

4500

GREAT AMERICA PARKWAY

4500

±6,289 SF - 16,099 SF
CLASS A OFFICE/R&D AVAILABLE

Colliers



4500
GREAT AMERICA PARKWAY

PROPERTY HIGHLIGHTS



Prominent Signage Opportunities



Generous 3.65/1,000 Onsite Parking



Heavily Concentrated Nearby Amenities



Furnished Suite Opportunities



3 Dual Head, 40 Amp, Level 2 ChargePoint
EV Charging Stations



Power: 1,600 amp, 277/480 volt, three-phase



Professionally Managed by Orchard Commercial

FLEXIBILITY TO SUPPORT OFFICE AND R&D USES

4500 Great America Parkway offers prime office space with flexibility for R&D operations in a convenient well-located setting. We can accommodate your early stage growth where intellectual capital is plentiful and high quality, affordable space is scarce. We have your Silicon Valley solution!

GALLERY

4500 
GREAT AMERICA PARKWAY



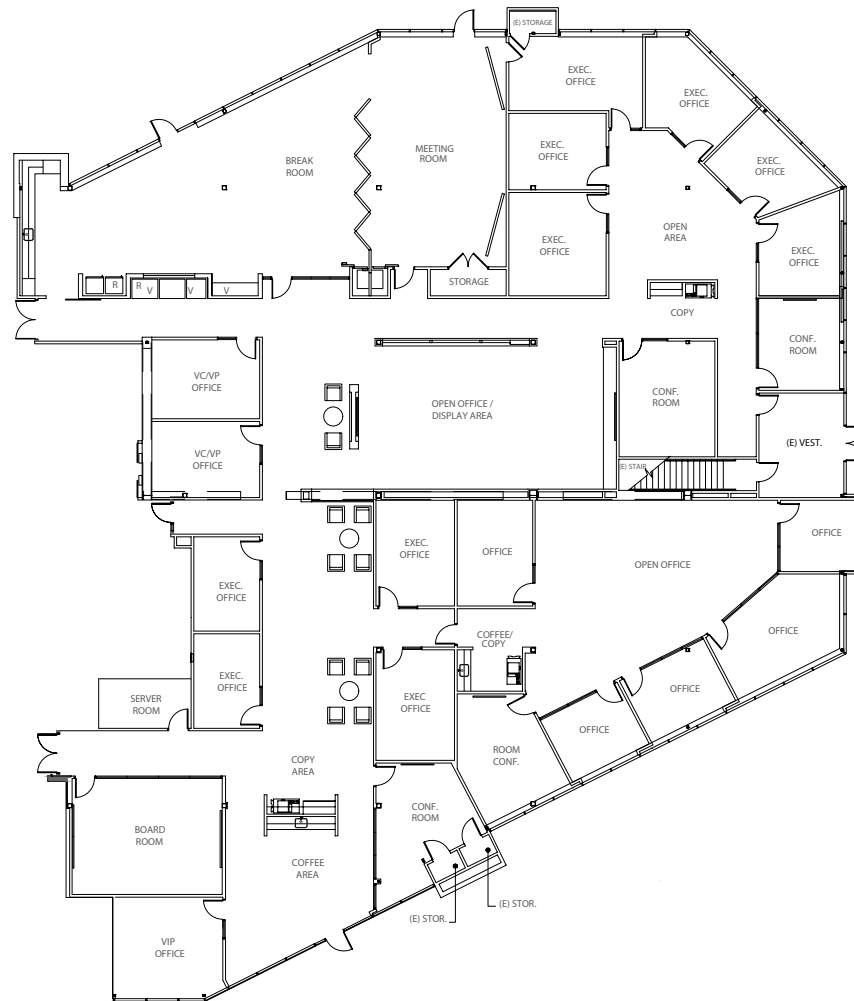
EXISTING FLOORPLAN

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SUITE 150

±16,164 SF

- 18 Offices
- 4 Conference Rooms
- All Hands Meeting Room
- 2 Storage Rooms
- Server Room
- 3 Copy Areas
- 3 Break Areas

