

4500



GREAT AMERICA PARKWAY

4500

±6,289 SF - 32,263 SF
CLASS A OFFICE/R&D AVAILABLE

Colliers



4500
GREAT AMERICA PARKWAY

PROPERTY HIGHLIGHTS



Prominent Signage Opportunities



Generous 3.65/1,000 Onsite Parking



Heavily Concentrated Nearby Amenities



Furnished Suite Opportunities



3 Dual Head, 40 Amp, Level 2 ChargePoint
EV Charging Stations



Power: 1,600 amp, 277/480 volt, three-phase



Professionally Managed by Orchard Commercial

FLEXIBILITY TO SUPPORT OFFICE AND R&D USES

4500 Great America Parkway offers prime office space with flexibility for R&D operations in a convenient well-located setting. We can accommodate your early stage growth where intellectual capital is plentiful and high quality, affordable space is scarce. We have your Silicon Valley solution!

GALLERY

4500 
GREAT AMERICA PARKWAY



EXISTING FLOORPLAN

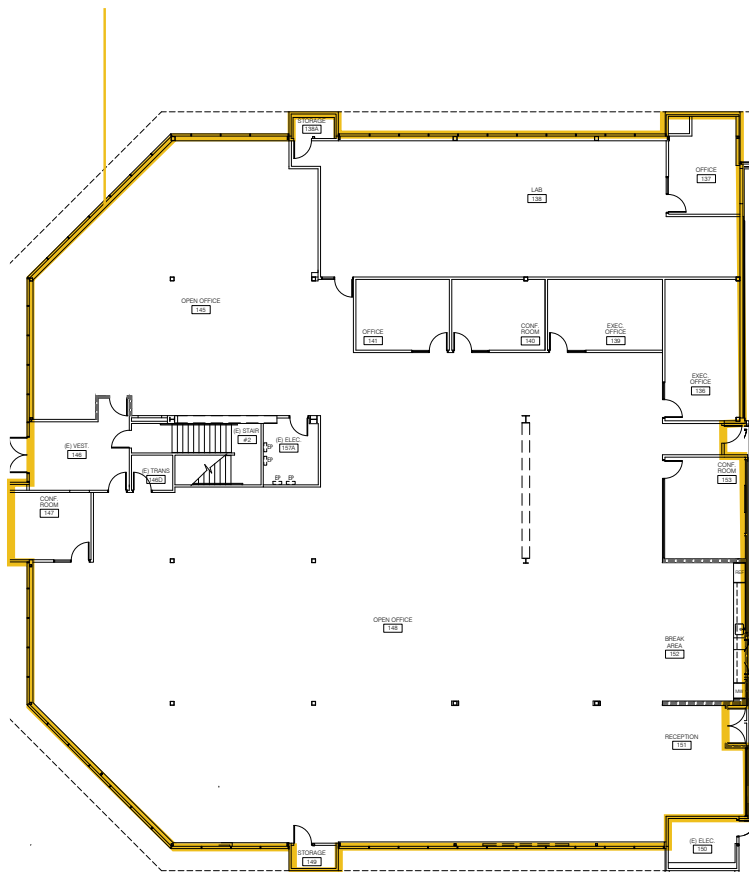
4500
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FIRST FLOOR ±16,099 SF - ±32,263 SF

