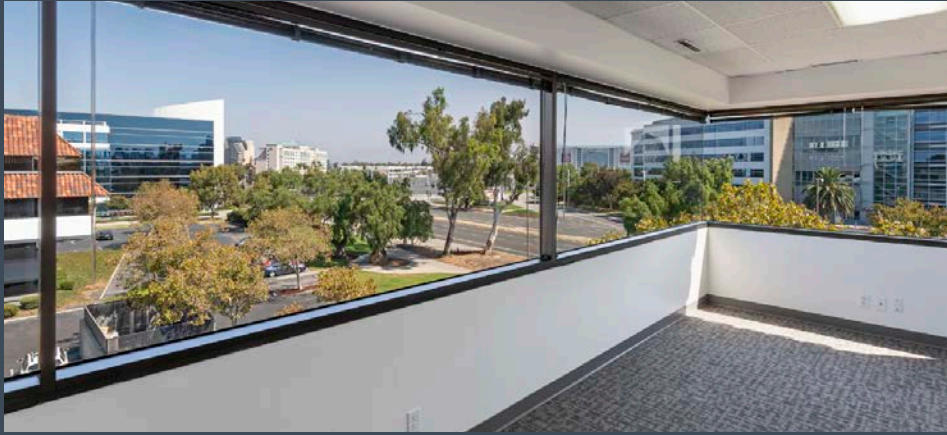


PARKWAY ▶▶▶ PLAZA



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 190](#) 2,551 1 private office, conference room, kitchen, storage, and open area
- [4655 | Suite 370](#) 2,437 2 offices, conference room, kitchen, storage, and open area
- [4655 | Suite 375](#) 2,948 3 private offices, conference room, kitchen, 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.



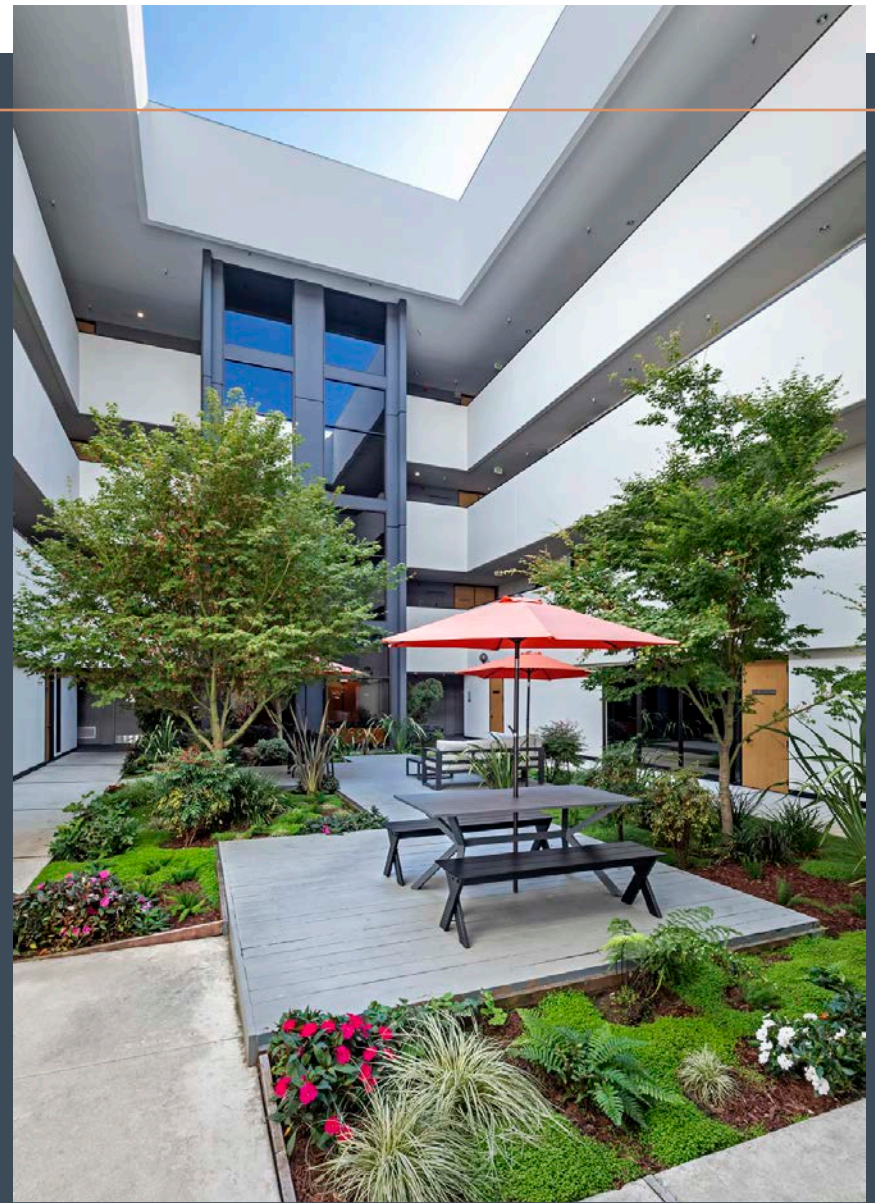
[Click Suite # to View Floor Plan](#)



