



# 640 N. McCarthy Blvd.

MILPITAS, CA

±62,874 SF

 IRVINE COMPANY | **CBRE**

# Convenient Milpitas Location

- ±1.1M SF, 19 building office/R&D project
- 68-acre campus-style setting
- The Commons: open-air gathering areas with complimentary WiFi, BBQ stations, bocce ball court
- KINETIC: private fitness center with state-of-the-art equipment and group classes
- Fully-equipped meeting and event space to accommodate private gatherings, all-hands meetings and training sessions
- Electric Vehicle charging stations
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch retail center nearby
- Project Neighbors include: ADP, AT&T, Corning, Hewlett Packard Enterprise, KLA Corporation



# Workplace Amenities

## ON-SITE CONVENIENCES

- Market Café
- UPS and FedEx Drop Boxes
- EV Charging

## THE COMMONS

- Complimentary WiFi
- Plush Soft Seating
- Bocce Ball Court
- BBQ Stations

## KINETIC

- Private Fitness Center
- Basketball League
- Volleyball Court
- Walking Trails



# Premium Signage Opportunity

An aerial photograph of a large, modern commercial building complex. The building is a long, rectangular structure with a flat roof and multiple stories. It is surrounded by a large parking lot with many trees and a landscaped area. In the background, there is a multi-lane highway with traffic, and further back, a residential neighborhood and hills. A teal callout box with white text is positioned over the building, with white lines and circles pointing to specific locations on the roof and facade, indicating potential signage opportunities.