SUITE 100 MARKET READY

±16,099 SF

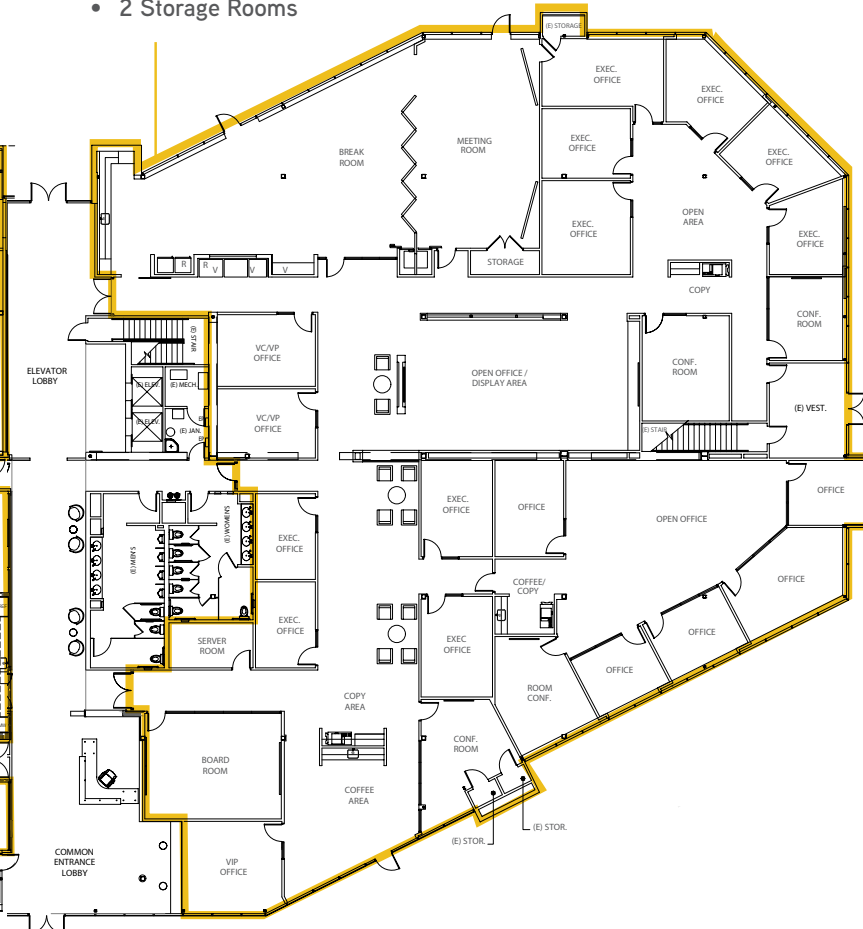
- ±2,053 SF Lab
- 4 Offices
- 3 Conference Rooms
- Reception
- 2 Storage Rooms
- 1 Copy Area
- 1 Break Area



SUITE 150

±16,164 SF

- 18 Offices
- 4 Conference Rooms
- All Hands Meeting Room
- 2 Storage Rooms
- Server Room
- 3 Copy Areas
- 3 Break Areas



HYPOTHETICAL BUILD OUT

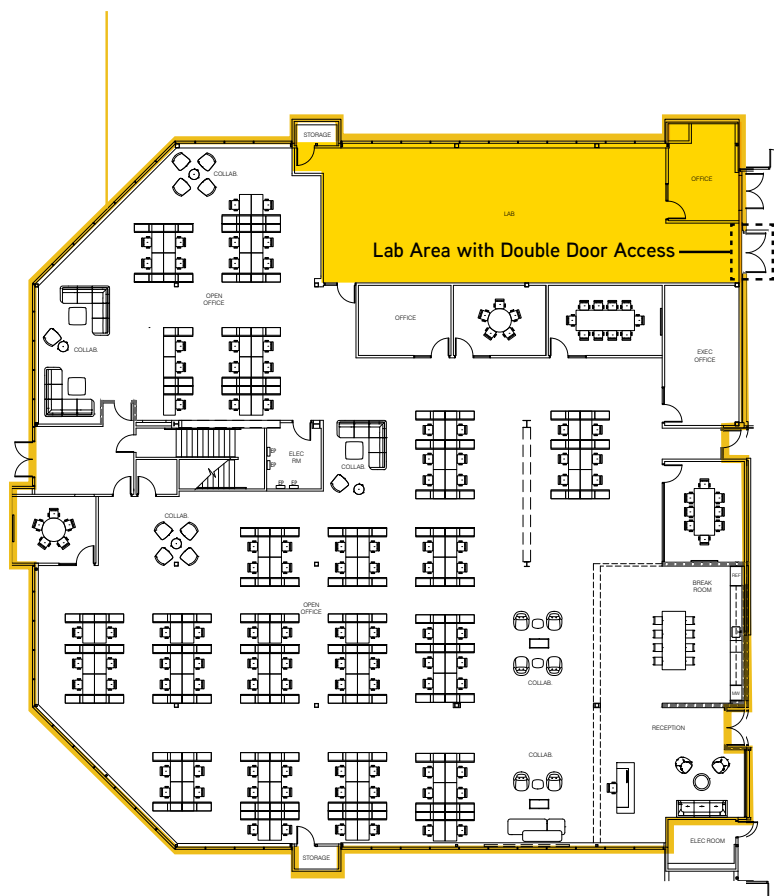
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FIRST FLOOR ±16,099 SF - ±32,263 SF

