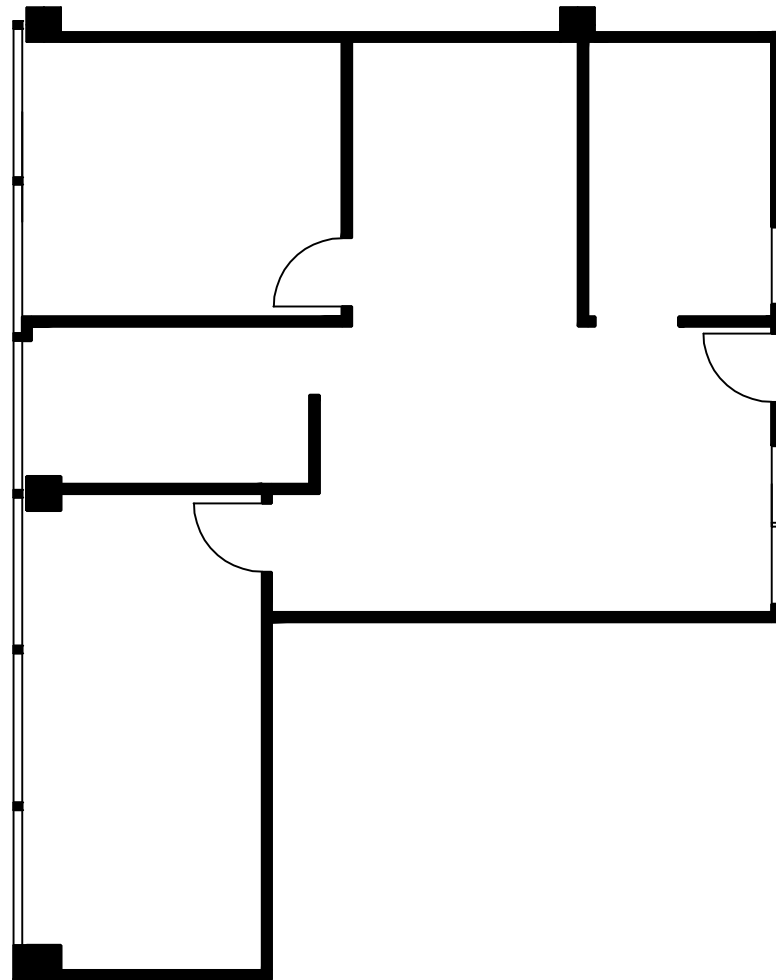
SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
4633 OLD IRONSIDES					
Suite 109	\$2.95	971	Now	1 private office	
Suite 110	\$2.95	971	Now	2 private offices and open area	
Suite 410	\$2.95	841	Now	2 offices and open area	
Suite 430	\$2.95	1,676	Now	4 offices, storage, and open area	
Suite 450	\$2.50	1,954	Now	1 private office, conference room, and open area	
4655 OLD IRONSIDES					
Suite 150	\$2.95	1,824	Now	Open area	
Suite 210	\$2.75	1,859	Now	3 private offices, kitchen and open area	
Suite 350 SALE	\$1.99*	2,691	Now	3 private offices and open area	
Suite 390	\$2.75	1,560	Now	2 private offices, kitchen, and open area	
4677 OLD IRONSIDES					
Suite 370 SALE	\$1.99*	2,592	3/1/25	2 private offices, conference room, kitchen and open area	
Suite 438	\$2.75	941	Now	1 private office	
4699 OLD IRONSIDES					
Suite 230	\$2.75	1,353	Now	2 private offices and open area	
Suite 450 SALE	\$1.99*	3,192	3/1/25	4 private offices, conference room, kitchen, storage, and open area	
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



