

# McCARTHY

CENTER

860 N. McCarthy Blvd.

MILPITAS, CA

Suite 200 | ±4,026 SF



CBRE



# OVERVIEW

## WORKPLACE

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: Open-air gathering areas with barbecue stations and shaded seating
- Kinetic Fitness: Private fitness center with state-of-the-art equipment and group classes
- The Eatery: On-site dining featuring fresh made-to-order options for breakfast or lunch
- Venue: Three tech-enabled conference rooms with available lounge and kitchenette
- EV Charging
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby



# WORKPLACE Amenities

## ON-SITE CONVENIENCES

- The Eatery, on-site dining
- Venue Meetings & Events
- UPS and FedEx drop boxes
- EV Charging

## THE COMMONS

- Open-air gathering areas with shaded seating
- Bocce ball court
- Barbecue stations

## KINETIC

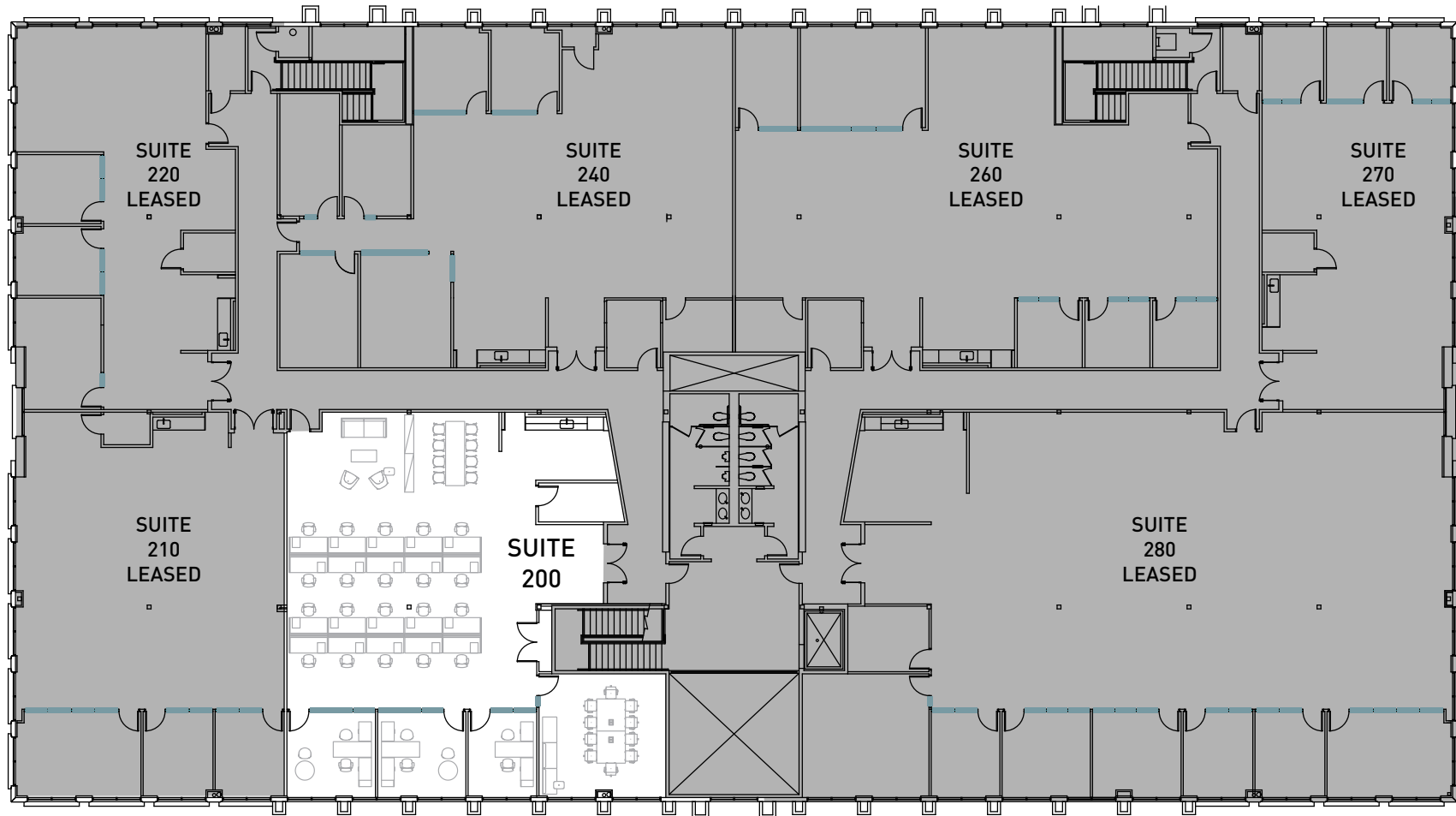
- Private Fitness center
- Basketball court
- Volleyball court
- Walking paths



# FLOOR Plan

860 N. MCCARTHY BLVD., SUITE 200, MILPITAS

±4,026 SF



- 1 Conference room
- 3 Private offices

- 1 IT / storage room
- 1 Break room area

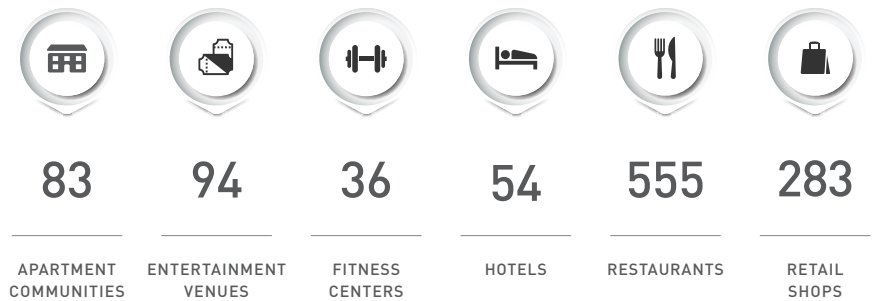
- Open office area
- Fully furnished (at \$3.85/sf)



# McCARTHY CENTER

## Area Map

Be where teams want to work with convenient access to Highway 237 and Interstate 880, resort-style living at North Park and dining, retail and entertainment at McCarthy Ranch Marketplace.