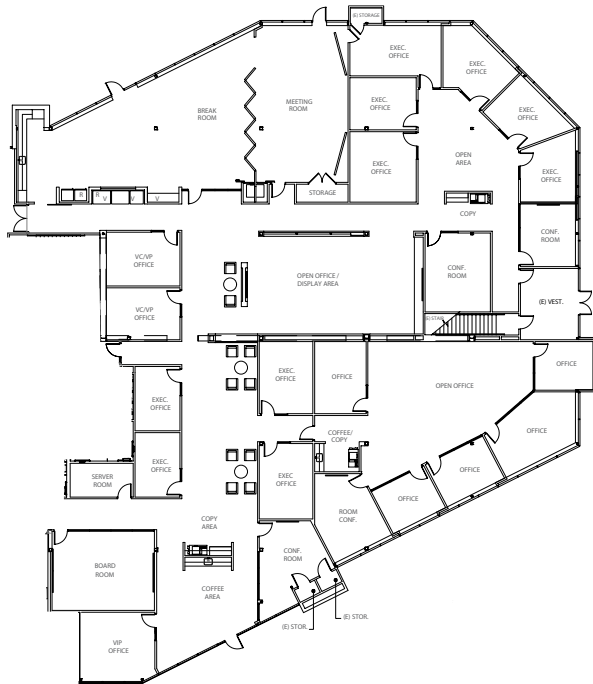


HYPOTHETICAL DEMISING PLAN

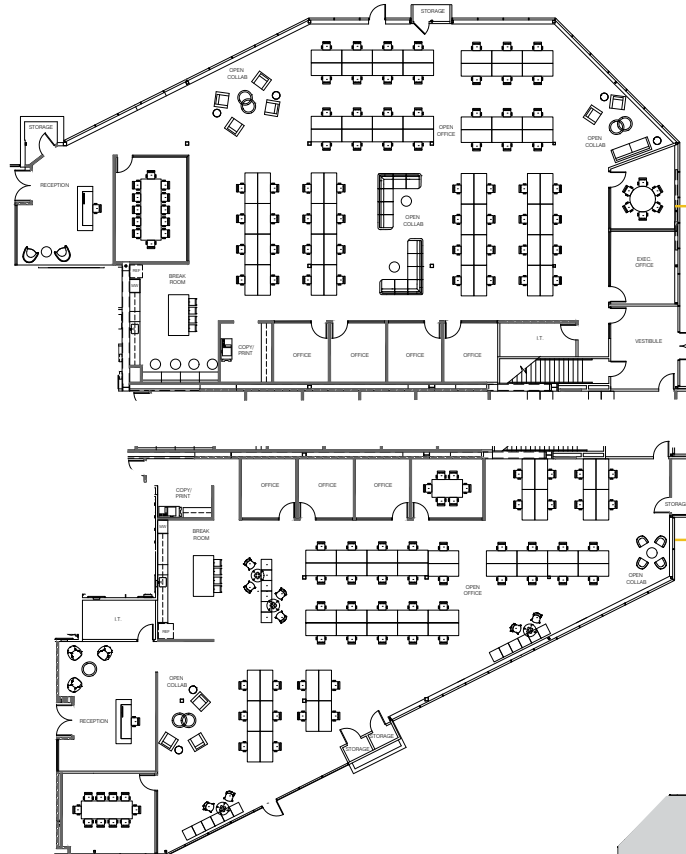
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SUITE 150

