

McCARTHY CENTER

640 N. McCarthy Blvd.

MILPITAS, CA

STAND-ALONE R&D BUILDING

±62,874 SF

FULL BUILDING AVAILABILITY
WITH TREMENDOUS I-880 SIGNAGE



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



PREMIUM Signage Opportunity



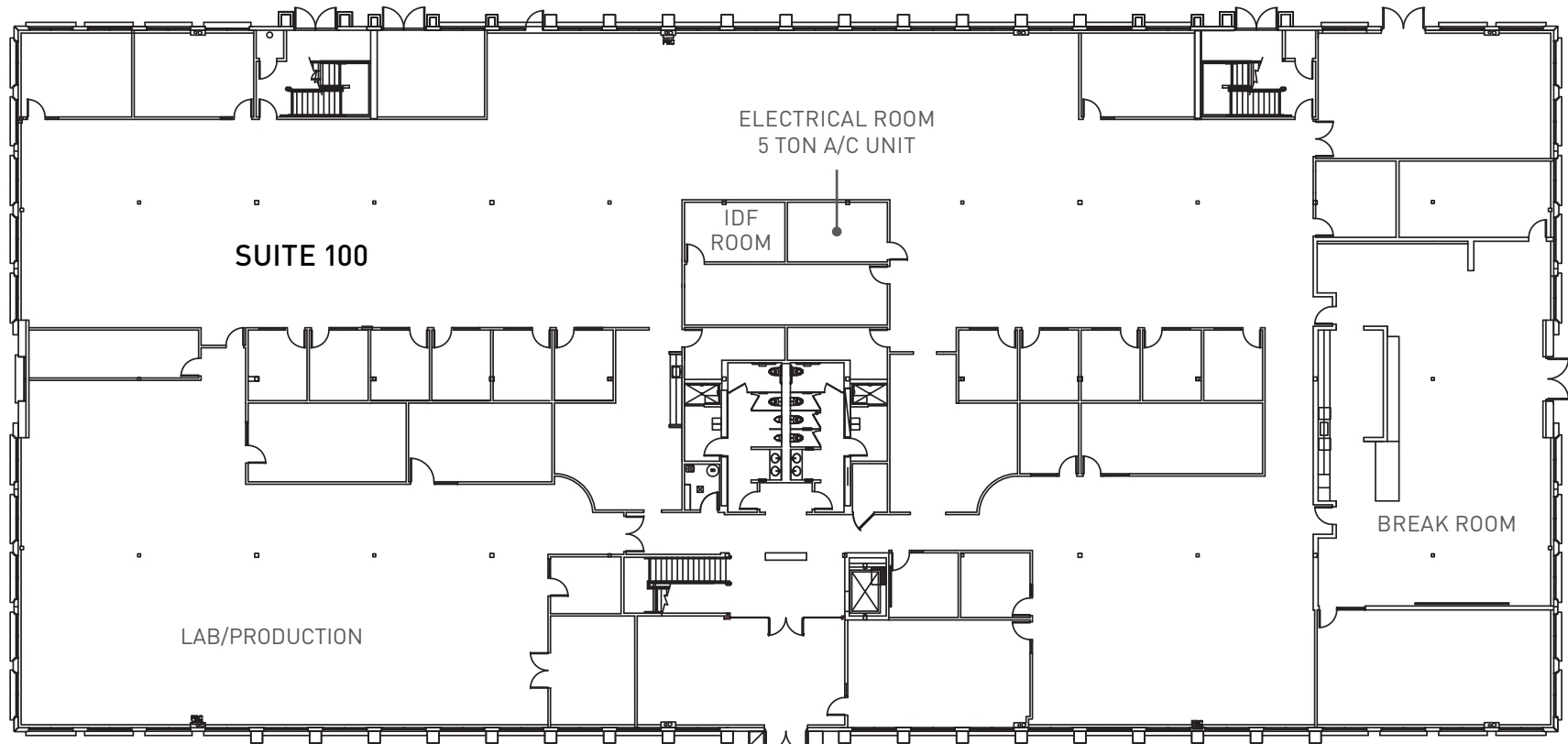
**CHOOSE SIGNAGE
LOCATION**

INTERIOR Photos



FLOOR Plan

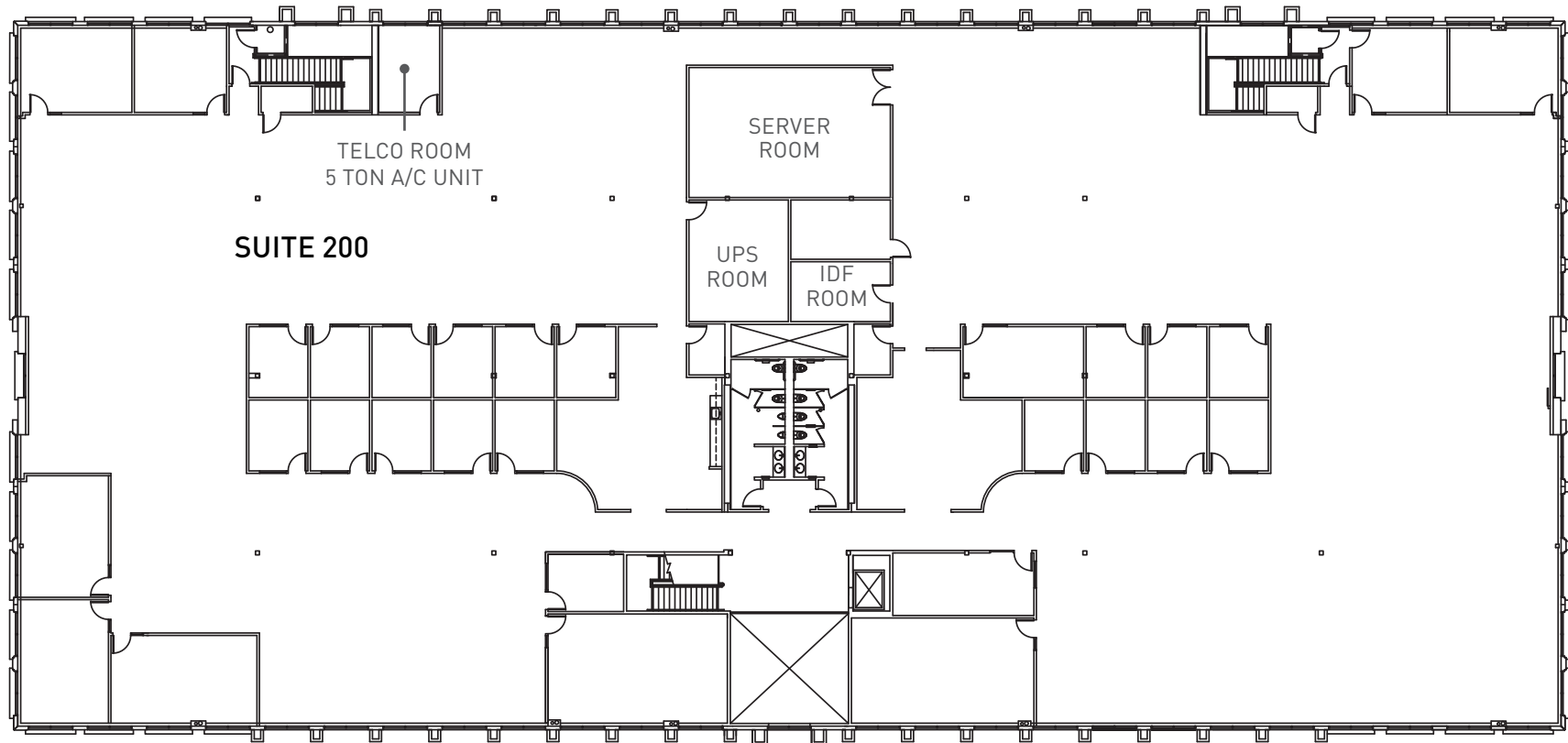
640 N. MCCARTHY BLVD., MILPITAS
FIRST FLOOR / ±31,437 SF



- 12 Private offices
- 6 Conference rooms
- Training room
- Private reception
- Break room
- Kitchenette
- Mother's room
- Enclosed open lab/production area
- 4 Storage rooms
- IDF room
- Shipping & receiving
- 2 Electrical rooms
- Set of restrooms with showers
- Open workspace
- Building power: Expandable to 2,000 amps @ 480/277/120 volts
- Building HVAC (House Air) - Two 90-ton units

FLOOR Plan

640 N. MCCARTHY BLVD., MILPITAS
SECOND FLOOR / ± 31,437 SF



- 25 Private offices
- 5 Conference rooms
- Break room
- 3 Storage rooms
- IDF room
- Server room
- Electrical room
- Set of restrooms
- Building power: Expandable to 2,000 amps @ 480/277/120 volts
- Building HVAC (House Air) - Two 90-ton units