**CHOOSE SIGNAGE  
LOCATION**

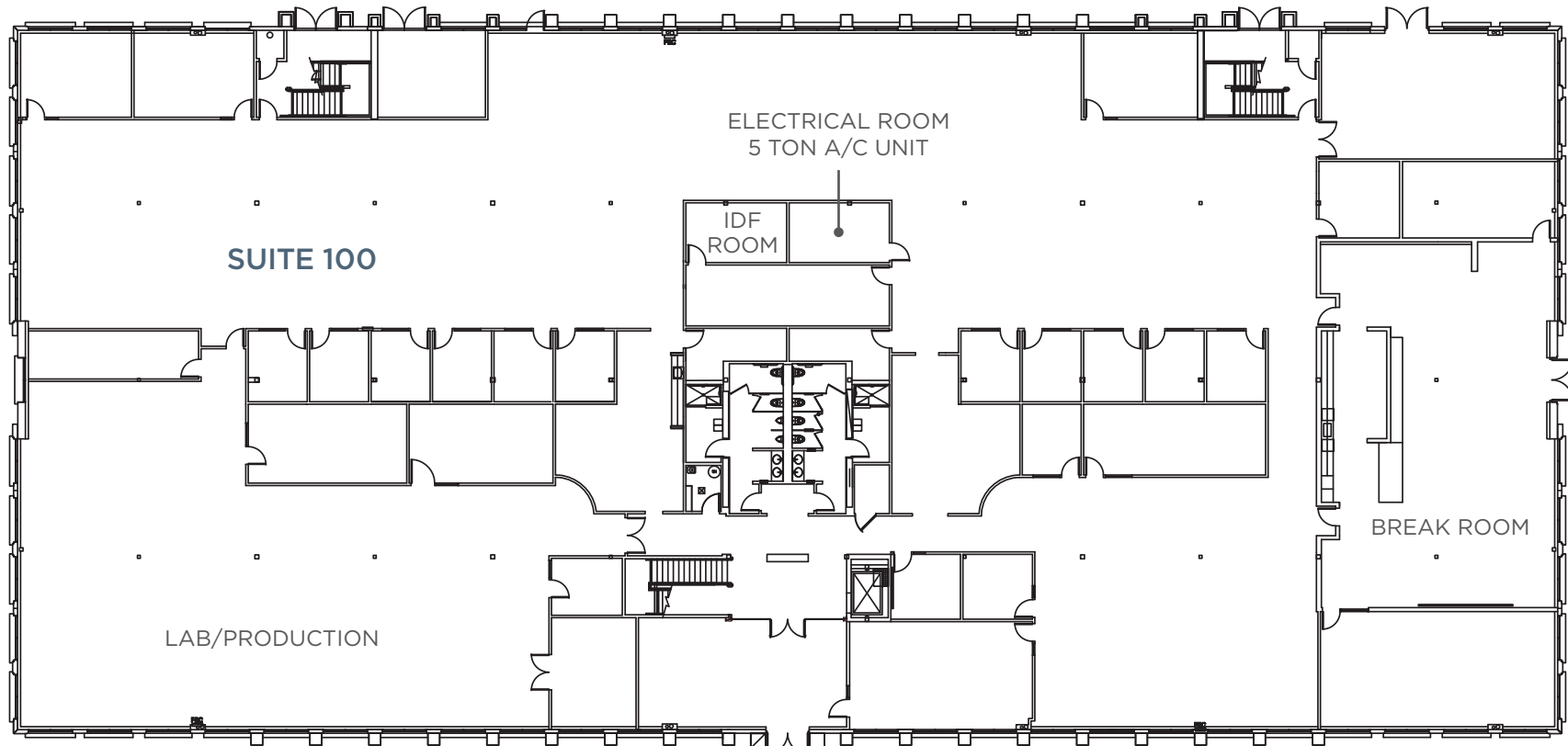
# Interior Photos



# Floor Plan

640 N. MCCARTHY BLVD., MILPITAS

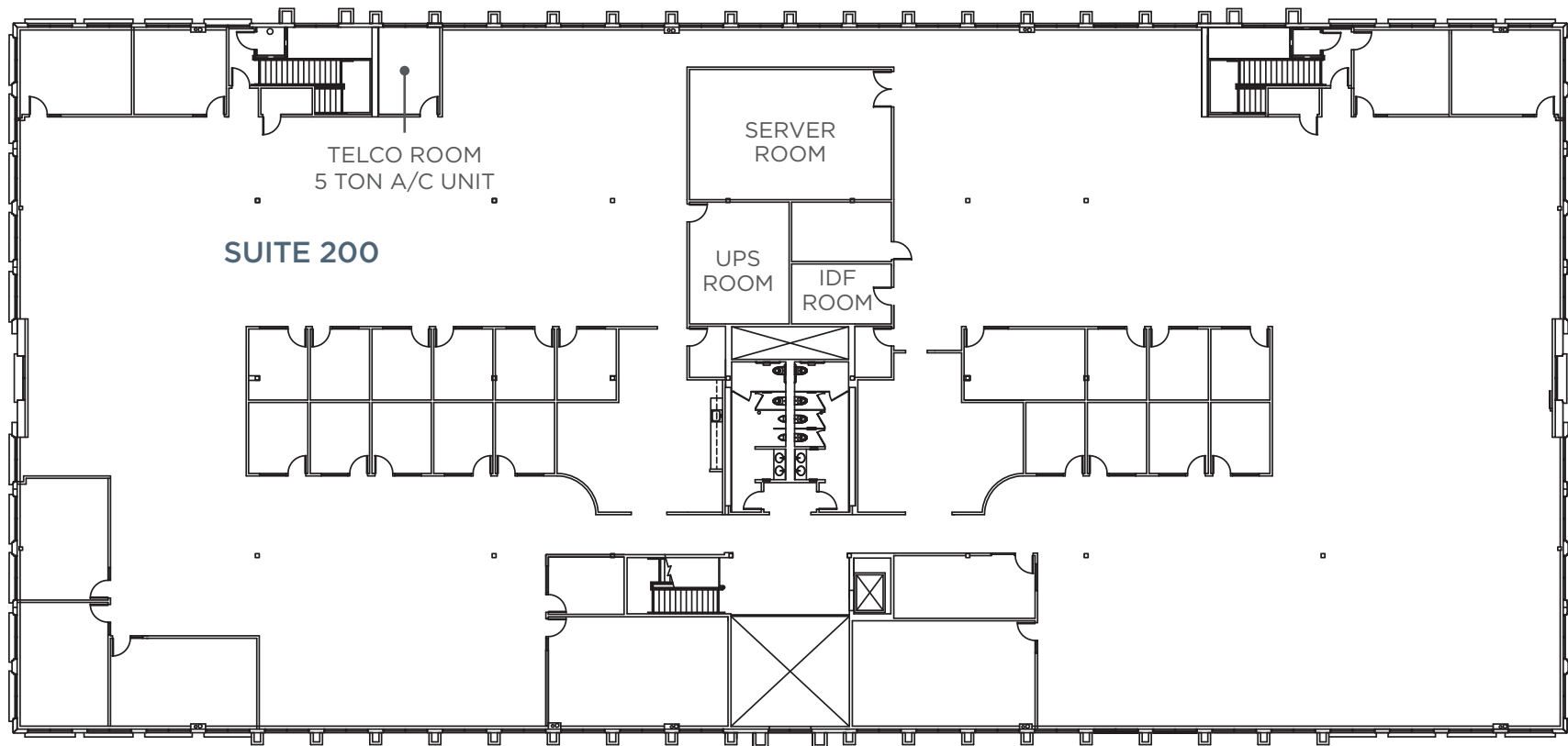
FIRST FLOOR / ±31,437 SF



- 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: 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
- IDF Room
- Electrical Room
- Set of Restrooms
- Building Power: 2,000 Amps @ 480/277/120 Volts
- Building HVAC (House Air) - Two 90-Ton Units