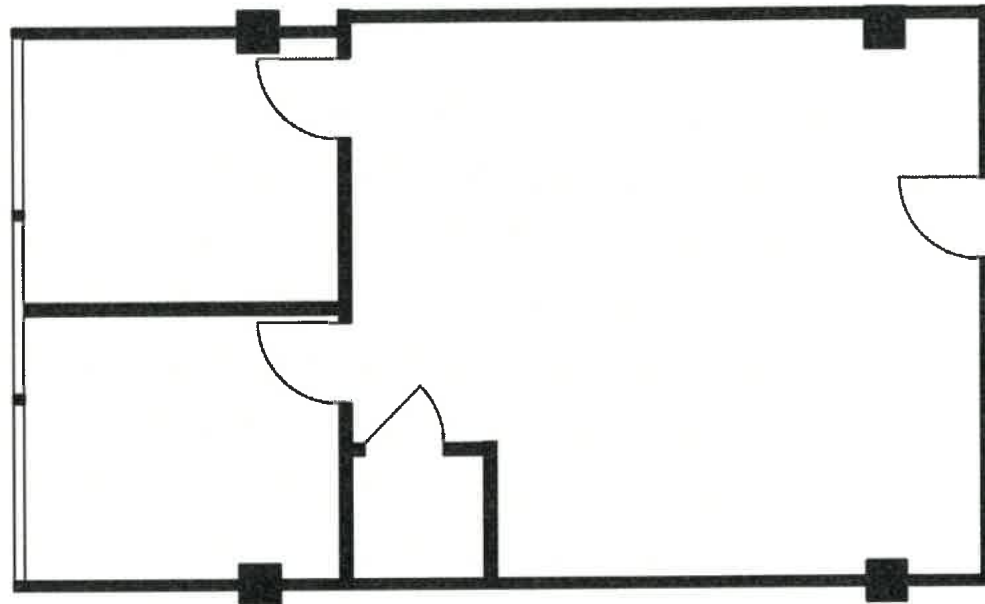
4633 OLD IRONSIDES DRIVE

SUITE 109: ±971 SF



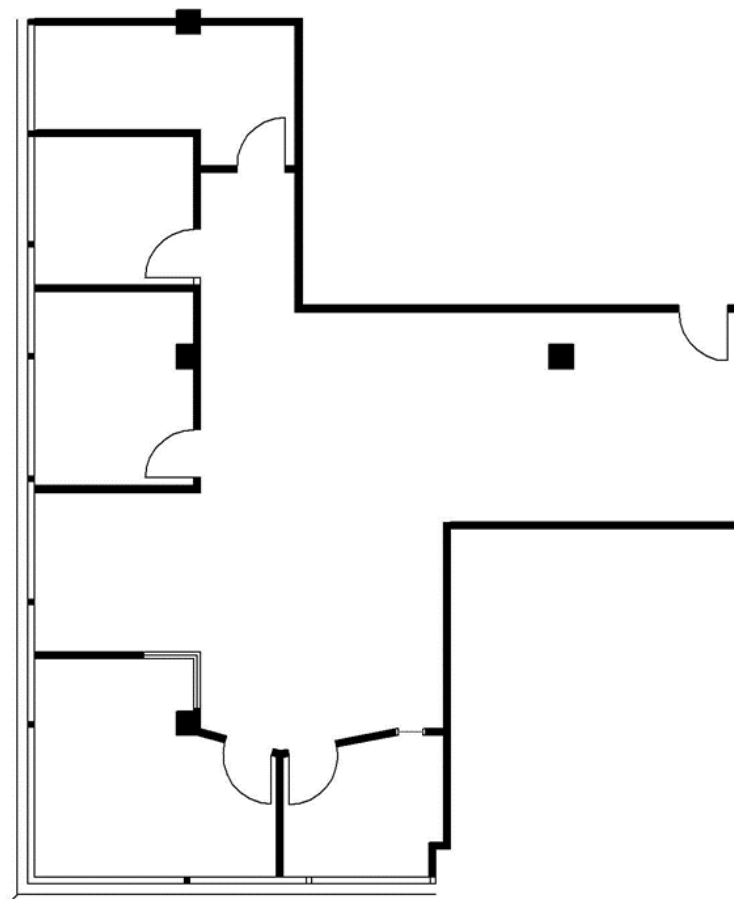
4633 OLD IRONSIDES DRIVE

SUITE 110: ±971 SF



