

4551

GREAT AMERICA PARKWAY

SANTA CLARA, CA 95054



±126,512 SF Class A Image with Robust R&D Infrastructure

MARKET READY WORK UNDERWAY - COMPLETION Q4 2026

CBRE

PROPERTY HIGHLIGHTS



Rare Class A R&D
HQ Opportunity



Full Service Kitchen



Available Now



Secure Outdoor Patio
Adjacent to the Café



Maximum Clear Height: 23'9"



3,000 Amps
@ 277/480V



New White-Box Highbay
Advanced Manufacturing Space



Silicon Valley Power



Fully Electrified Building



Covered Dock & Grade
Level Loading with up to
7 Loading Doors



Fitness Center
with Showers



Shaded 2nd Floor Patio



Large Training Room
with Accordion Door Partition





AMENITIES

1ST FLOOR

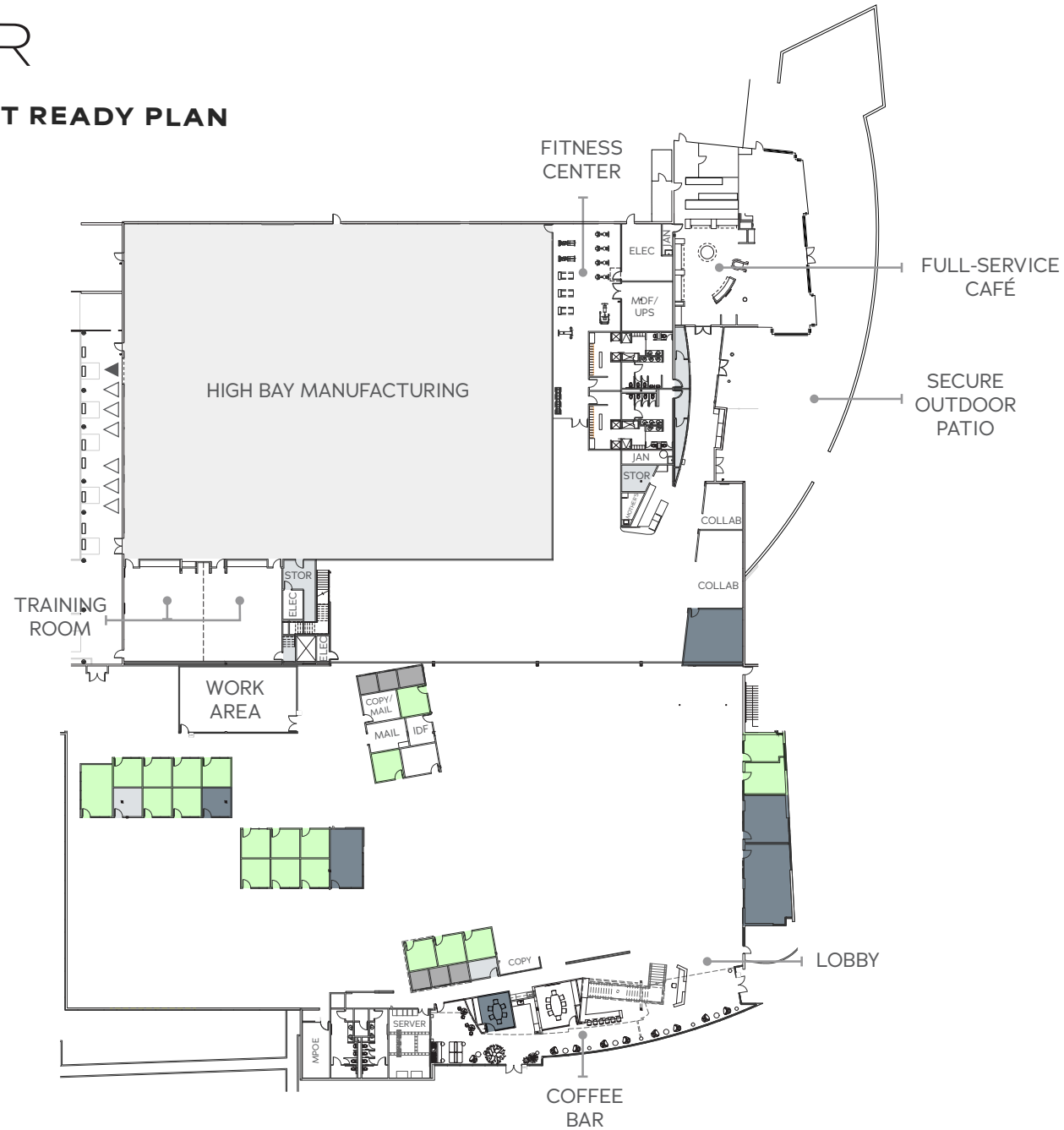
±86,138 SF | EXISTING LAYOUT



- 20 Conference Rooms
- 8 Phone Rooms
- 25 Offices
- Lab
- Loading Doors
- Potential Loading Doors