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

- Iguasas 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

101

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

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 |

CENTRAL EXPY

ZANKER RD

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

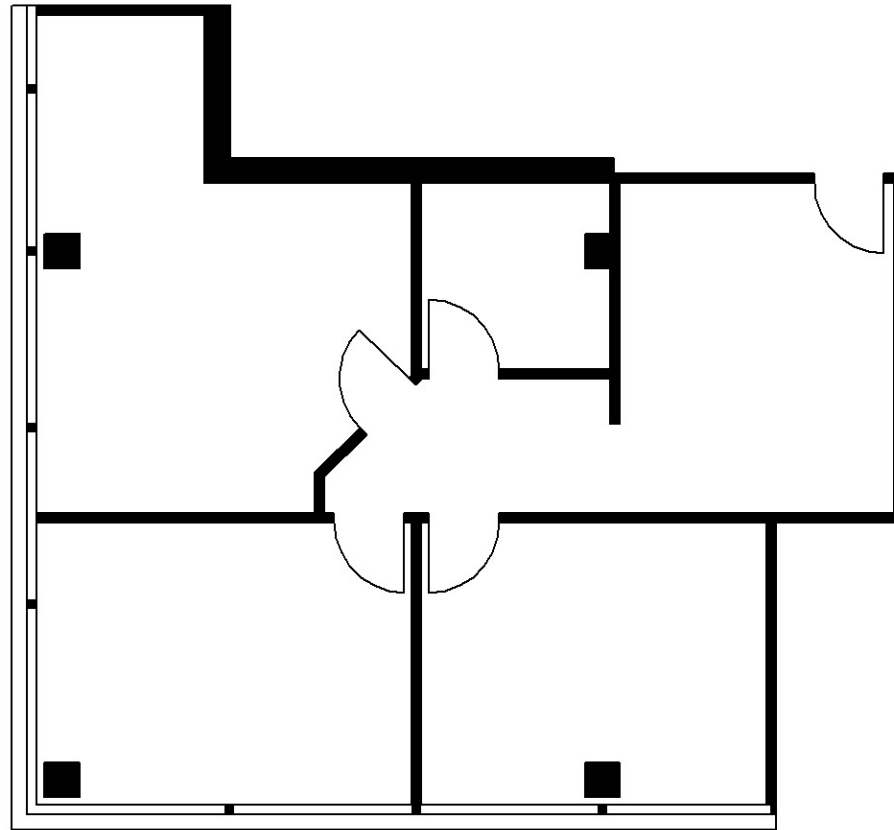
MONTAGUE EXPY

N. FIRST ST



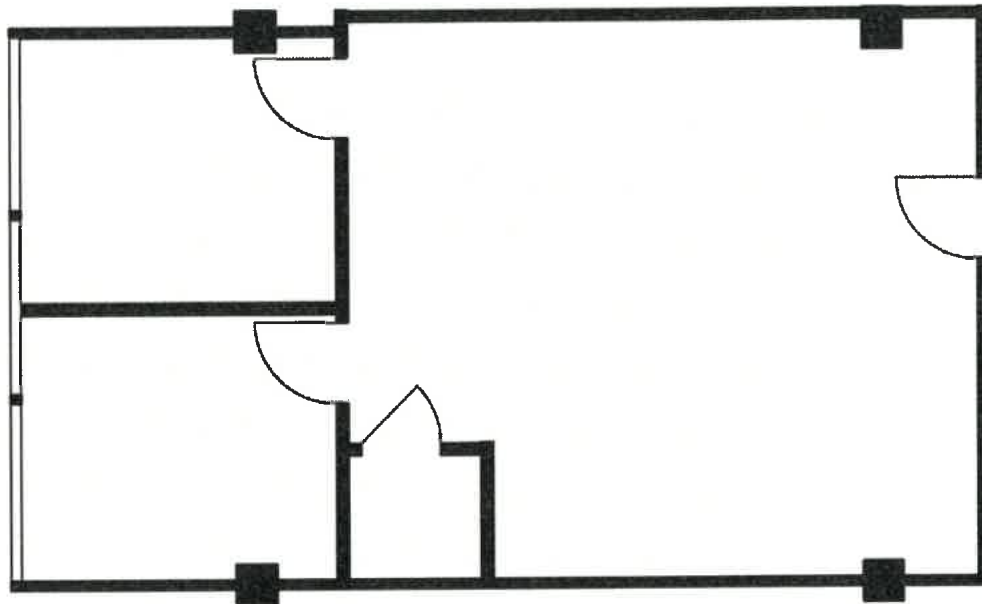
SUITE #	RATE	SF	AVAILABLE	COMMENTS	VIRTUAL TOUR
4633 OLD IRONSIDES					
Suite 240	\$2.95	1,065	Now	3 private offices, storage and open area	360° VIRTUAL TOUR
Suite 410	\$2.95	841	Now	2 offices and open area	
Suite 430	\$2.95	1,676	Now	4 offices, storage, and open area	360° VIRTUAL TOUR
Suite 450	\$2.50	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 140	\$2.75	1,220	Now	5 private offices and reception area	
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 370 SALE	\$1.99	2,437	Now	2 offices, conference room, kitchen, storage, and open area	
Suite 375 SALE	\$1.99	2,948	Now	3 private offices, conference room, 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