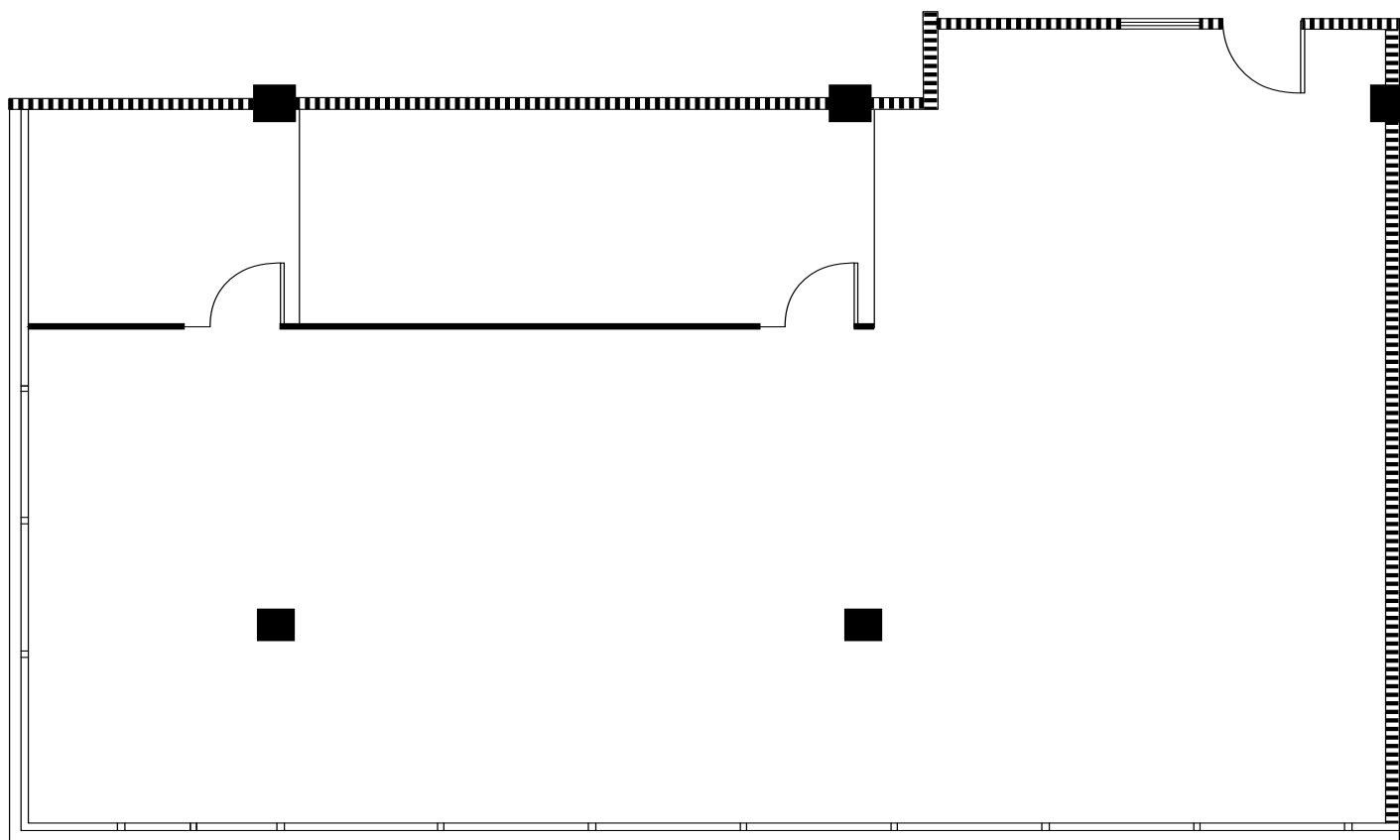
4633 OLD IRONSIDES DRIVE

SUITE 410: ±841 SF



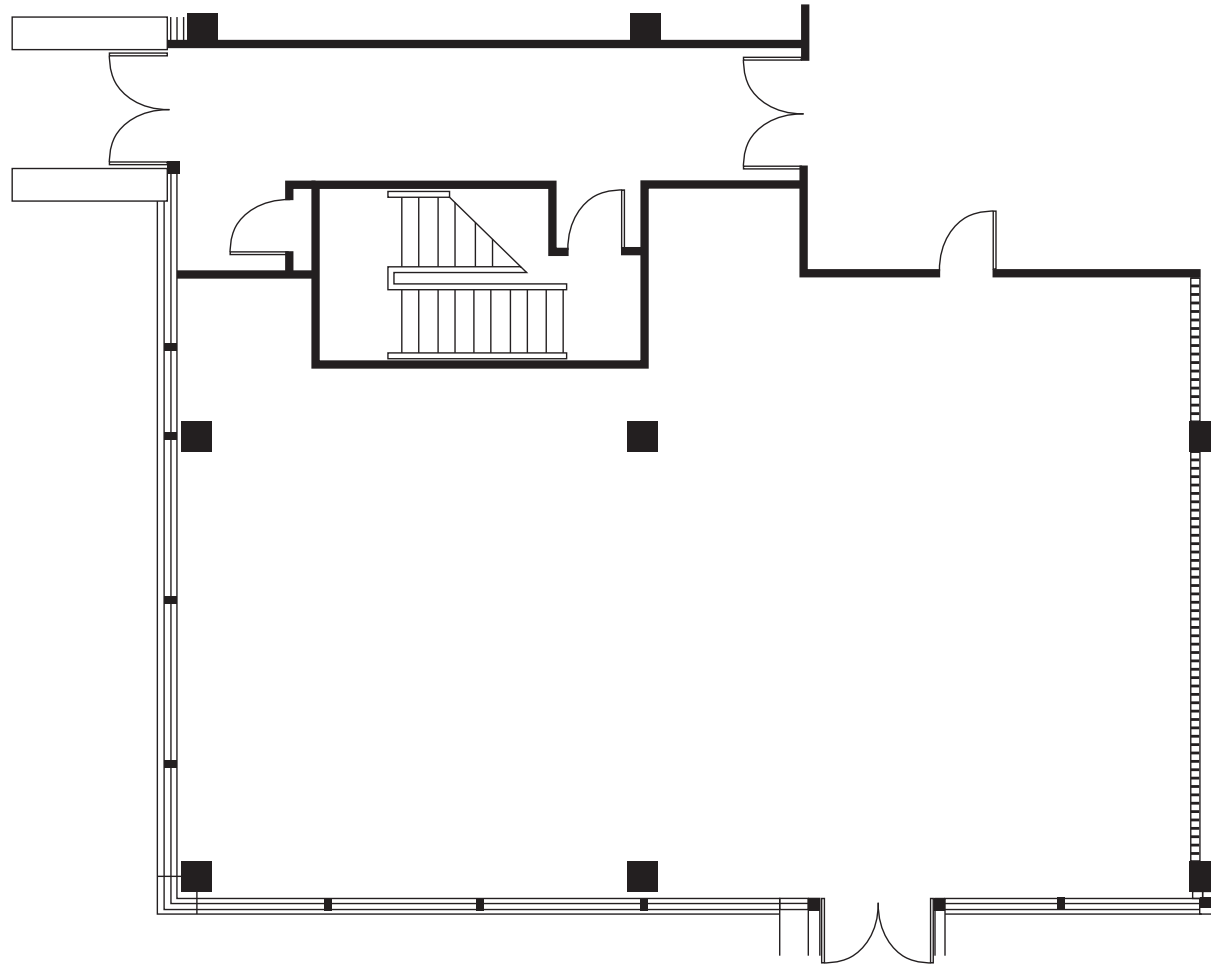
4633 OLD IRONSIDES DRIVE

SUITE 430: ±1,676 SF



