

SANTA CLARA

South Bay
DEVELOPMENT COMPANY

4500 GREAT AMERICA PARKWAY

Premium Office Space For Lease

±5,733 to ±18,866 SF
AVAILABLE

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4500 GREAT AMERICA PARKWAY

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First Floor

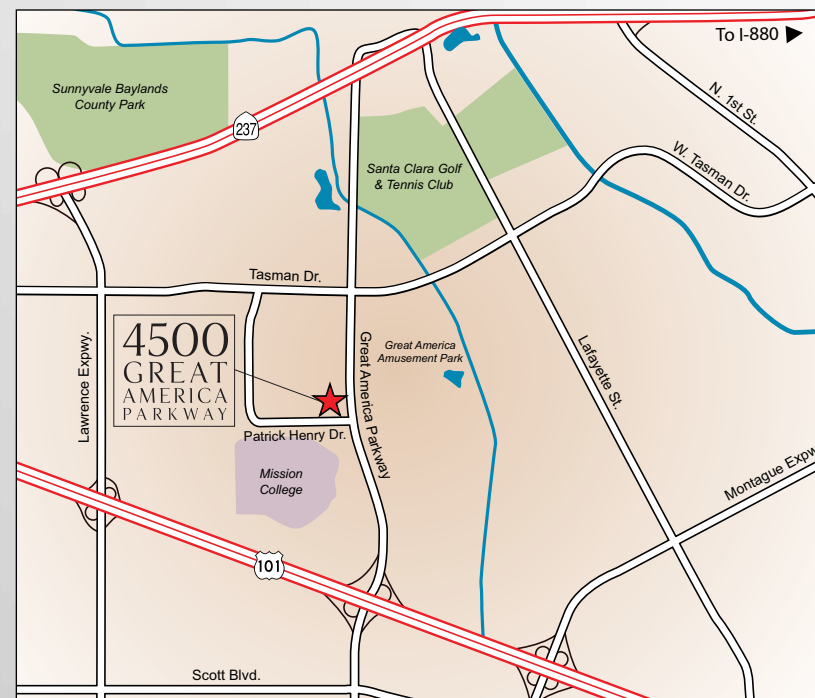
Suite 110 - ±5,733 Square Feet

Third Floor

Suite 300 - ±18,866 Square Feet

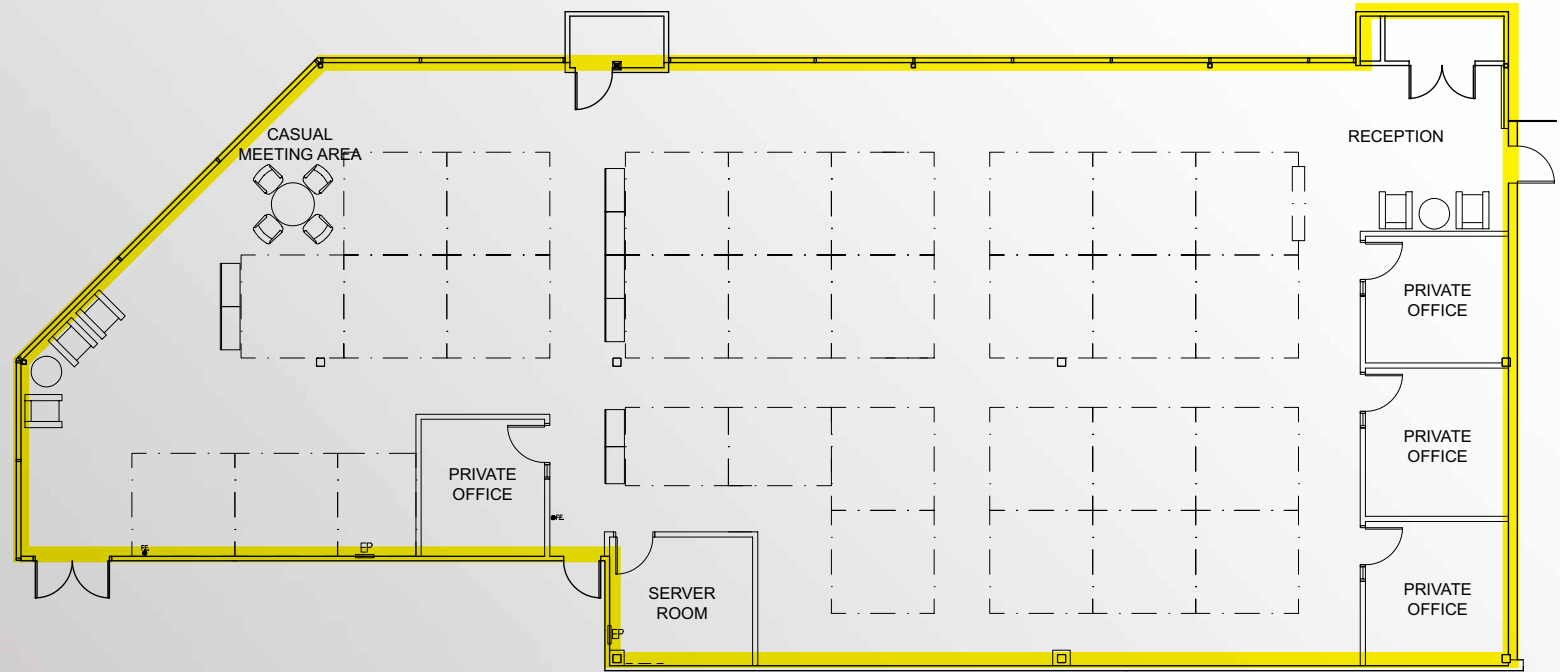
Property Highlights

- Incredible Visibility Located on Great America Parkway
- Robust Existing Labs and Server Rooms
- Efficient Open Office Layouts with Excellent Window Line
- Ideal Access to Highways 101, 237 & 880
- Prominent Monument and Building Signage Opportunities Available
- 4/1,000 Parking
- Former Netgear World Headquarters
- Motivated Ownership and Responsive Property Management
- Flexible Terms Available