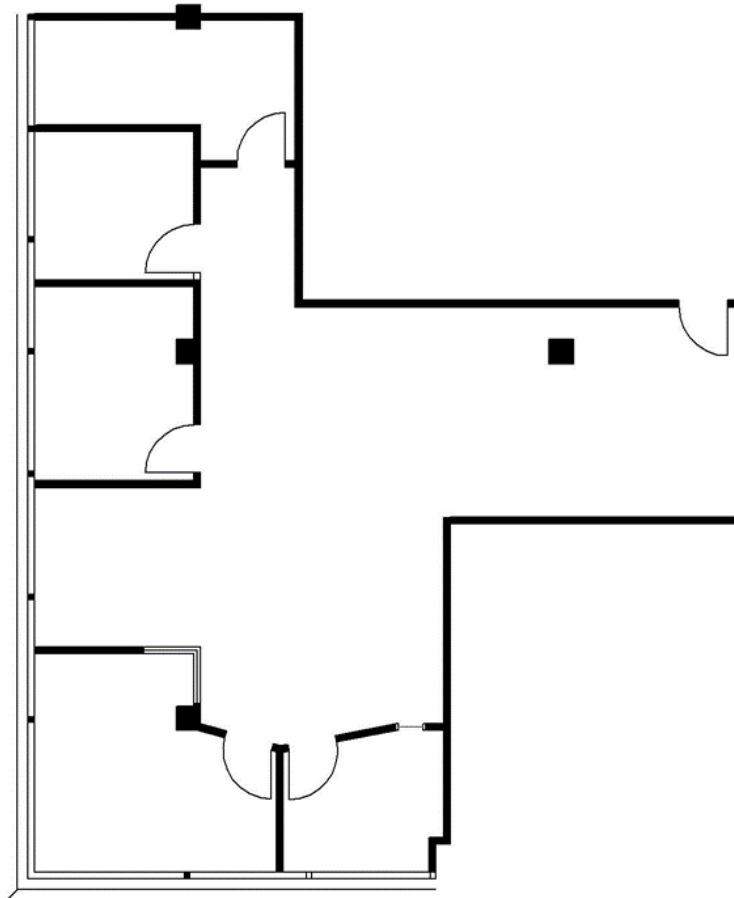
4633 OLD IRONSIDES DRIVE

SUITE 240: ±1,065 SF



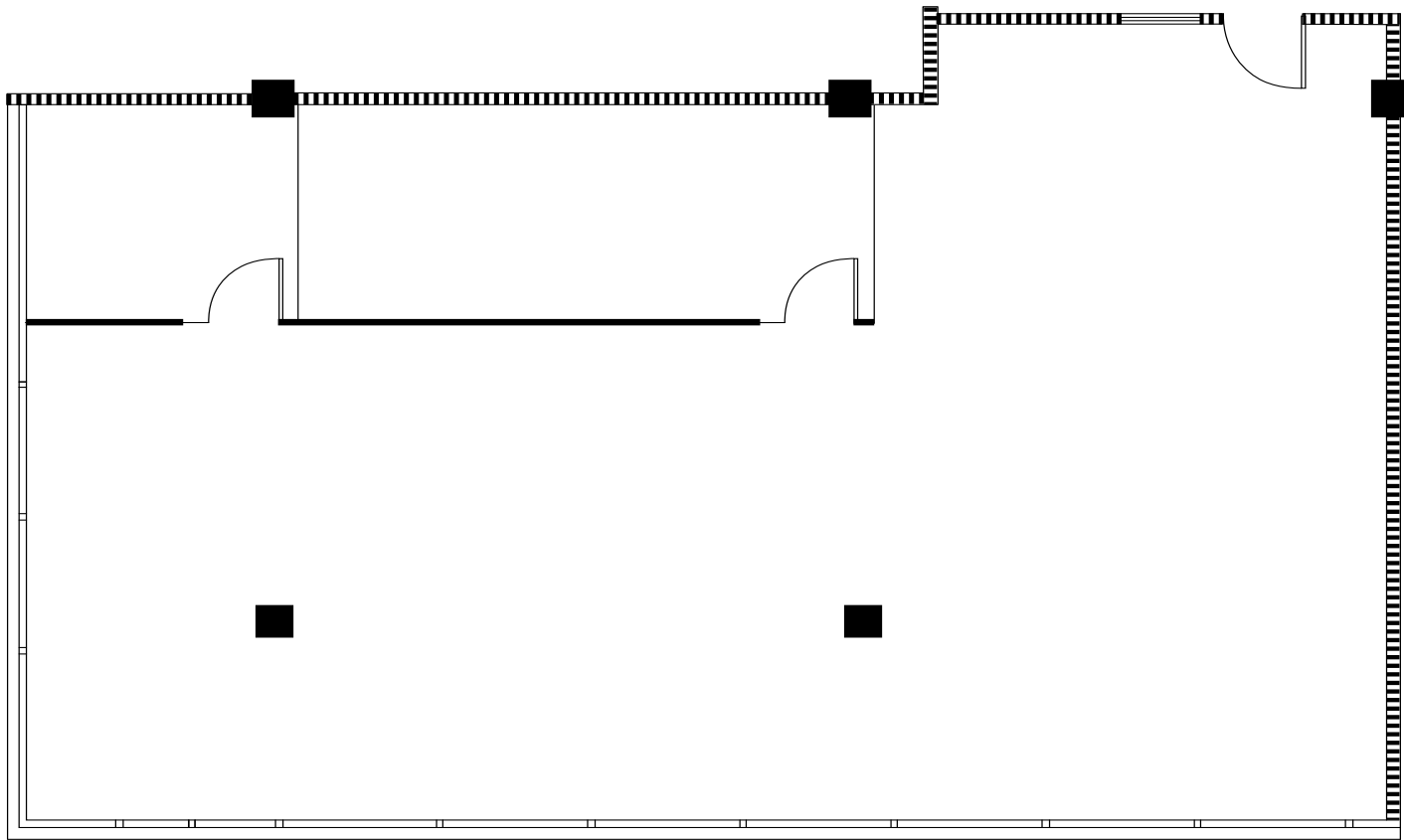
4633 OLD IRONSIDES DRIVE

SUITE 410: ±841 SF