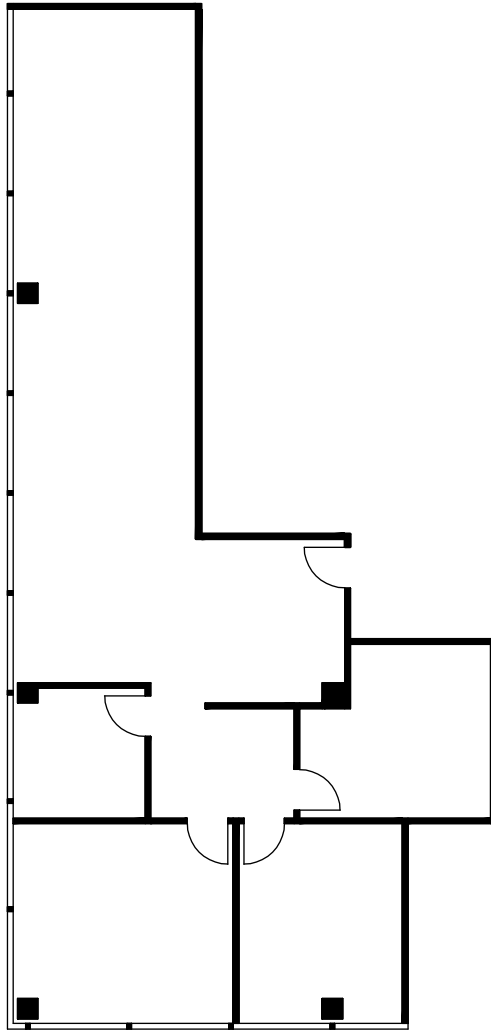
4633 OLD IRONSIDES DRIVE

SUITE 450: ±1,954 SF



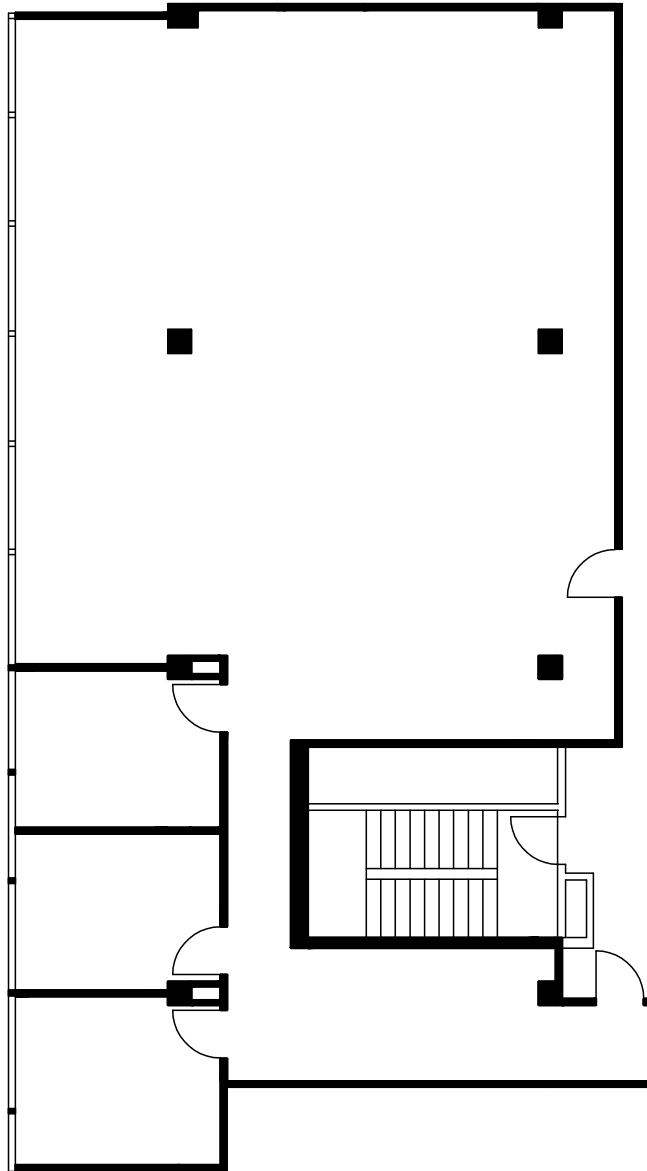
4655 OLD IRONSIDES DRIVE

SUITE 150: \pm 1,824 SF