1ST FLOOR

±86,138 SF | MARKET READY PLAN



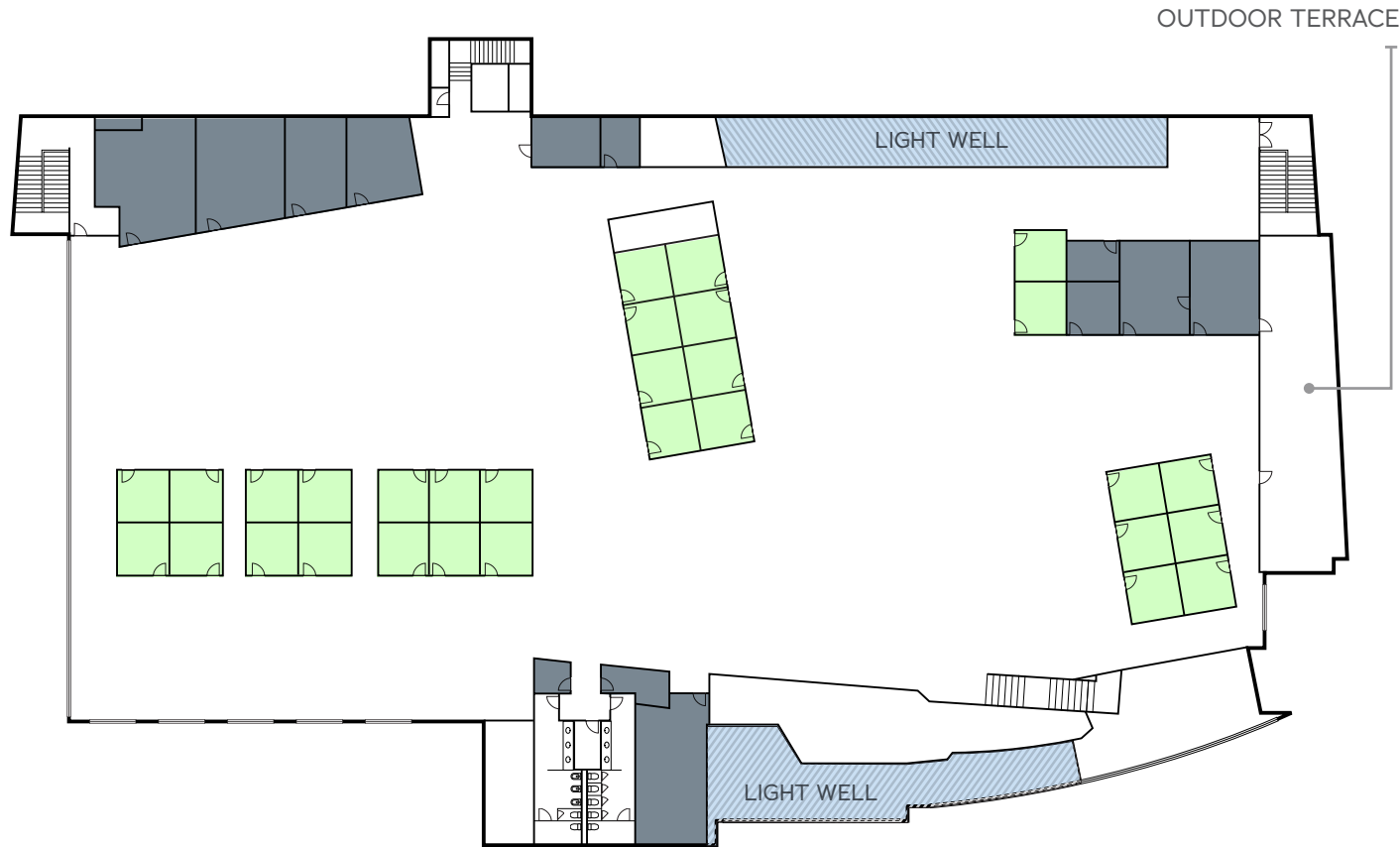
6 Conference Rooms
20 Offices

6 Phone Rooms
7 Storage Rooms

▲ Loading Doors
△ Potential Loading Doors

2ND FLOOR

±40,374 SF | EXISTING LAYOUT

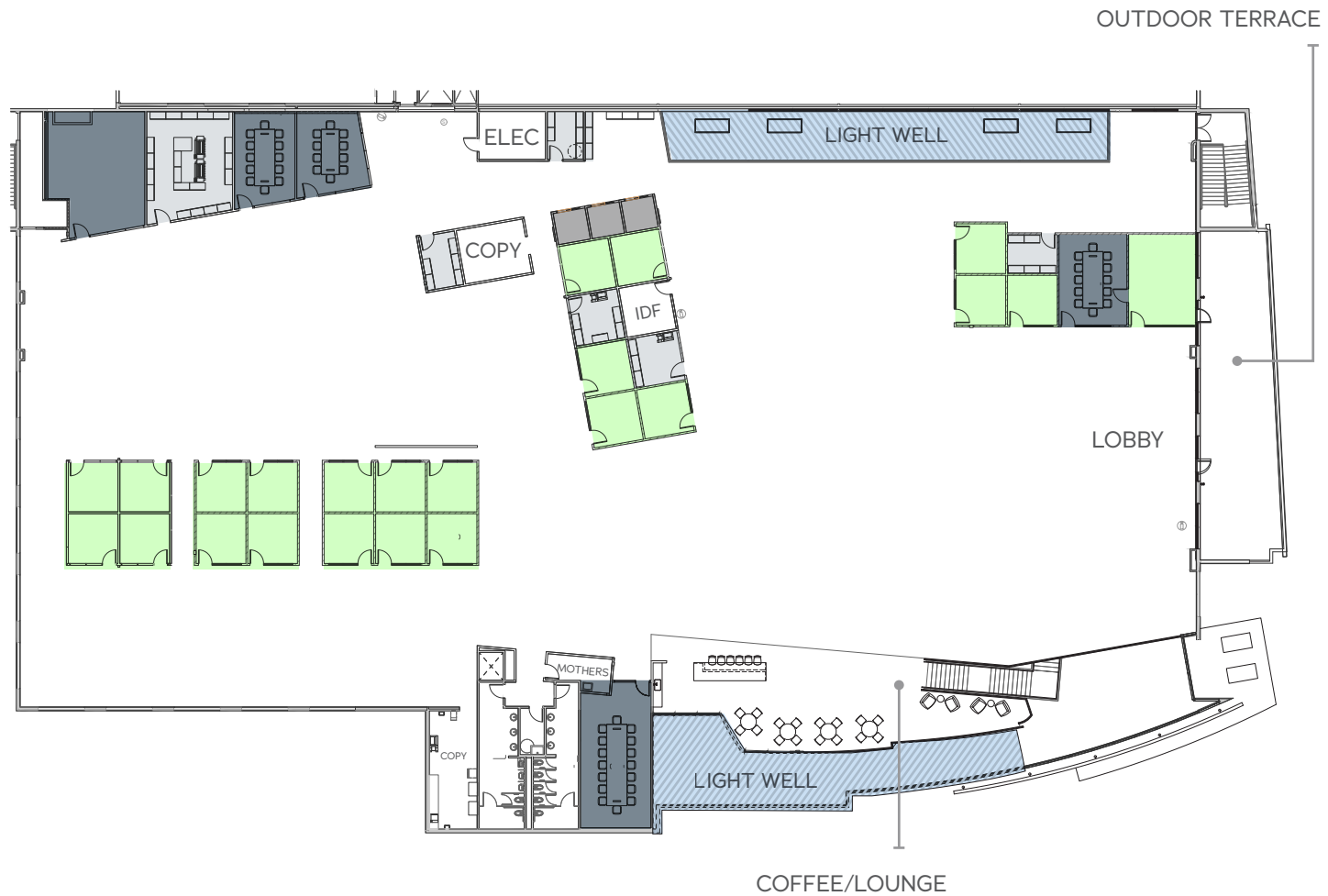


■ 13 Conference Rooms

■ 30 Offices

2ND FLOOR

±40,374 SF | MARKET READY PLAN



5 Conference Rooms
23 Offices

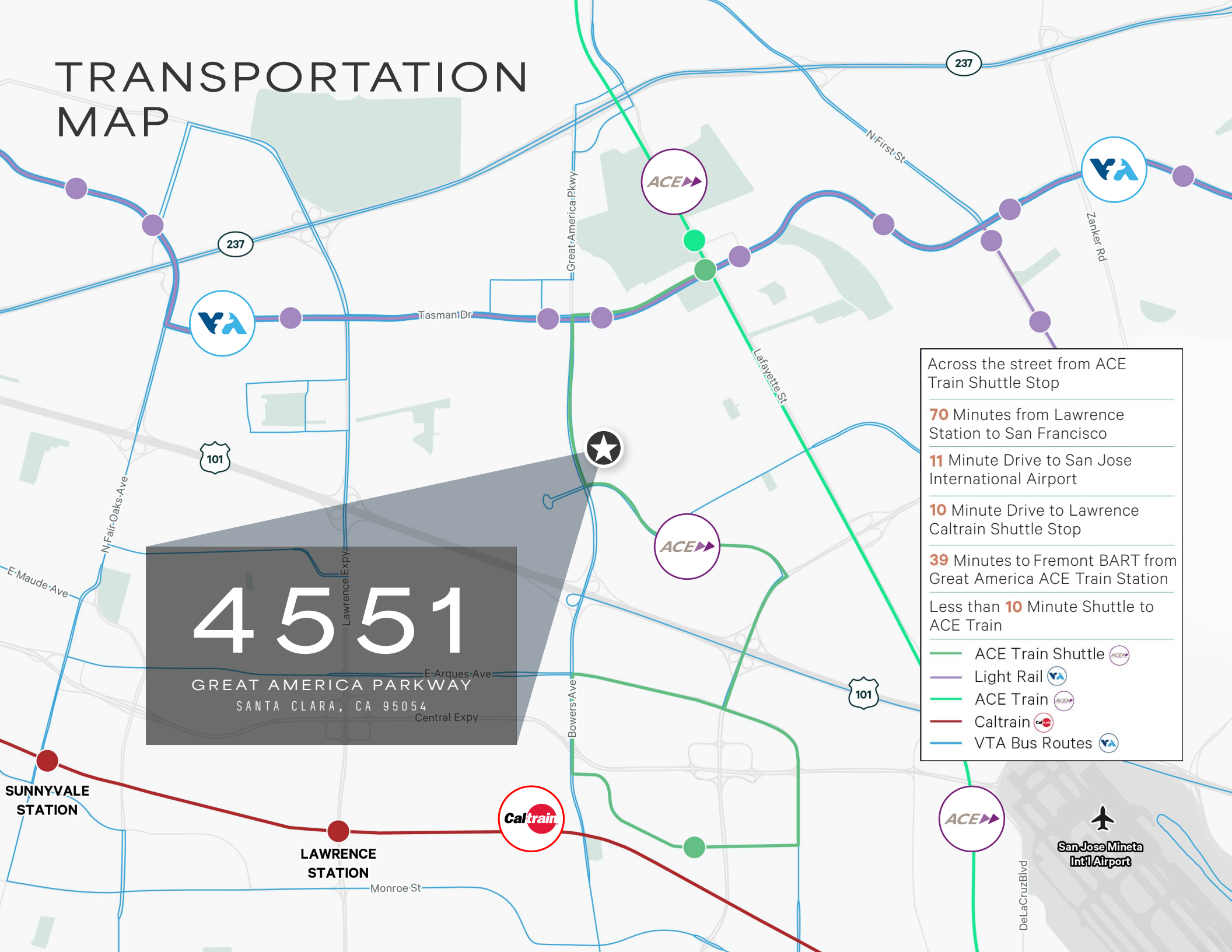
3 Phone Rooms
6 Storage Rooms



PROPOSED IMPROVEMENT RENDERINGS



TRANSPORTATION MAP



CORPORATE NEIGHBORS MAP