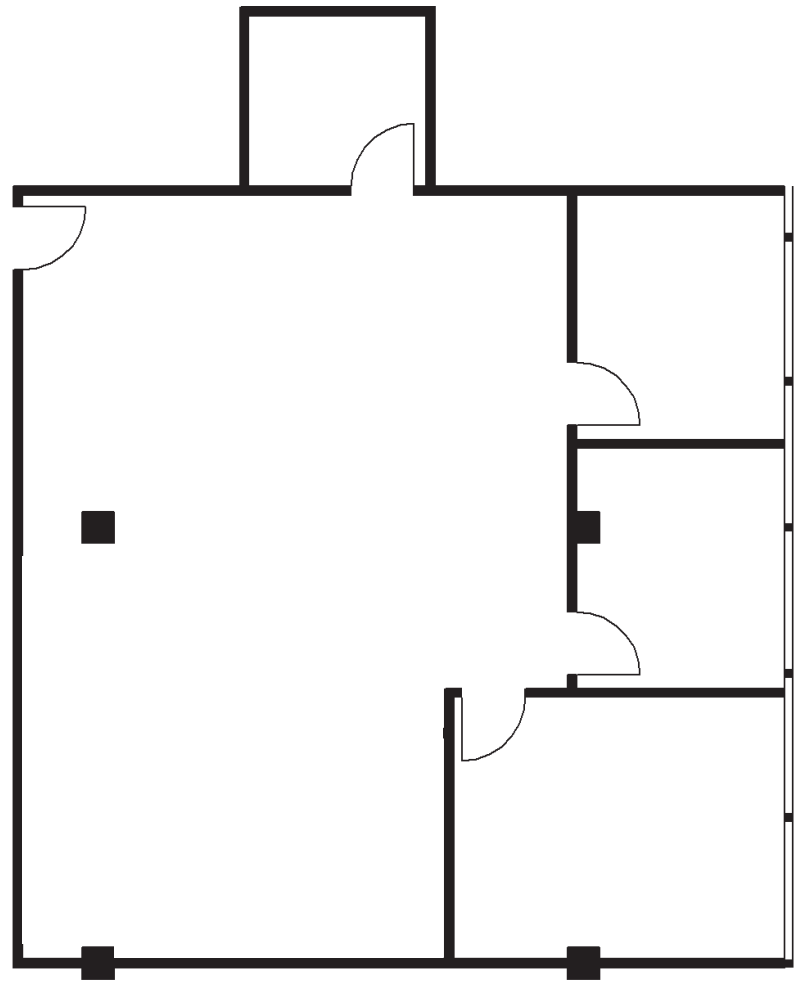
4633 OLD IRONSIDES DRIVE

SUITE 430: ±1,676 SF



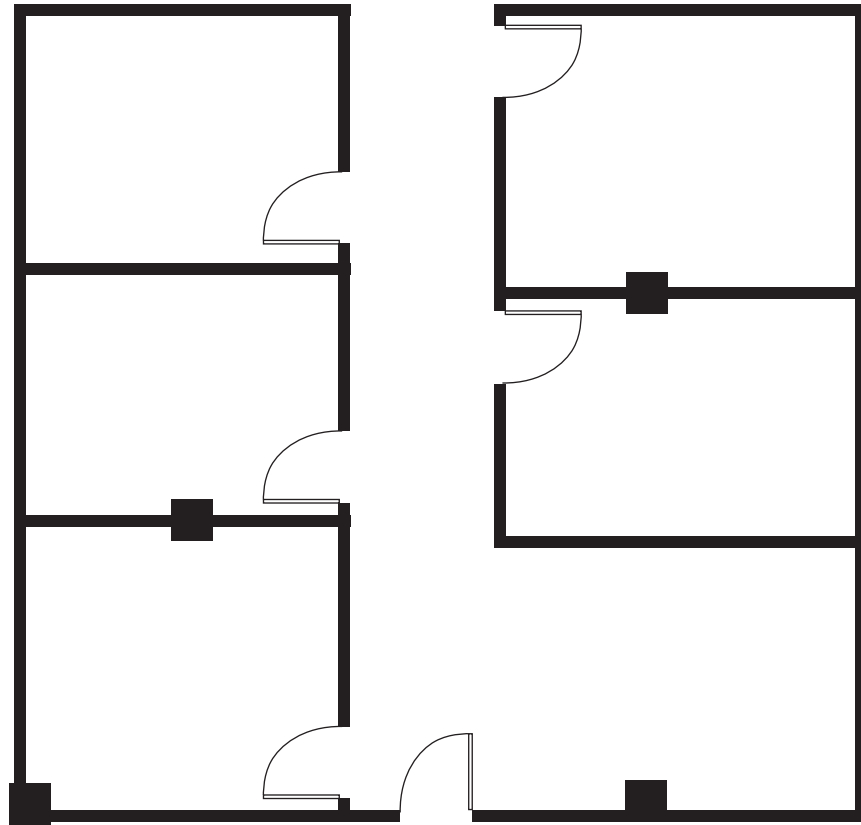
4633 OLD IRONSIDES DRIVE

SUITE 450: ±1,954 SF