# Local Area

640 N. MCCARTHY BLVD., MILPITAS



## DRIVING TIMES

- 5 MINS Hilton Garden Inn
- 10 MINS Great Mall
- 10 MINS California's Great America
- 10 MINS Levi's Stadium
- 15 MINS San Jose Internation Airport
- 15 MINS Mountain View
- 20 MINS Sunnyvale
- 20 MINS Palo Alto

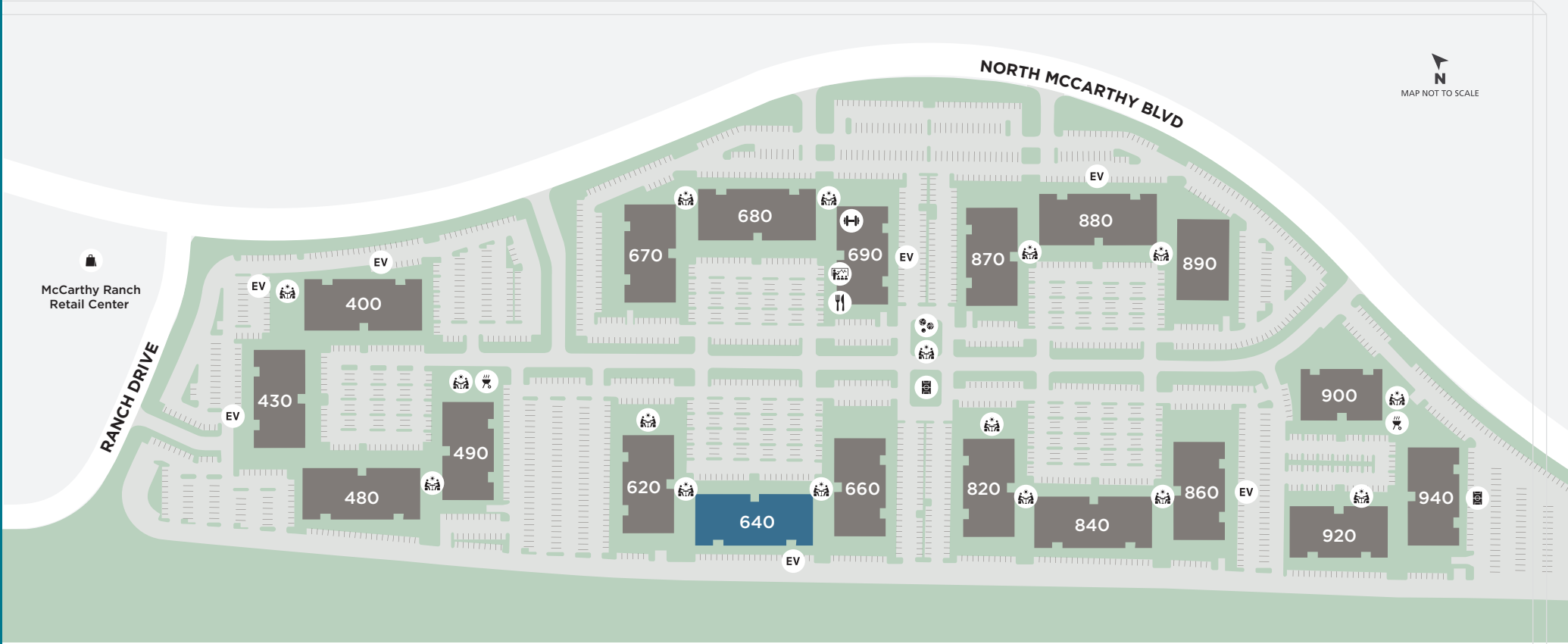
640 N. MCCARTHY BLVD  
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ED R. LEVIN  
COUNTY PARK

McCARTHY RANCH  
RETAIL CENTER







BBQ



BOCCE BALL



EV CHARGING



FITNESS CENTER



MARKET CAFE



MEETINGS & EVENTS



RETAIL



SPORTS COURT



OUTDOOR WORKSPACE  
WIFI ENABLED

**OWNED AND MANAGED BY**



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