SUITE 100

±16,099 SF

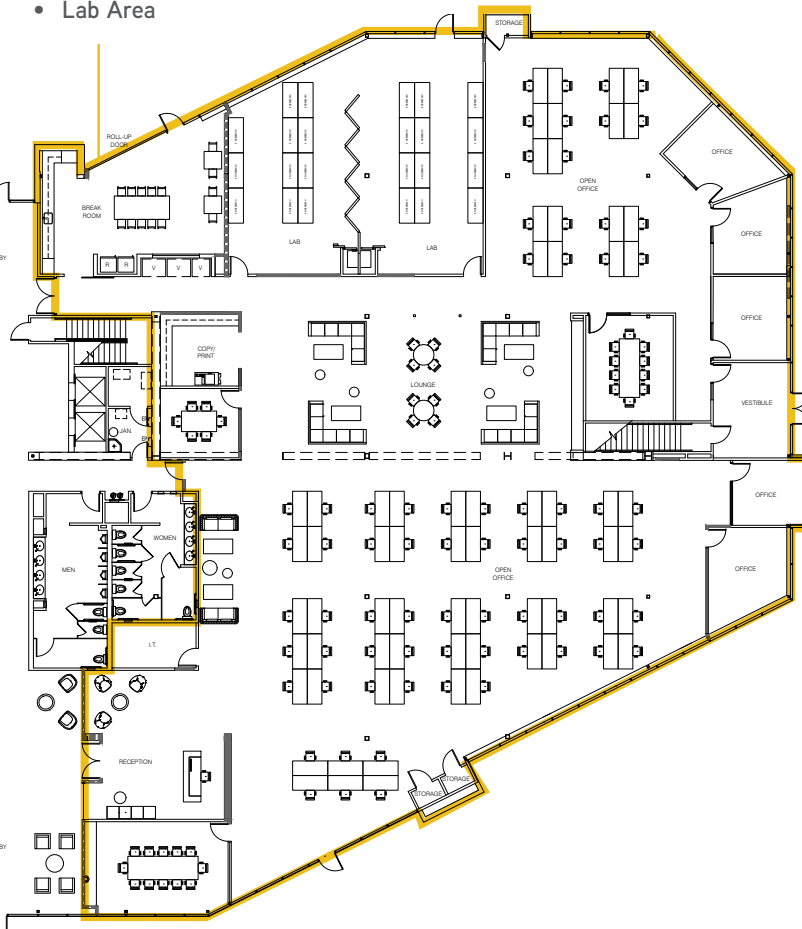
- ±2,053 SF Lab
- 4 Offices
- 3 Conference Rooms
- Reception
- 2 Storage Rooms
- 1 Copy Area
- 1 Break Area



SUITE 150

±16,164 SF

- 5 Offices
- 3 Conference Rooms
- Break Room
- Lab Area
- 2 Storage
- 1 Copy Area
- Open Office



HYPOTHETICAL DEMISING PLAN

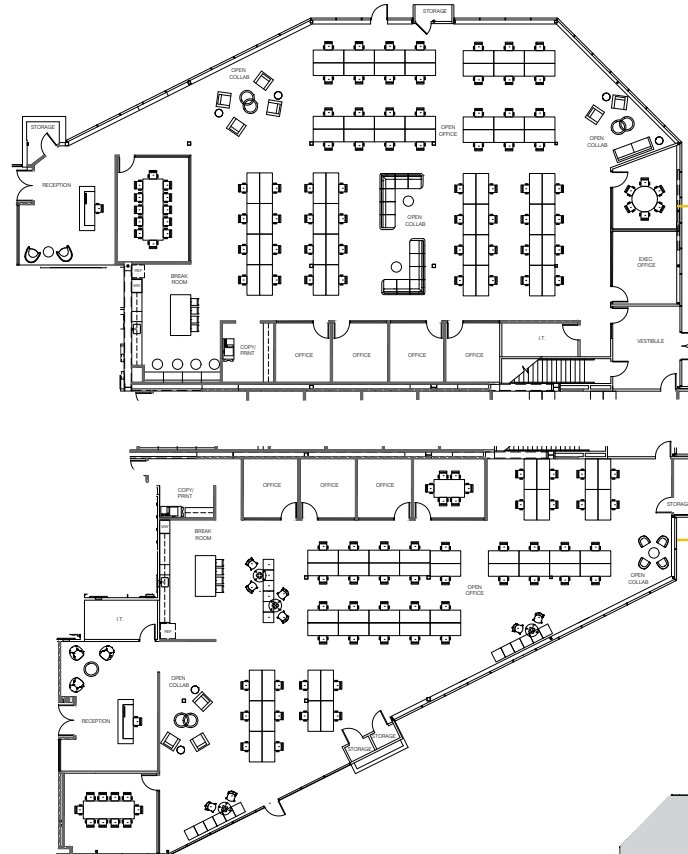
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SUITE 150