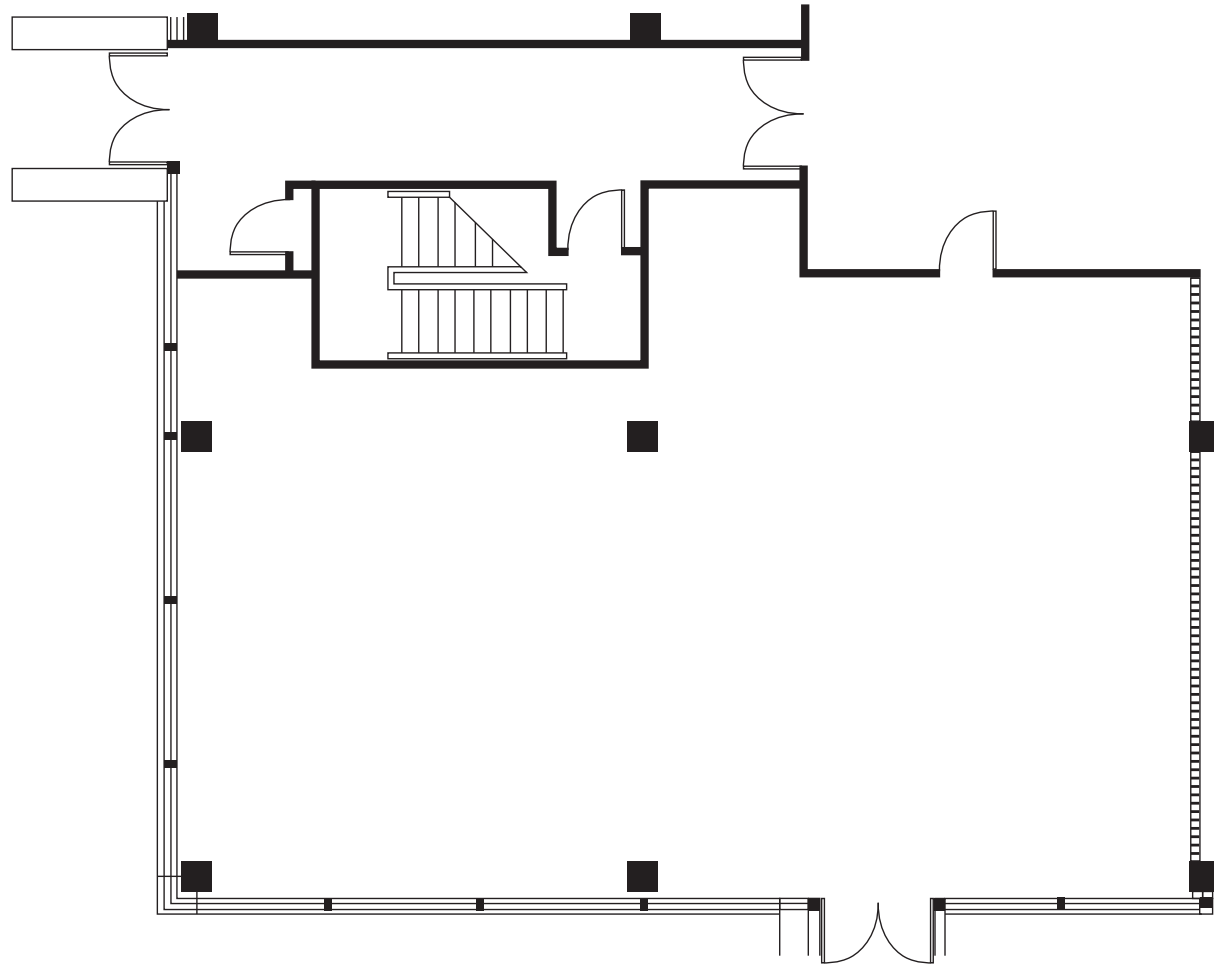
4633 OLD IRONSIDES DRIVE

SUITE 460: ±1,558 SF



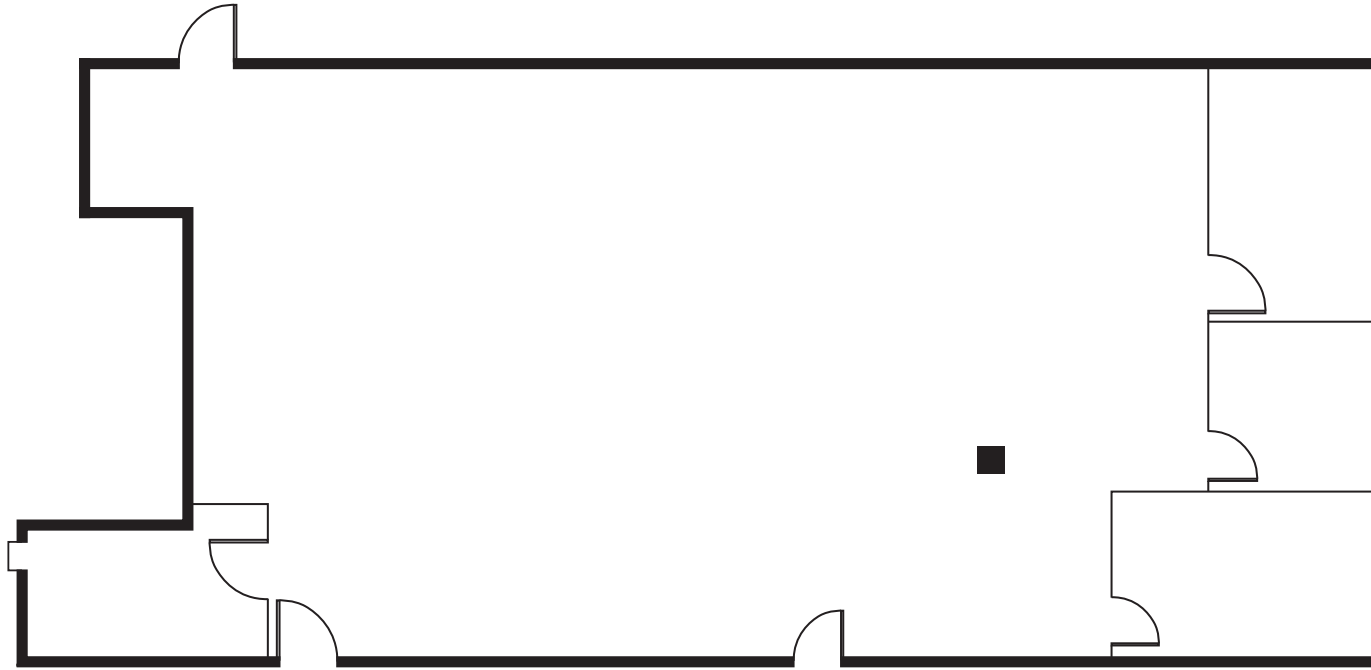
4655 OLD IRONSIDES DRIVE

SUITE 140: ±1,220 SF