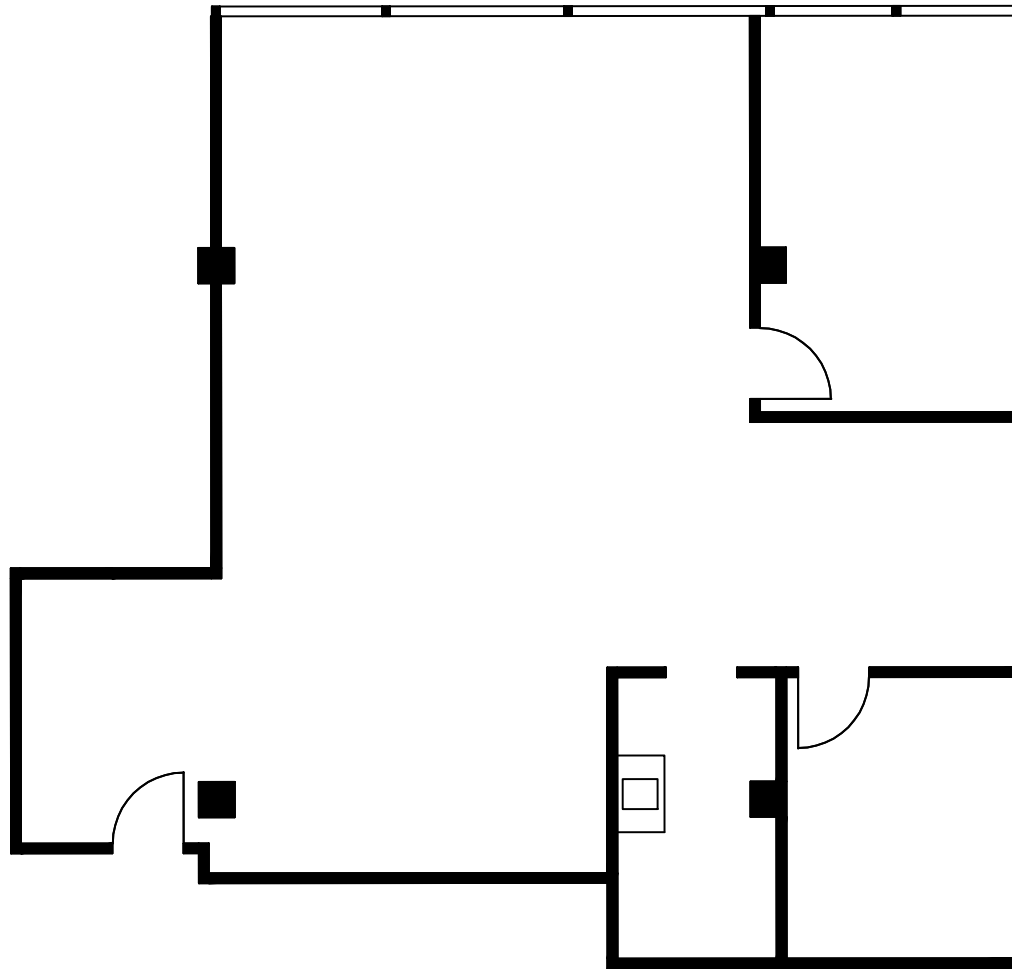
4655 OLD IRONSIDES DRIVE

SUITE 210: ±1,859 SF



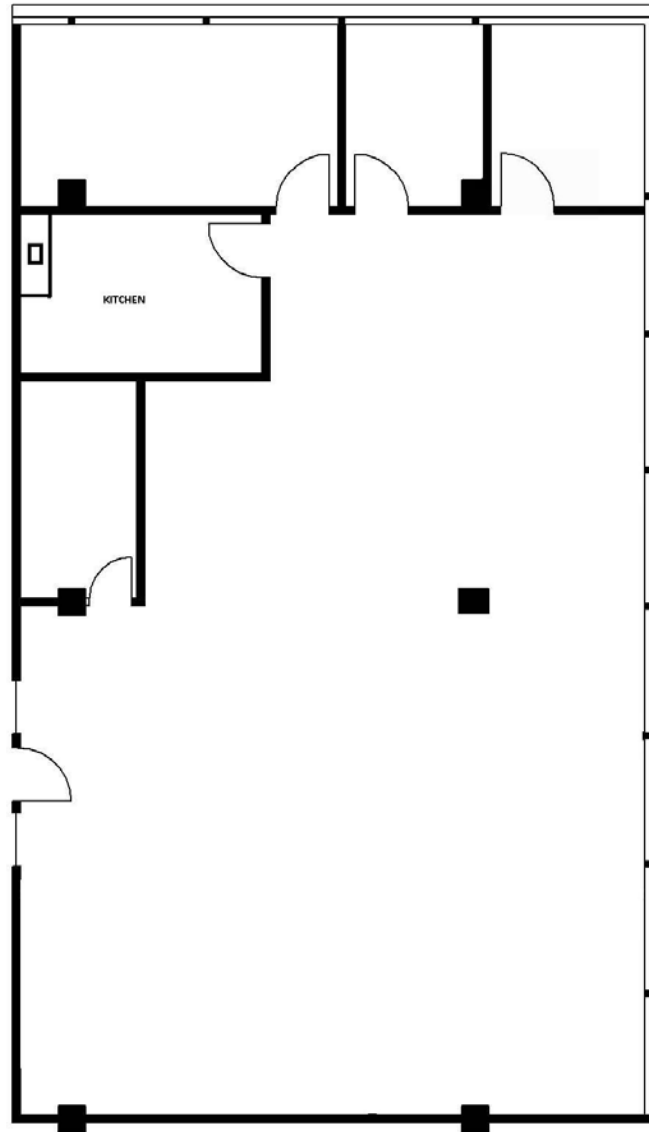
4655 OLD IRONSIDES DRIVE

SUITE 350: ±2,691 SF



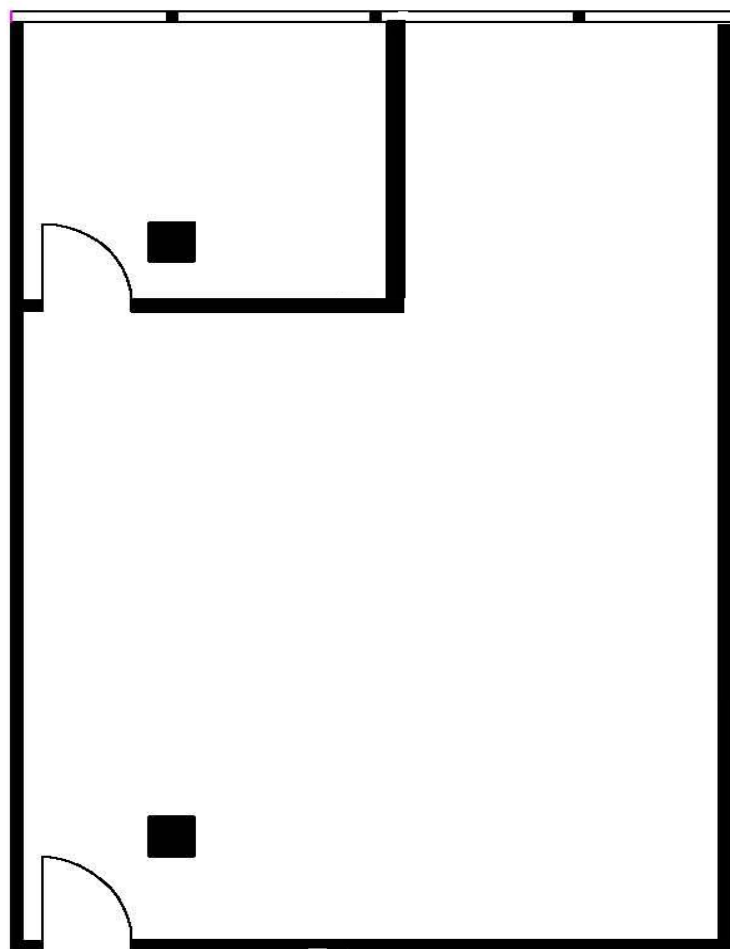