MCCARTHY RANCH MARKETPLACE

Bank of America **BEST BUY** *Open Kitchen* IN-N-OUT

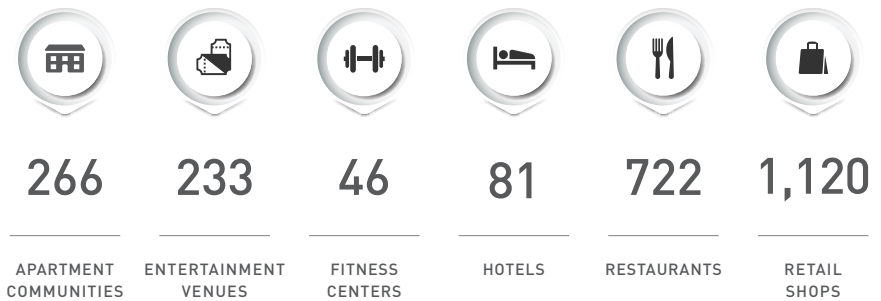
Michaels **PETSMART** *Home Depot*

SHABUYA TACO BELL TOGO'S Walmart

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.

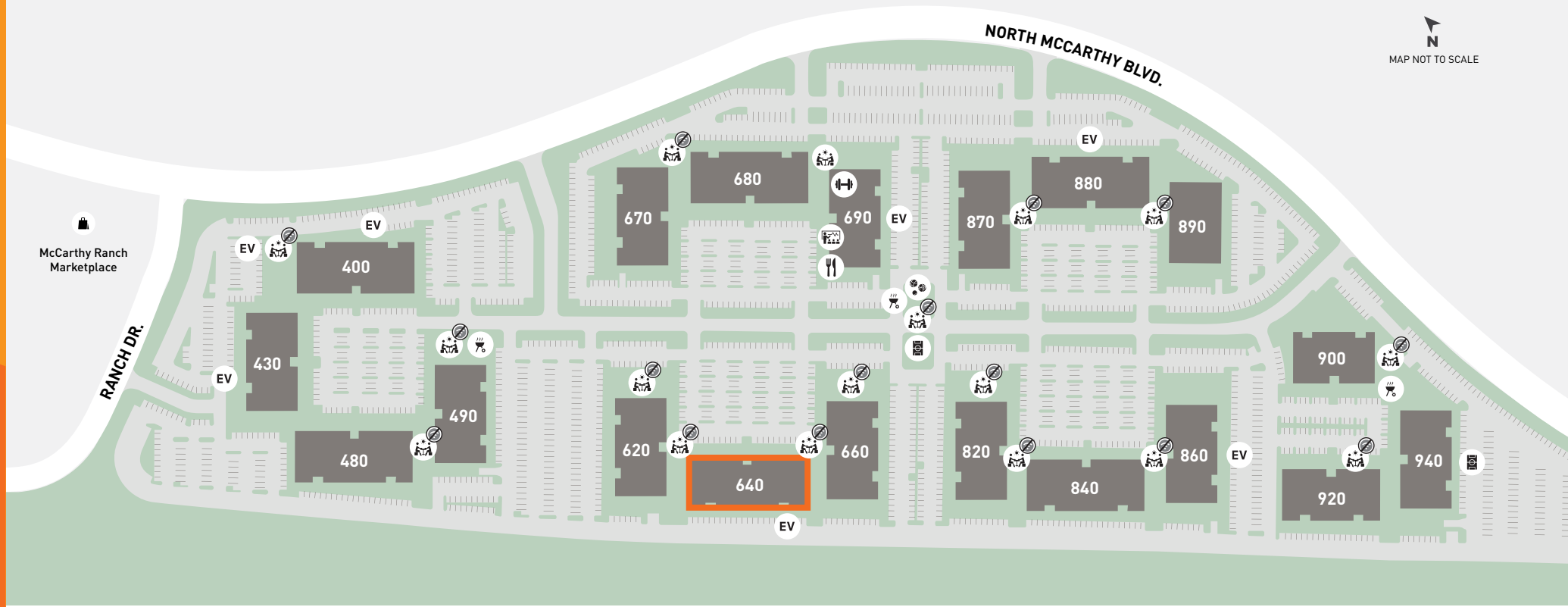
Activated to Attract & Engage Teams

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

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