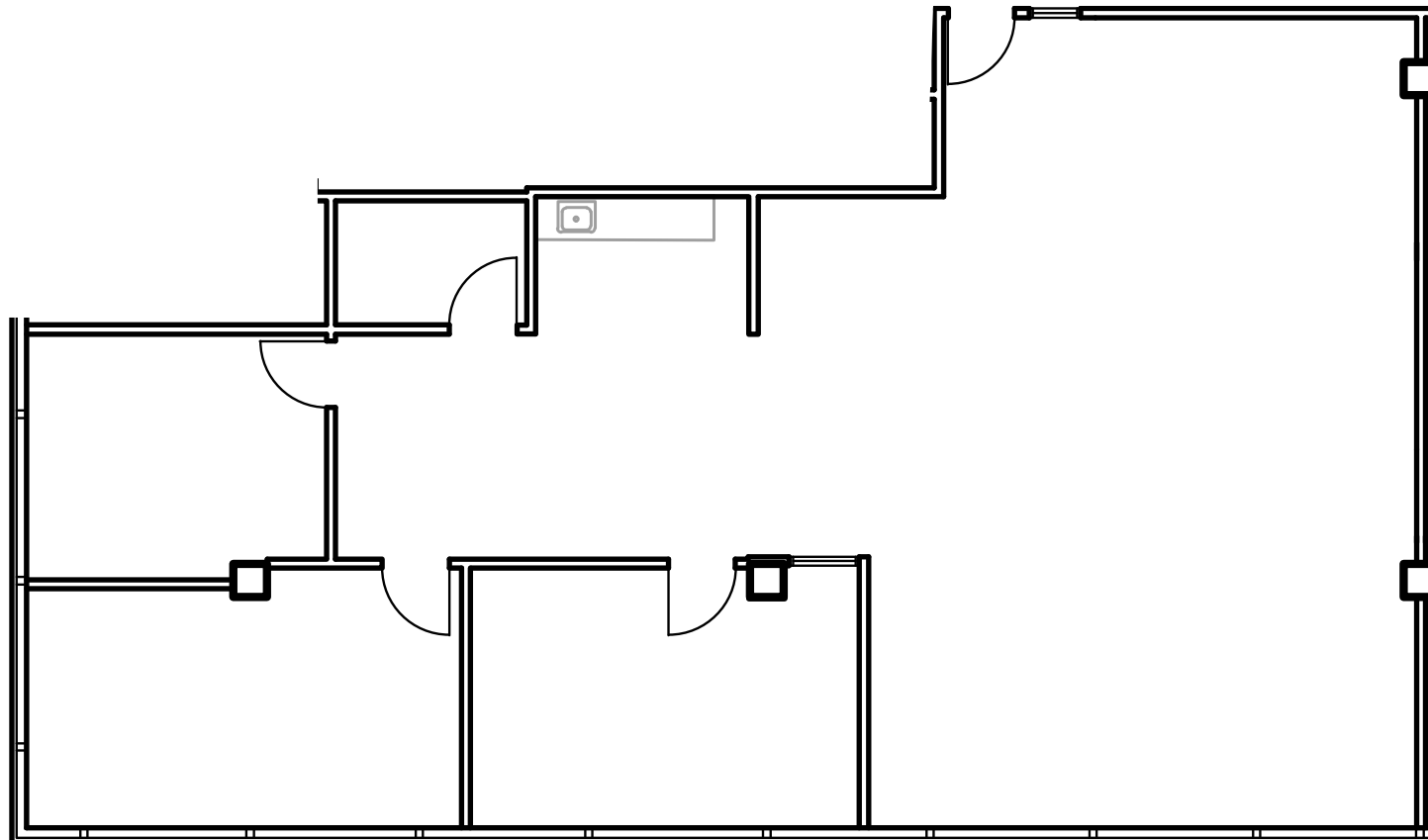
4655 OLD IRONSIDES DRIVE

SUITE 150: ±1,824 SF



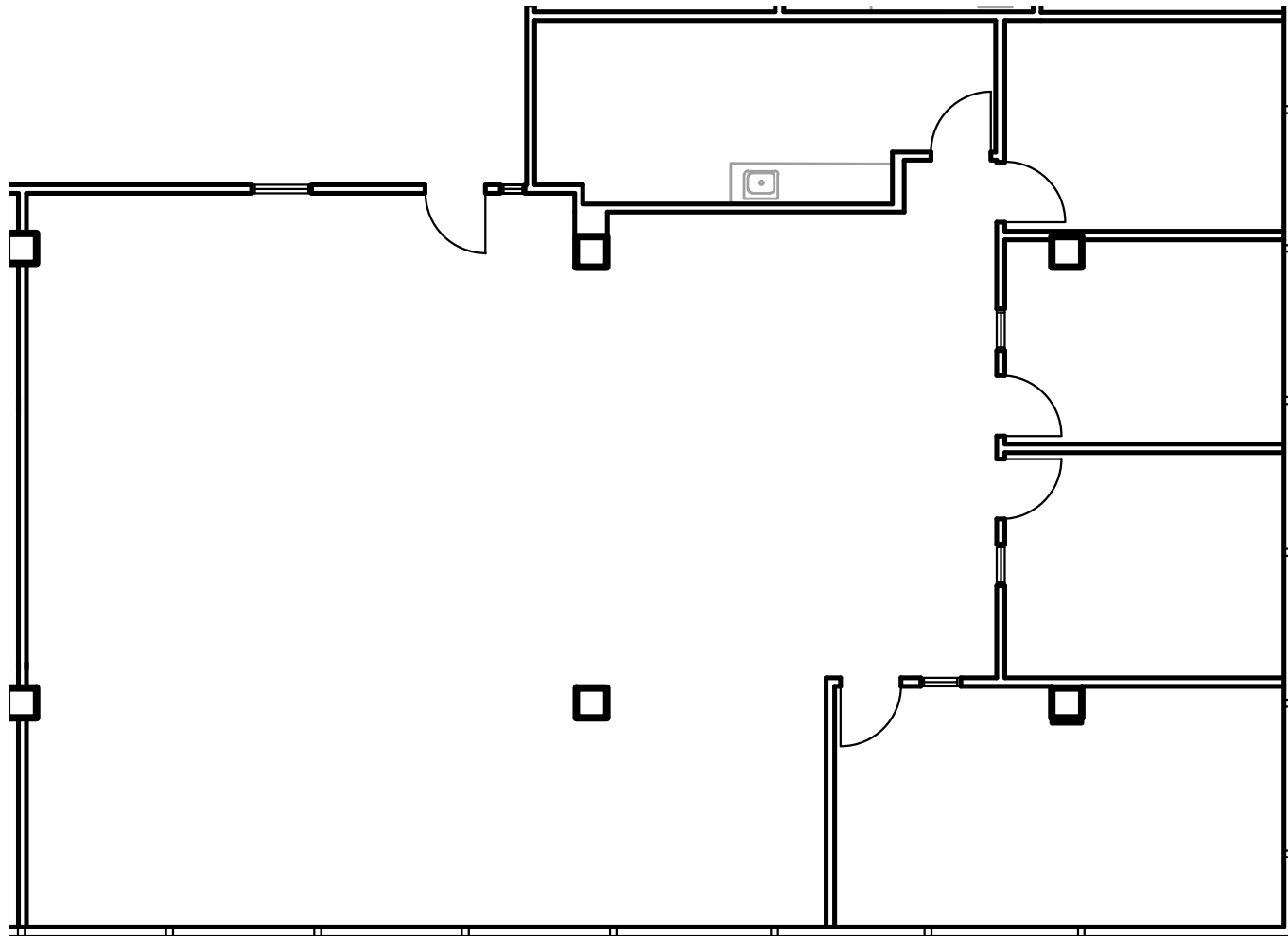
4655 OLD IRONSIDES DRIVE

SUITE 190: ±2,551 SF