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SANTA CLARA, CA 95054



DELL Technologies

AMTRAK
Santa Clara, California
Great America

FLEXIV

Baypointe

Champion

Tasman

River Oaks



AMPERE
FUJITSU
MICRO FOCUS
TEXAS INSTRUMENTS

PICARRO

bioCURIQUS

QTS

agora

TELENAV

OMNIVISION

intel

XPENG

Everpure
Hitachi Vantara

Gigamon

AMD

netskope

amazon

ABBOTT

NUVIA

paloalto
NETWORKS

dremio

APPLIED
MATERIALS

amazon

NANOSYN

Qualcomm

mimosa

KEYSIGHT

CORESITE
An American Tower Company

NVIDIA

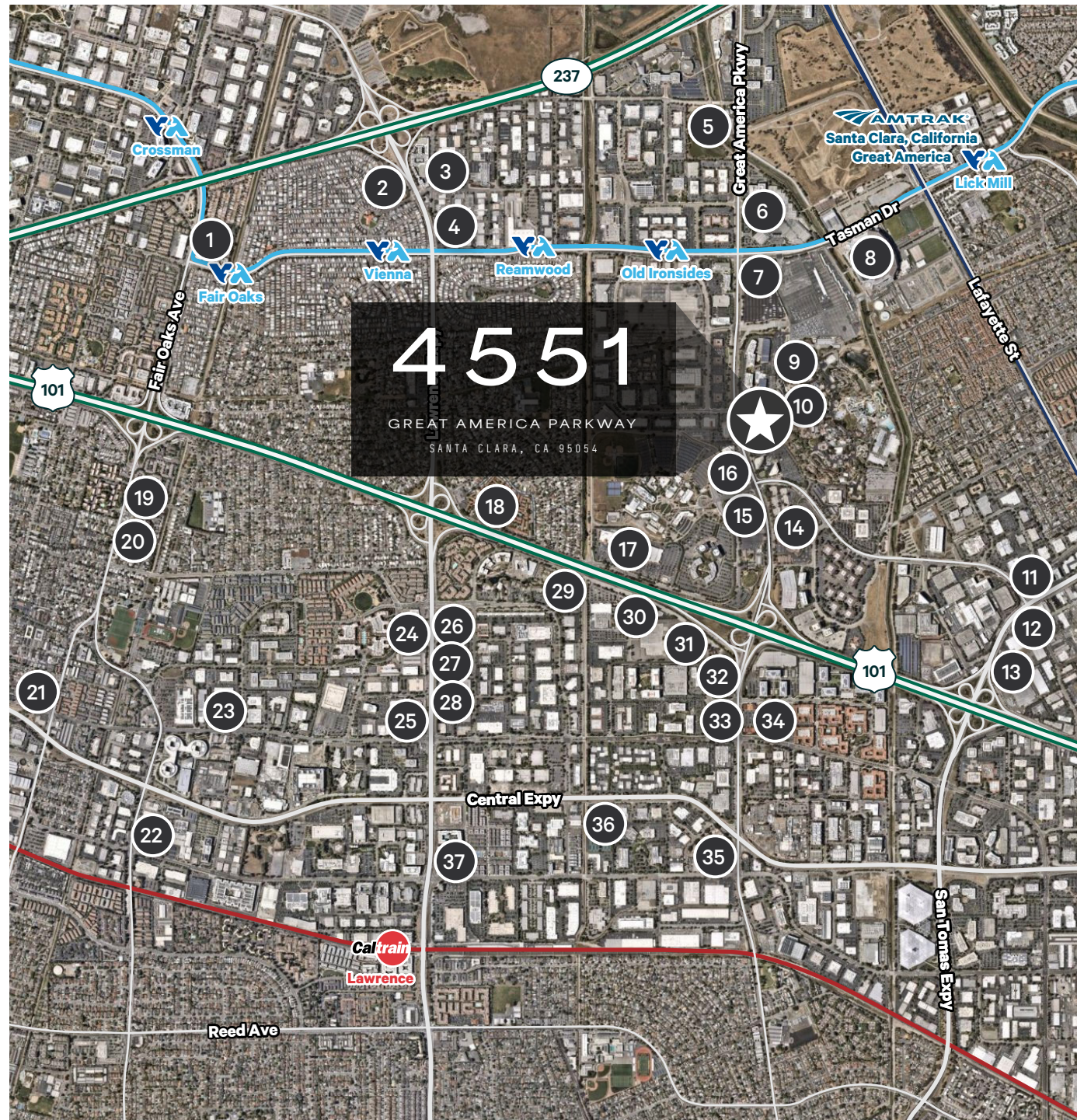
