

McCARTHY

CENTER

670 N. McCarthy Blvd.

MILPITAS, CA

Suite 200 | ±12,164 SF

NEW COMPETITIVE LEASE TERMS

BROKER BONUS

*\$1/SF

3+ YEAR LEASE DEALS
NEW CUSTOMERS

Valid for 670 N. McCarthy, Suite 200 only.
Exclusions apply. Expires 12/31/2026.



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

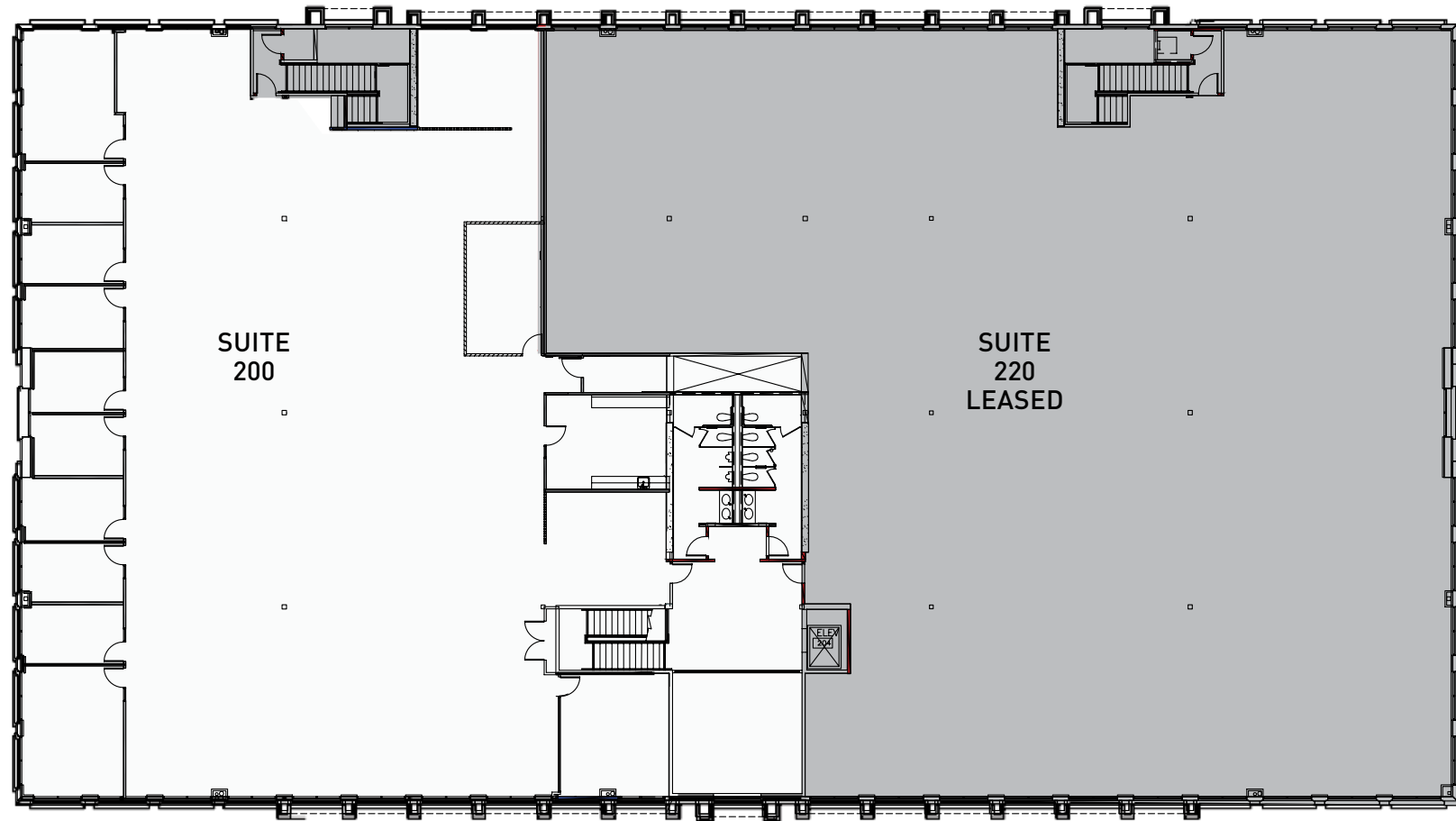
KINETIC

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



FLOOR Plan

670 N. MCCARTHY BLVD., SUITE 200, MILPITAS
±12,164 SF



- Competitive lease terms
- 8 Private offices
- 3 Conference rooms
- Break room
- Electrical closet
- IT room
- Open workspace



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.