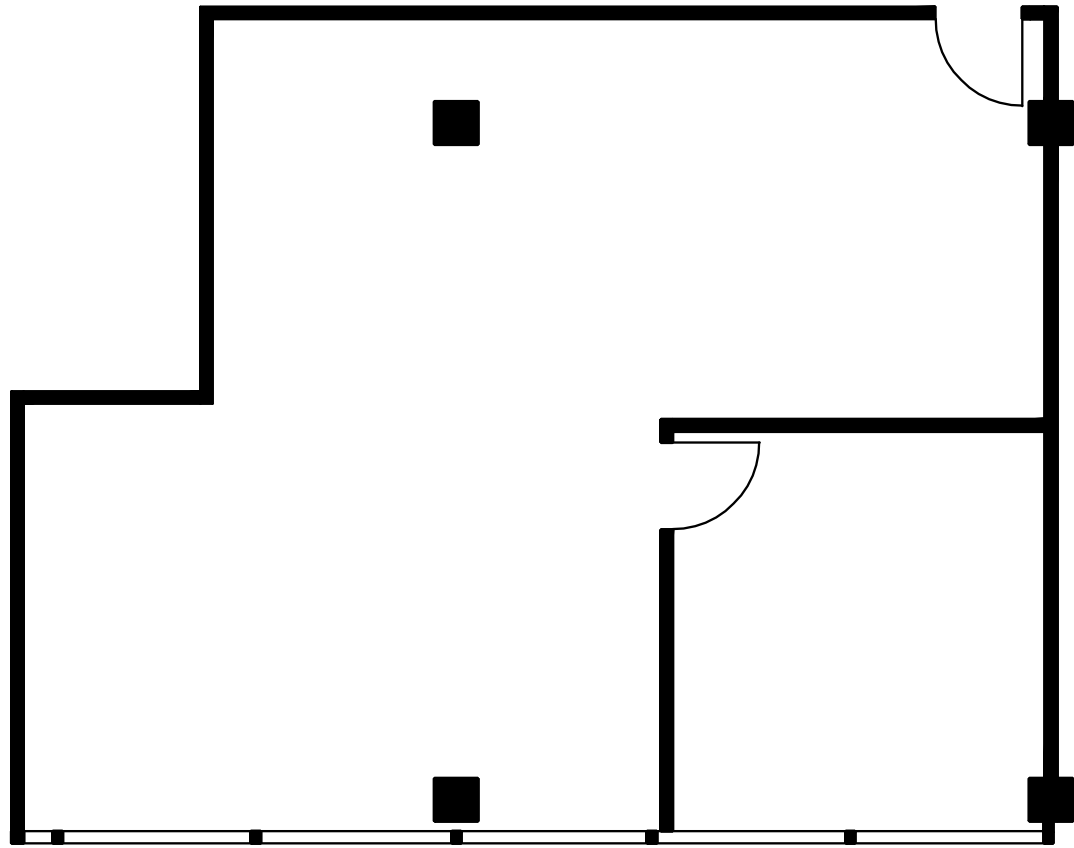
4655 OLD IRONSIDES DRIVE

SUITE 370: ±2,437 SF



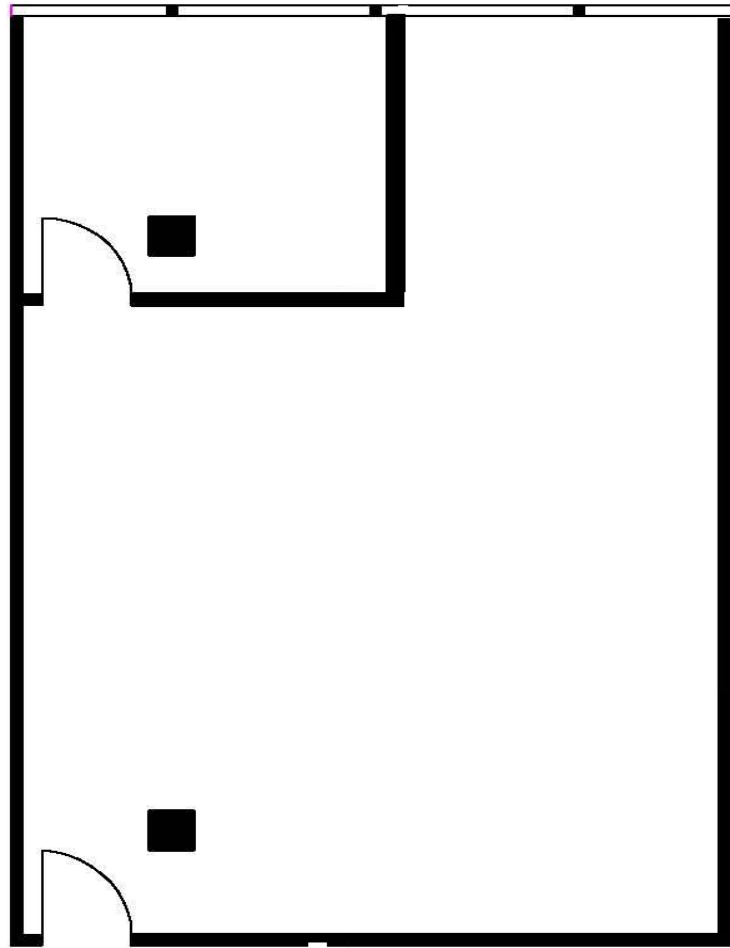
4655 OLD IRONSIDES DRIVE

SUITE 375: ±2,948 SF