EXISTING



HYPOTHETICAL



SUITE 150A

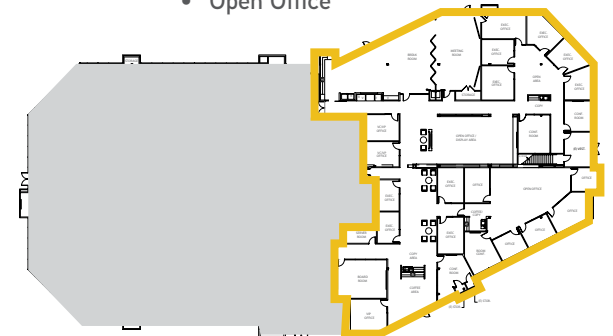
±8,897 SF

- 5 offices
- 2 conference rooms
- Break area
- 2 Storage rooms
- Open Office

SUITE 150B

±7,268 SF

- 3 offices
- 2 conference rooms
- Break area
- 2 Storage rooms
- Open Office



EXISTING FLOORPLAN

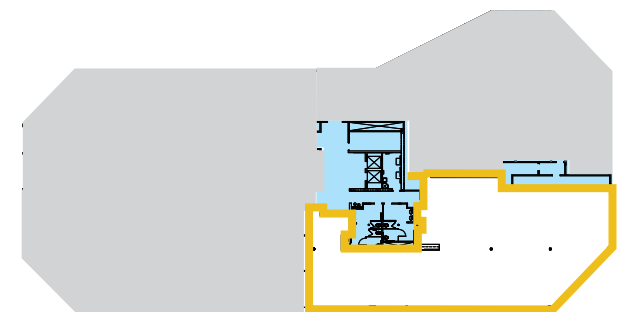
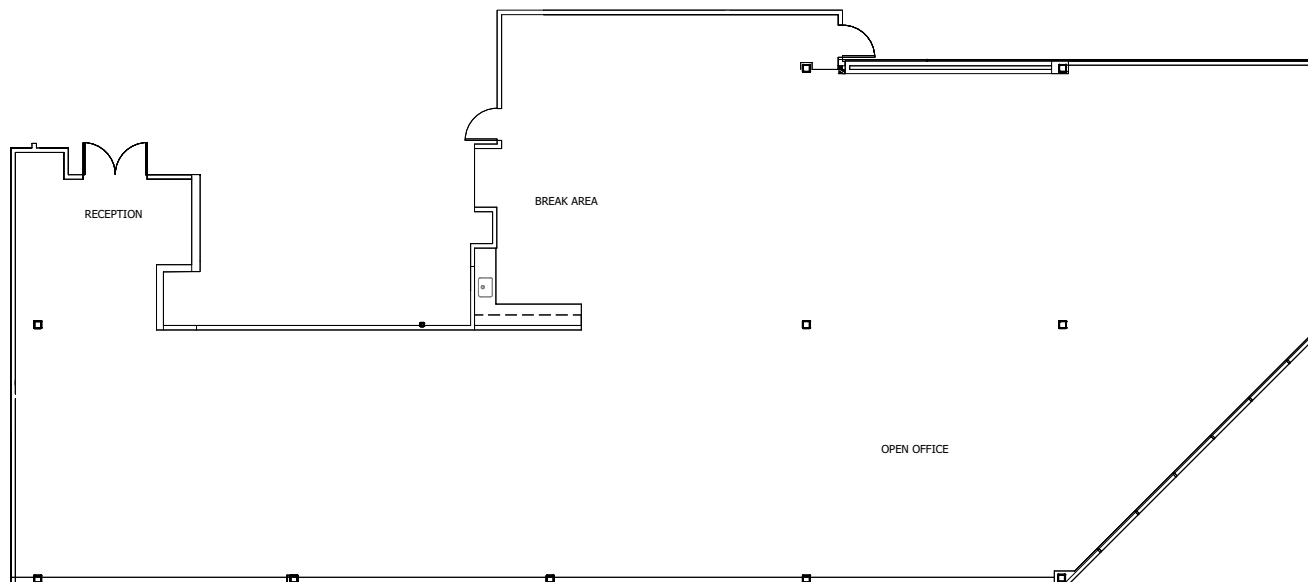
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SUITE 210 *MARKET READY*