INTUITIVE

Caltrain
INTUITIVE
SURGICAL

San Jose Mineta
International Airport

AMENITIES MAP

- | | |
|--|--|
| 1 F45 Training
Grocery Outlet | 21 Curry Pizza House |
| 2 Sure Stay Hotel | 22 Taco Bell |
| 3 voco Ardez Hotel | 23 Subway |
| 4 Subway
Taco Bell | 24 Residence Inn by Marriott |
| 5 Togo's Sandwiches | 25 City Sports Club
Panera Bread |
| 6 Hyatt Regency | 26 McDonald's |
| 7 Hilton Hotels & Resorts | 27 Togo's Sandwiches
7 Leaves Cafe |
| 8 Chicken Guy!
Puesto
Slice House
Starbird Chicken | 28 Happy Lemon |
| 9 Auntie Anne's | 29 Residence Inn by Marriott |
| 10 Panda Express
Starbucks | 30 Hyatt Centric |
| 11 Element by Westin
Mendocino Farms
Orangetheory Fitness
Starbucks
Teriyaki Madness
The Habit Burger Grill | 31 AC Hotels by Marriott |
| 12 Bambu Dessert Drinks
Subway | 32 Embassy Suites Hotels
Jack in the Box
Sizzler
TownePlace Suites by Marriott |
| 13 Delta Hotels and Resorts | 33 McDonald's |
| 14 Host Hotels & Resorts Inc
Marriott Hotels & Resorts | 34 SANTA CLARA SQUARE
Chipotle Mexican Grill
Club Pilates
CorePower Yoga
Eureka!
Fleming's Prime
Steakhouse & Wine Bar
Gong Cha
Il Fornaio
Lee's Sandwiches
Mountain Mike's Pizza
Pacific Catch
Puesto
Starbucks
Sweetgreen
The Halal Guys
Whole Foods Market |
| 15 Starbucks
Tapestry Collection by Hilton | |
| 16 Pizza My Heart
Rooster & Rice
Wingstop | |
| 17 In-N-Out Burger
Jamba Juice
Krispy Kreme
Panda Express
Paris Baguette
Pho Hoa Noodle Soup
Starbucks
Subway
World Wrapps | 35 Carl's Jr. |
| 18 Ramada by Wyndham | 36 The Bay Club |
| 19 Domino's Pizza | 37 StretchLab |
| 20 Chavez Supermarket | |



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