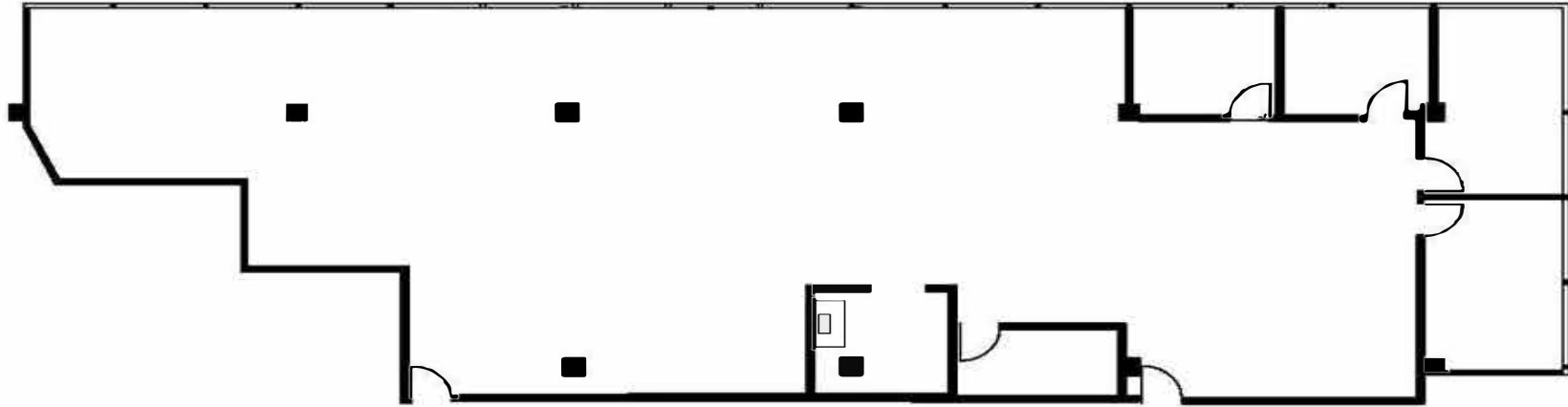
4677 OLD IRONSIDES DRIVE

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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