4655 OLD IRONSIDES DRIVE

SUITE 390: ±1,560 SF



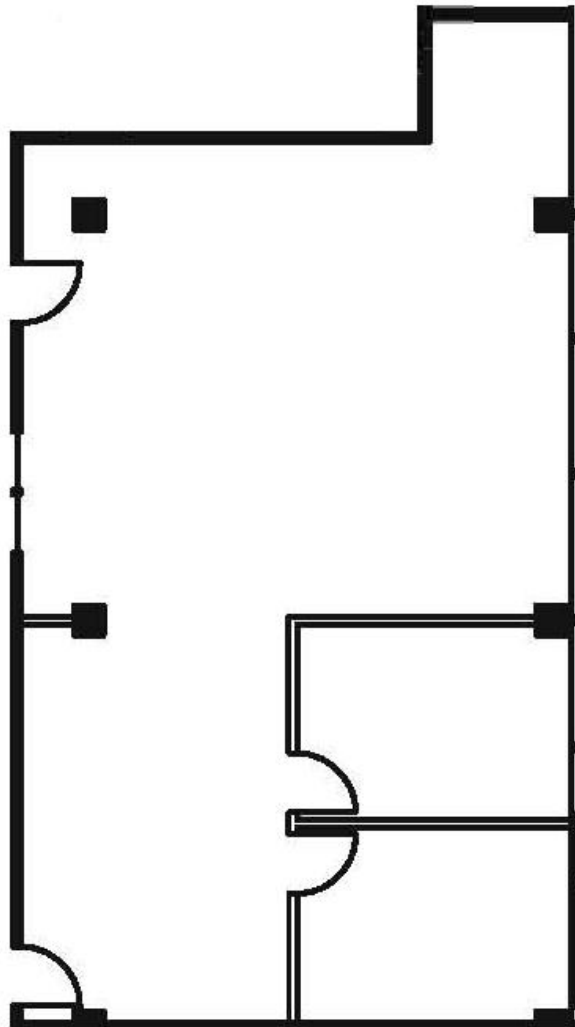
4677 OLD IRONSIDES DRIVE

SUITE 370: ±2,592 SF



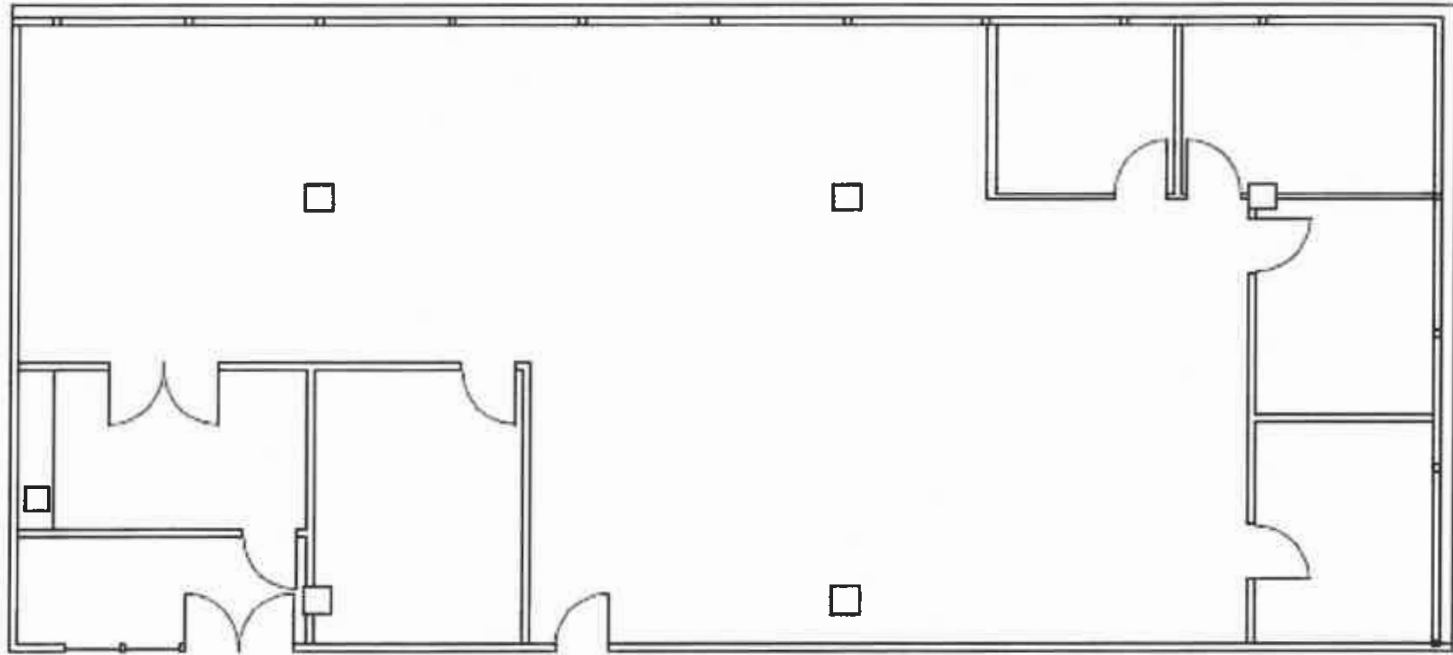
