



SANTA CLARA GATEWAY™

5451 GREAT AMERICA PARKWAY

SUITE 225 | ±9,413 SF



CBRE

5451 GREAT AMERICA PARKWAY

BUILDING FEATURES

- Highly efficient glass and architectural aluminum panelized window wall system
- 245' x 125' floor plate dimensions
- 10' finished ceiling height on 4th-5th floors
- 10' floor-to-ceiling glass with column-free workspace
- Parking 3.33:1,000
- Convenient ChargePoint Level 2 EV charging stations throughout the workplace

CERTIFICATIONS



LOBBY

- Jet Mist granite floors
- Anegre wood wall panels
- Stainless steel elevator doors and frames with programmable destination dispatch system
- Electronic directory system

BUILDING SPECIFICATIONS

- Service provider: Silicon Valley Power
- Two (2) 240-ton custom rooftop variable air volume units with 100% outside air economizers
- Expandable to 4,000 AMP, 480/270V main electrical service



// SANTA CLARA GATEWAY

SUITE PHOTOS

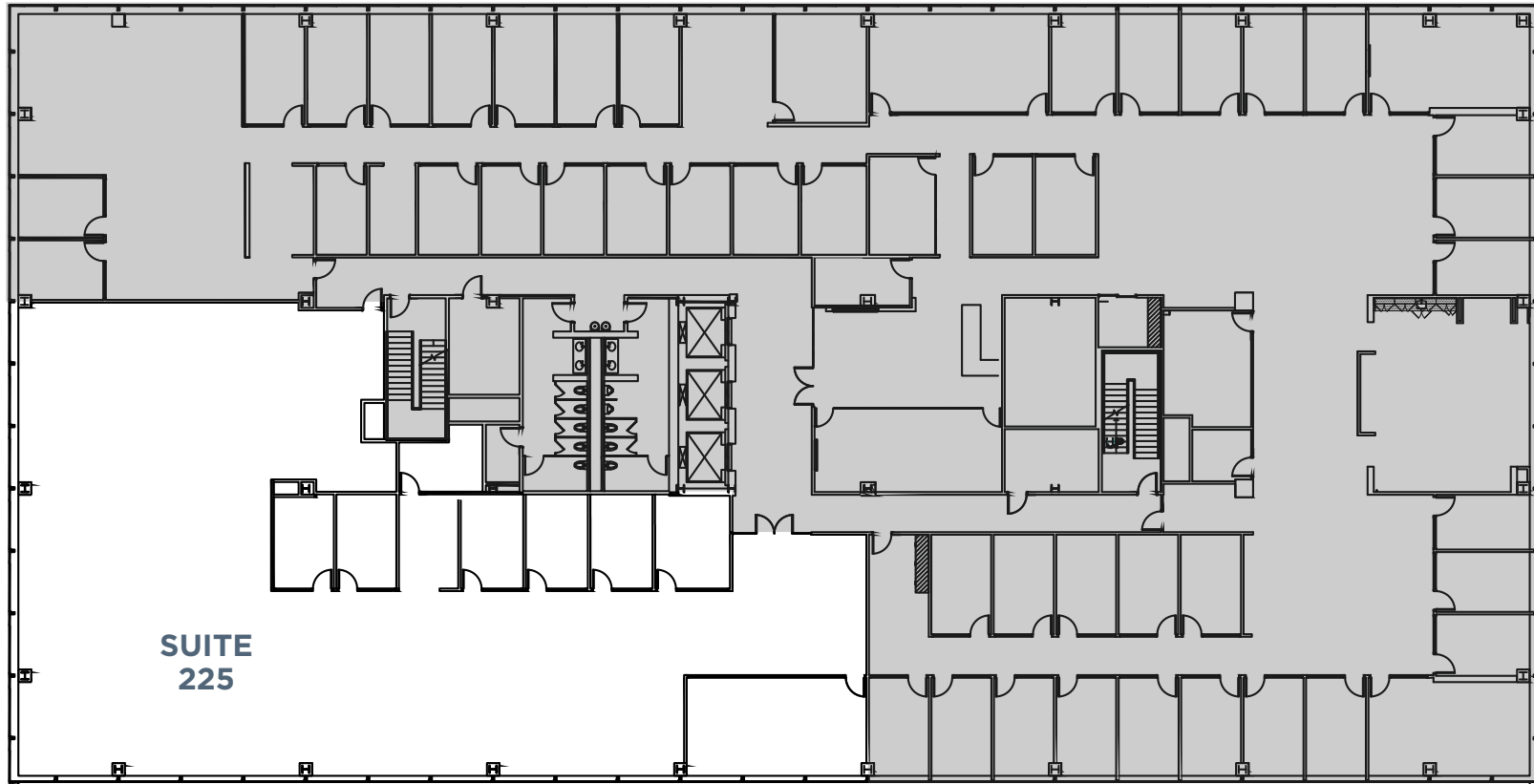


// SANTA CLARA GATEWAY

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

5451 GREAT AMERICA PARKWAY, SUITE 225

TOTALING ±9,413 SF



- Double herculite entry from the elevator lobby into the reception area
- 1 Boardroom

- 6 Private offices
- Open workspace
- 1 Copy/storage area

- 1 IT room
- 1 Open breakroom area

AMENITIES

MODERN LIFESTYLE AMENITIES

Change how your team innovates with modern lifestyle amenities and a host of on-site conveniences that streamline the workday, including abundant parking, bike lockers and EV charging.



On-site breakfast and lunch options at Market Café



Kinetic Fitness centers with group fitness classes & sports court



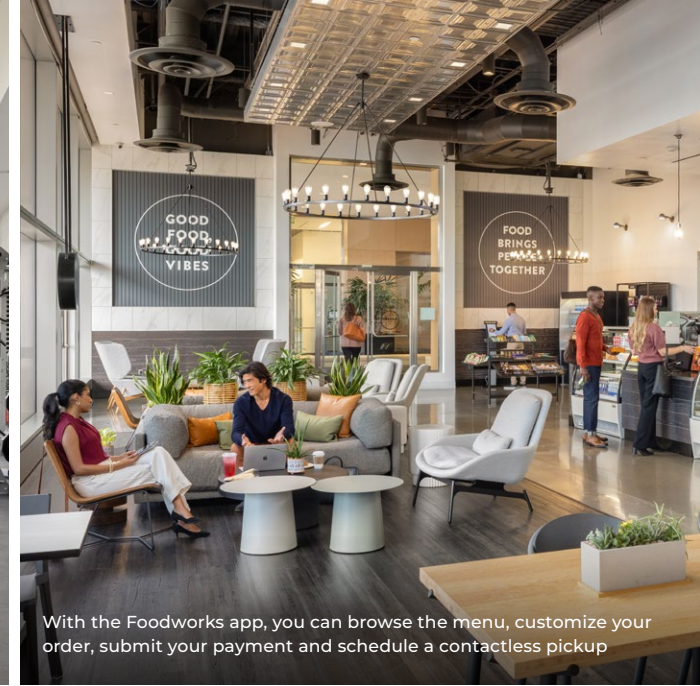
The Commons outdoor workspace featuring shade structures, barbecues and outdoor games



Venue Meetings & Events center with reception area and catering kitchen