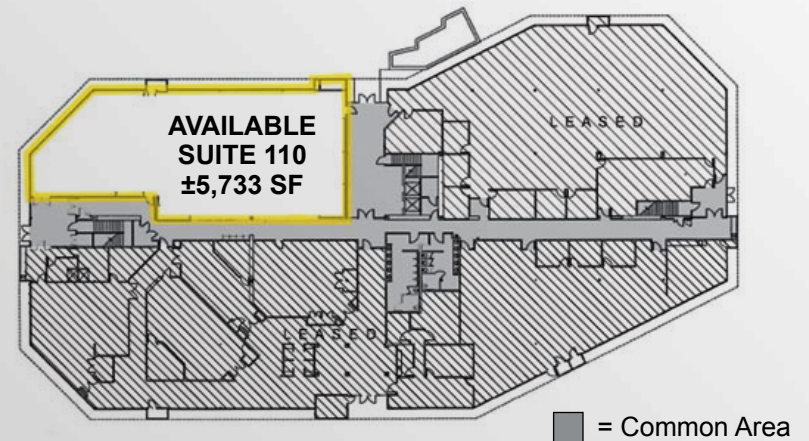


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FIRST FLOOR

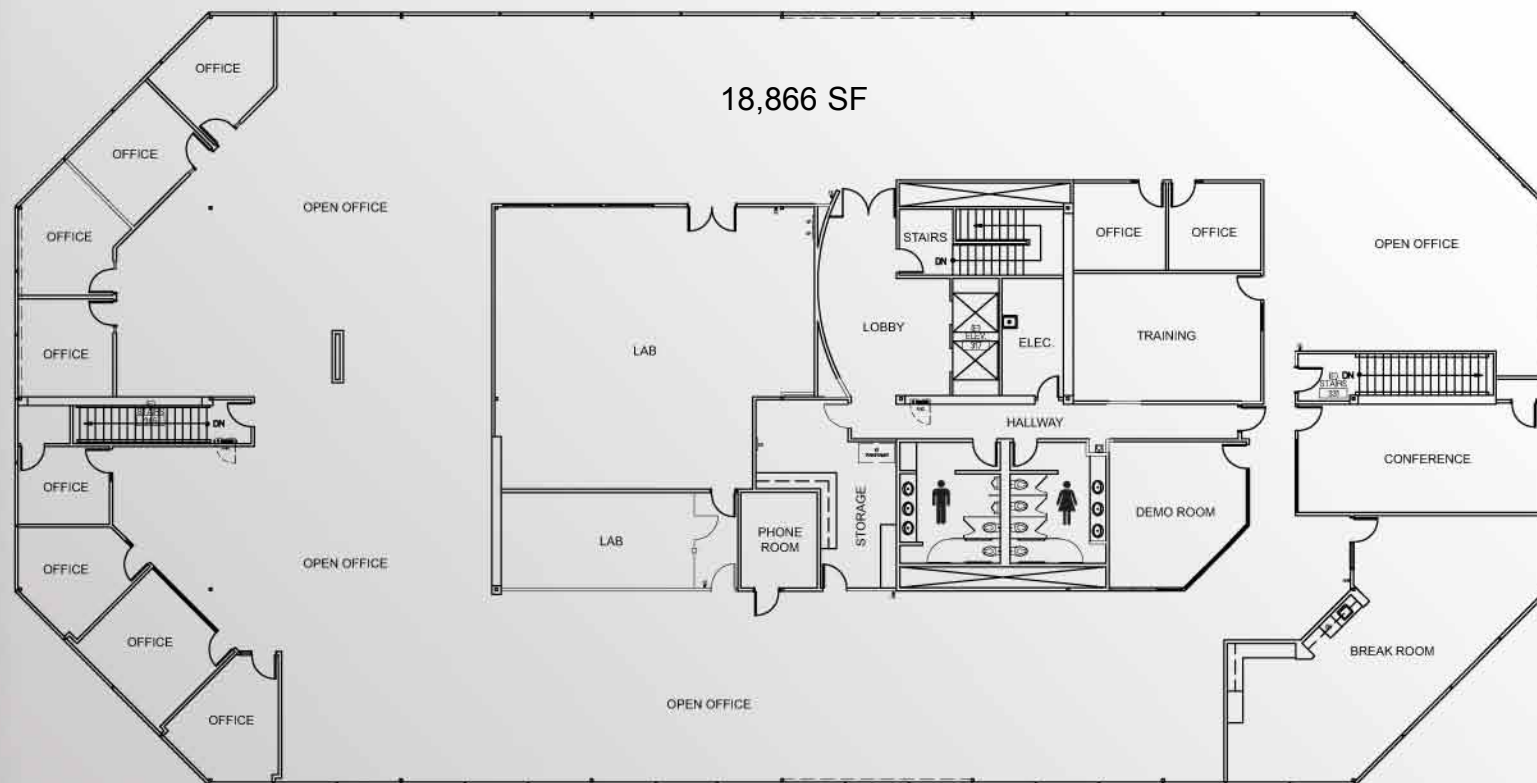


- Convenient Ground Floor Access
- Open Layout with Existing Private Offices
- Server Room in Place
- Break Room Can Easily Be Built Out
- Suite Can Accommodate 27 8'x8' Workstations & 3 6'x8' Workstations