±6,289 SF

- Break Area
- Open Office
- Reception



HYPOTHETICAL BUILD OUT

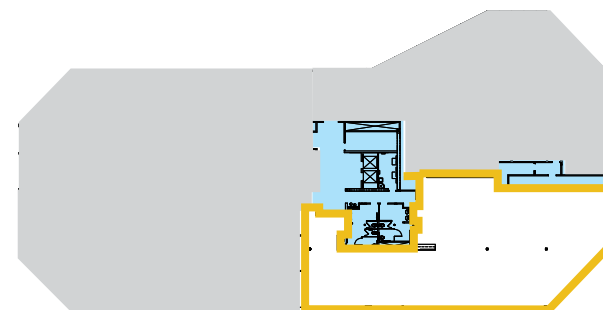
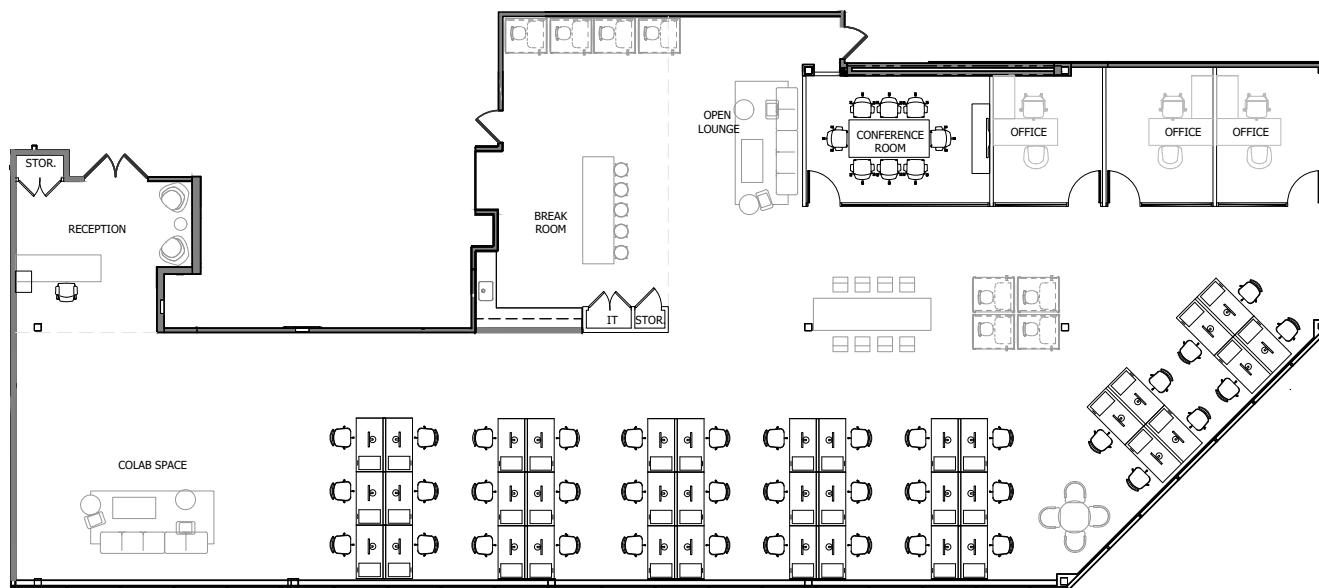
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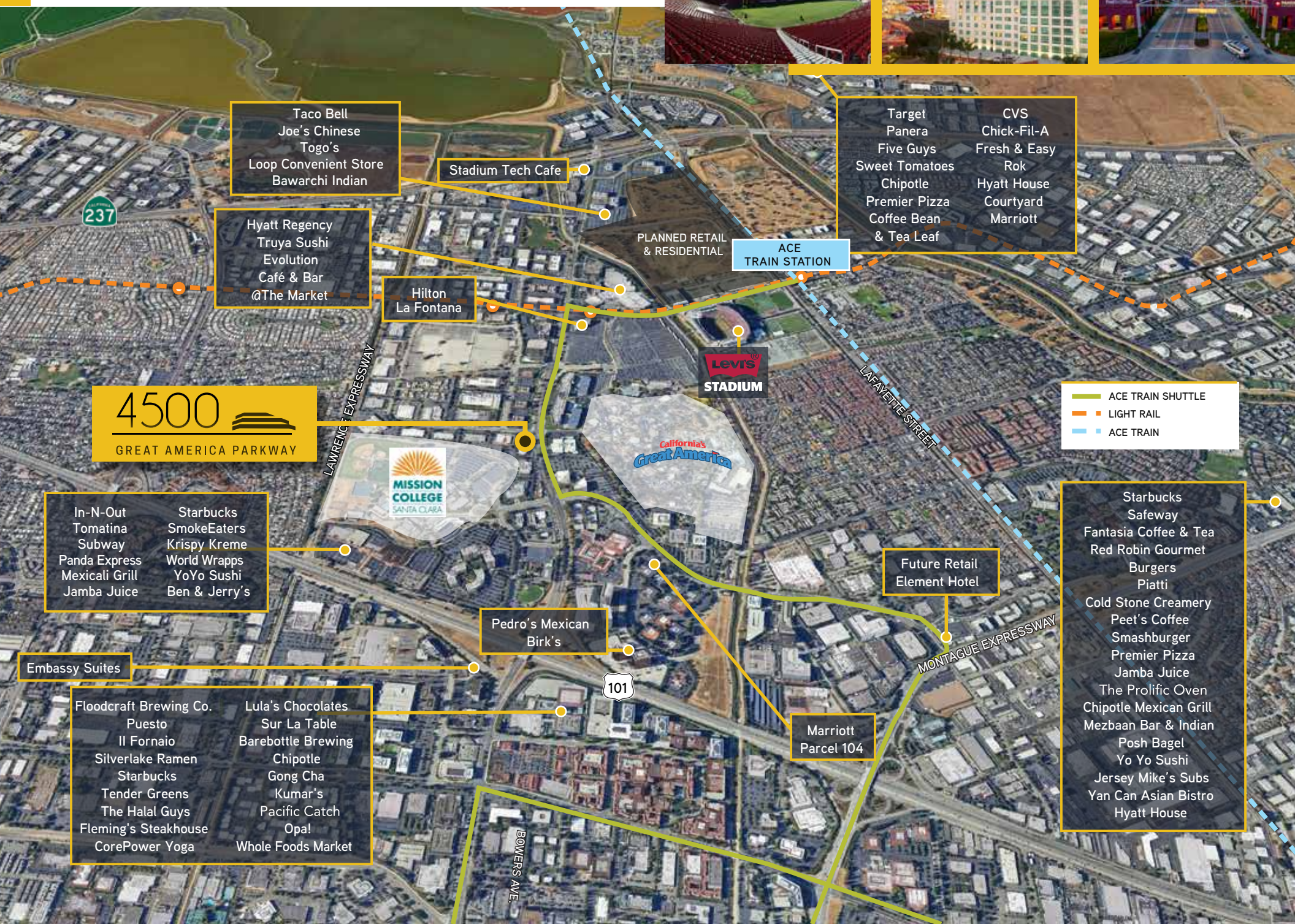
SUITE 210

±6,289 SF

- 3 Offices
- 1 Conference Room
- Break Area
- 8 Phone Rooms
- IT Room
- 2 Storage Rooms
- 38 Workstations
- Colab Space



HEAVY CONCENTRATION OF AMENITIES WITHIN A 15-MINUTE WALKING DISTANCE:



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Professionally Managed by:

ORCHARD
COMMERCIAL

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