Customer lounge and game room



With the Foodworks app, you can browse the menu, customize your order, submit your payment and schedule a contactless pickup



// SANTA CLARA GATEWAY

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



5451
GREAT AMERICA PARKWAY
 SUITE 225
±9,413 SF

- BBQ
- BIKE STATIONS
- CAFE/ RESTAURANT
- CONFERENCE CENTER
- CUSTOMER RESOURCE CENTER
- EV CHARGING
- FITNESS CENTER
- GAME ROOM
- LOUNGE
- OUTDOOR WORKSPACE (WIFI-ENABLED)
- SPORTS COURT
- WALKING PATH



LOCATION

PROPERTY MAP

Santa Clara Gateway offers everything innovators need to succeed — from on-site dining, fitness amenities and meeting space to open-air gathering areas, grill stations, game tables and a range of seating options for work, dining and socializing.

// SANTA CLARA GATEWAY

All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC #02041810.



LOCATION

SANTA CLARA GATEWAY AREA MAP

Santa Clara Gateway is the premier workplace destination with a range of on-site amenities and conveniences in a central Santa Clara location, surrounded by industry-leading companies and offering easy access to Highway 237, 880 and 101 freeway, Santa Clara Square® Marketplace and nearby resort-style living.



WITHIN A 5-MILE RADIUS

// SANTA CLARA GATEWAY

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.





OWNED AND MANAGED BY



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

FOR LEASING



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

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

WILL SCHMIDT
SENIOR VICE PRESIDENT
will.schmidt@cbre.com
CA LIC. 07988485
408.453.7408

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, Santa Clara Square and Irvine Company are registered trademarks of Irvine Management Company.