266

APARTMENT
COMMUNITIES



233

ENTERTAINMENT
VENUES



46

FITNESS
CENTERS



81

HOTELS



722

RESTAURANTS



1,120

RETAIL
SHOPS

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.

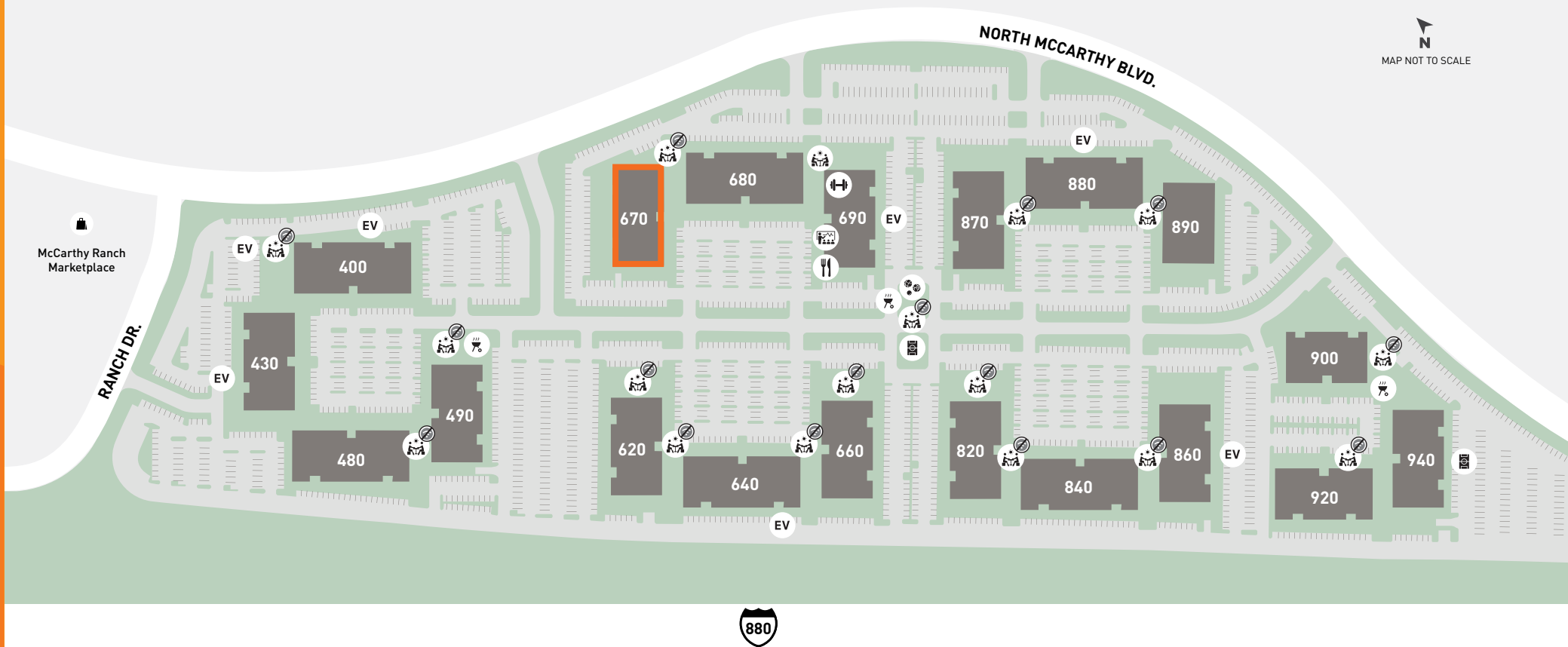
Activated to Attract & Engage Teams

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.*Valid for new customer deals only (excludes renewals and expansions of existing customers) for 490 N McCarthy, Suite 220, 670 N McCarthy, Suite 200, 870 N McCarthy, Suite 200, and 890 N McCarthy, Suite 200 in McCarthy Center. Offer valid through December 31, 2026. Subject to change or cancellation without prior notice at the sole discretion of Irvine Company Management. These offers are subject to registered brokers being duly licensed and complying with Broker Registration and Commission Agreement. Confirm bonus availability with the Irvine Company Leasing team when discussing transactions.