WITHIN A 5-MILE RADIUS

# WE CREATE PLACES THAT Bring People Together to Succeed

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

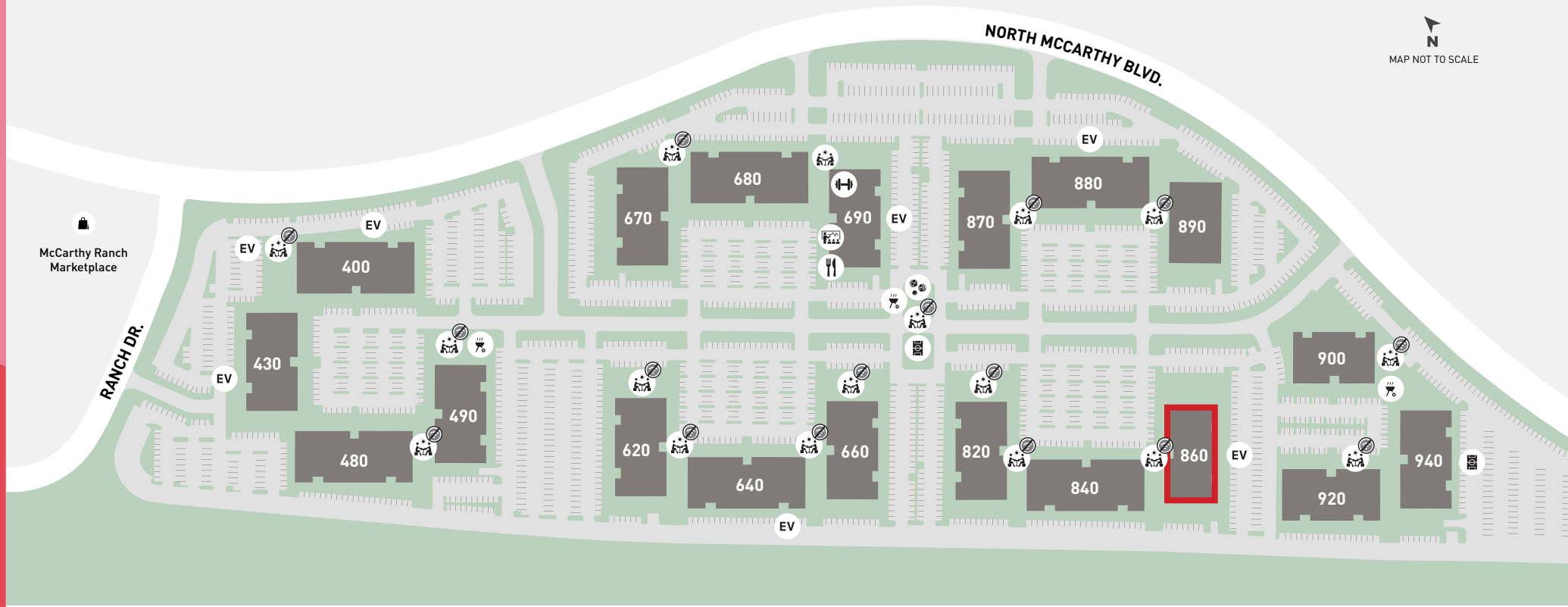
## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





- BARBECUE
- BOCCE BALL
- CAFE/  
RESTAURANT
- CONFERENCE  
CENTER
- EV  
CHARGING
- FITNESS
- OUTDOOR  
WORKSPACE  
(NO WIFI)
- OUTDOOR  
WORKSPACE  
(WIFI-ENABLED)
- RETAIL
- SPORTS  
COURT

**OWNED AND MANAGED BY**



**TODD HEDRICK**  
REGIONAL VICE PRESIDENT  
thedrick@irvinecompany.com  
CA LIC. 01152266  
408.330.0126



**CHRISTIAN MARENT**  
EXECUTIVE VICE PRESIDENT  
christian.marent@cbre.com  
CA LIC. 00932744  
408.453.7422

**BEN KNIGHT**  
EXECUTIVE VICE PRESIDENT  
ben.knight@cbre.com  
CA LIC. 01850353  
408.453.7441

**MARK SCHMIDT**  
VICE CHAIRMAN  
mark.schmidt@cbre.com  
CA LIC. 00872826  
408.460.5295

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. ©2026 CBRE, Inc. and Irvine Management Company. All rights reserved. This information has been obtained from sources believed reliable, but CBRE and Irvine Management Company make no representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All renderings, floor plans, pictures shown are for information and illustration purposes only and are subject to change. Images may not be to scale. May not show final material and finishes. Products, features, and amenities subject to availability. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. The Sunwave and Irvine Company are registered trademarks of Irvine Management Company.