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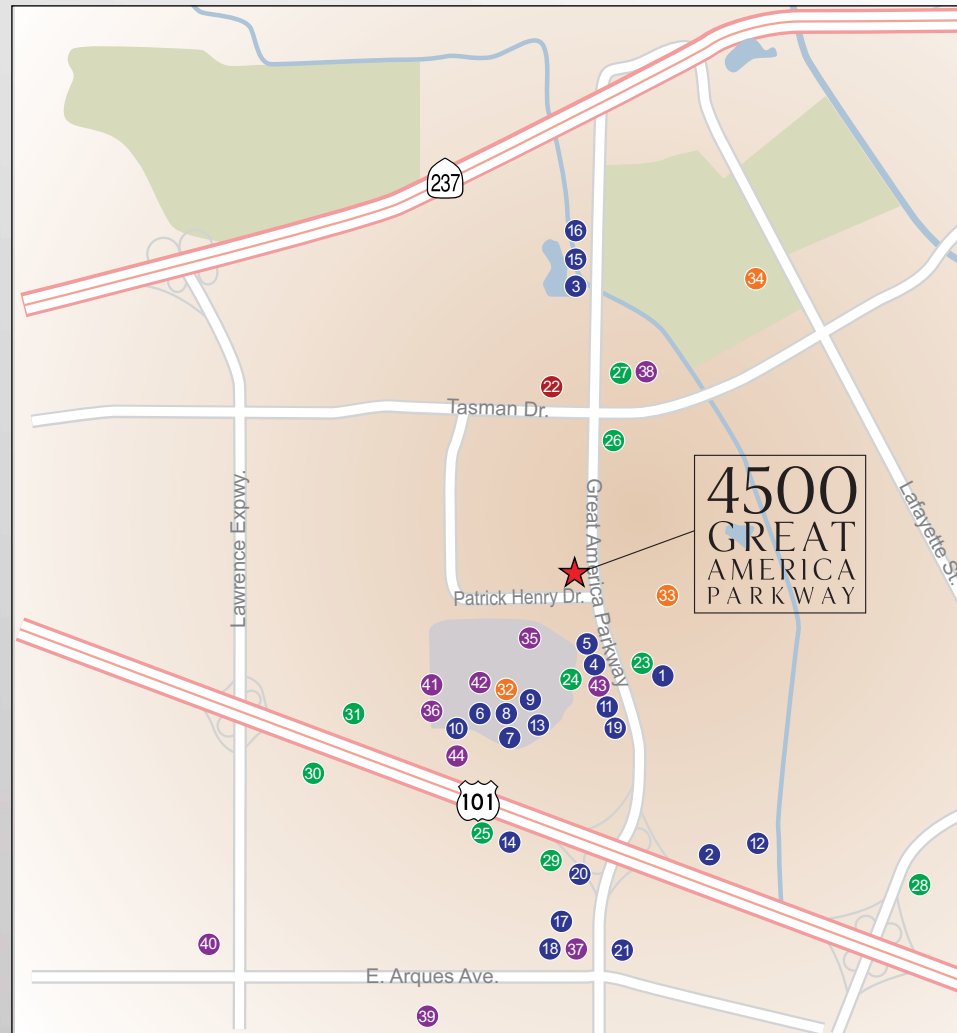
T H I R D F L O O R



- Entire Top Floor Available
- **Robust Lab In Place with 20 Tons of Dedicated HVAC**
- Suite Can Accommodate ± 70 Cubicles (8'x8')
With Current Configuration
- Windows on Every Side of Suite
- Large Break Room

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AMENITIES

Restaurants

- 1 Parcel 104
- 2 Birk's
- 3 Togo's
- 4 House of Bagels
- 5 Round Table Pizza
- 6 Sushi Yoyo
- 7 Starbucks Coffee
- 8 Jamba Juice
- 9 World Wraps
- 10 Tomatina
- 11 IHOP
- 12 Pedro's
- 13 In-N-Out Burger
- 14 El Tonto
- 15 KFC
- 16 Taco Bell
- 17 Sizzler
- 18 McDonald's
- 19 Bennigan's
- 20 Jack in the Box
- 21 Specialty's Bakery

Banks

- 22 Silicon Valley Bank

Lodging

- 23 Marriott
- 24 Holiday Inn
- 25 Plaza Suites
- 26 Hilton
- 27 Hyatt
- 28 Biltmore
- 29 Embassy Suites
- 30 Four Points Sheraton
- 31 Ramada

Entertainment

- 32 AMC 20 Theaters
- 33 Great America Amusement Park
- 34 Santa Clara Golf and Tennis Club

Additional Services

- 35 Mission College
- 36 FedEx Kinko's
- 37 Shell: Great America
- 38 Santa Clara Convention Center
- 39 Decathlon Club
- 40 Fry's Electronics
- 41 Micro Center
- 42 Verizon Wireless
- 43 Villa Convenience Market
- 44 Studio Optix