4677 OLD IRONSIDES DRIVE

SUITE 438: ±941 SF



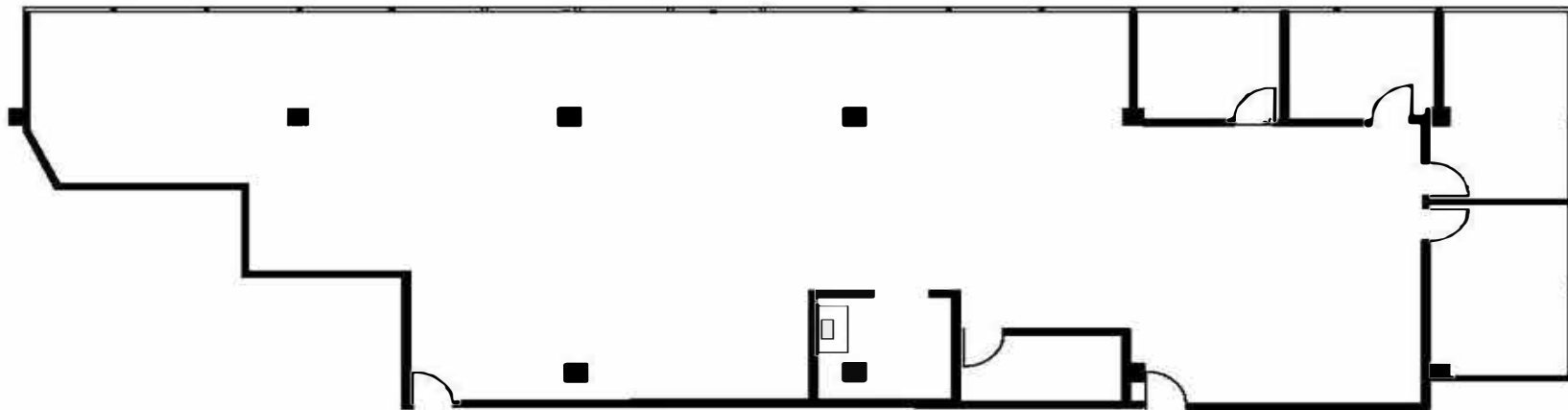
4699 OLD IRONSIDES DRIVE

SUITE 230: ±1,353 SF



4699 OLD IRONSIDES DRIVE

SUITE 450: ±3,192 SF



4699 OLD IRONSIDES DRIVE

SUITE 470: $\pm 4,069$ SF

PARKWAY PLAZA

4633-4699 OLD IRONSIDES DRIVE
SANTA CLARA | CA

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