EXISTING



HYPOTHETICAL



SUITE 150

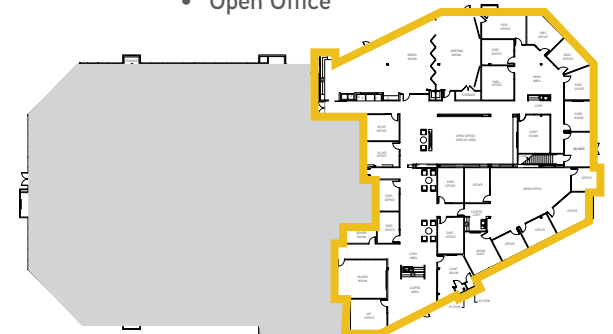
±8,897 SF

- 5 offices
- 2 conference rooms
- Break area
- 2 Storage rooms
- Open Office

SUITE 125

±7,268 SF

- 3 offices
- 2 conference rooms
- Break area
- 2 Storage rooms
- Open Office



EXISTING FLOORPLAN

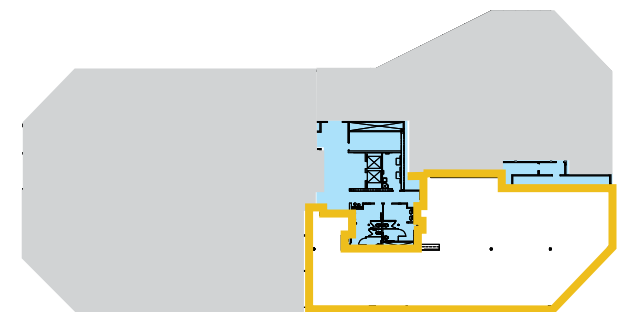
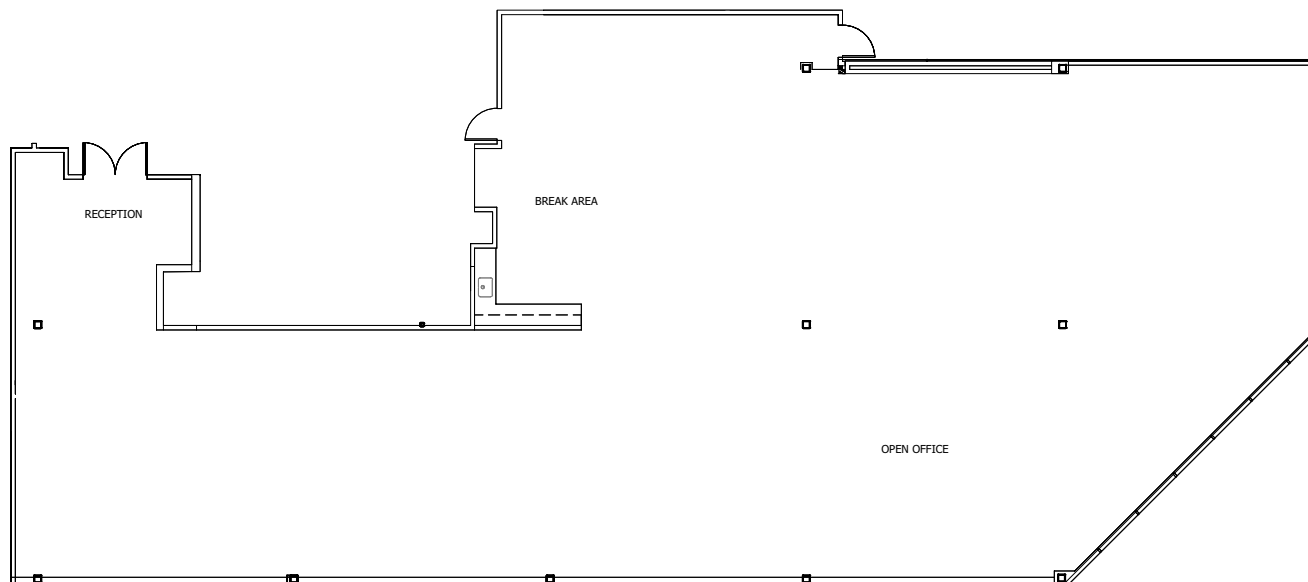
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SUITE 210 *MARKET READY*

±6,289 SF

- Break Area
- Open Office
- Reception



HYPOTHETICAL BUILD OUT

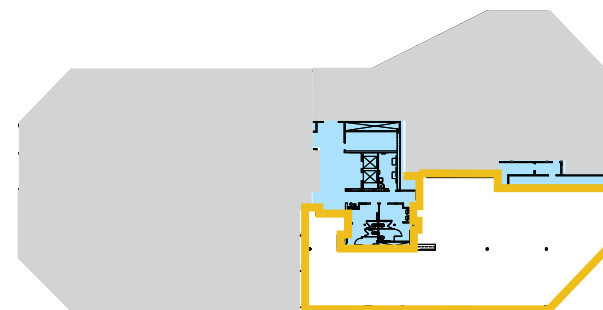
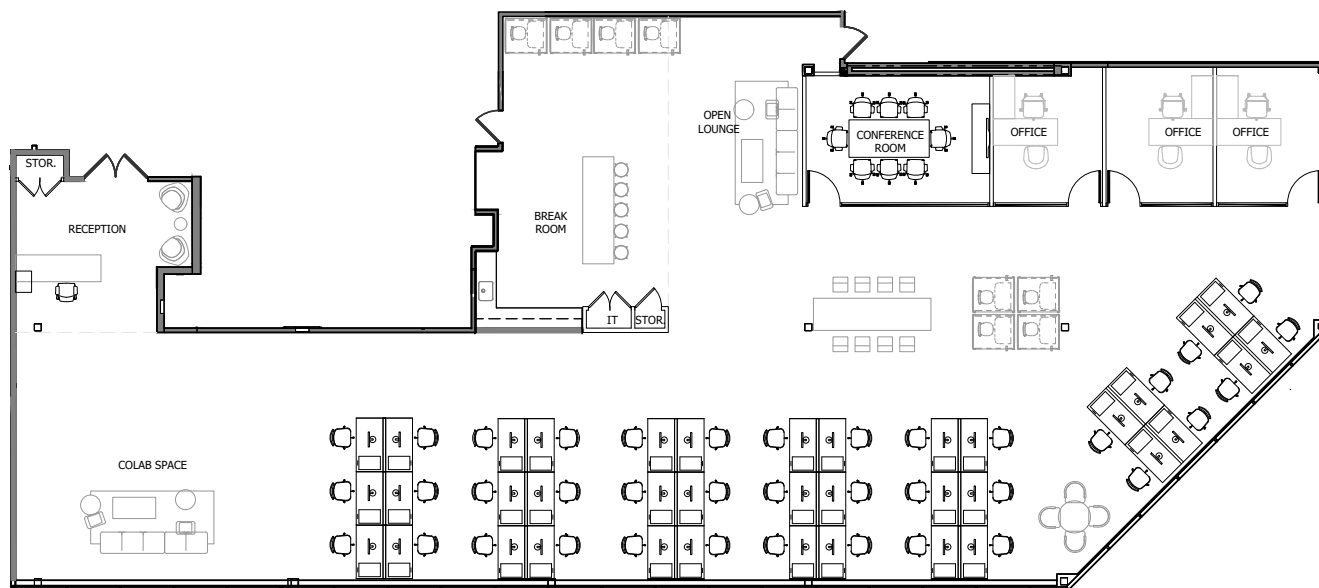
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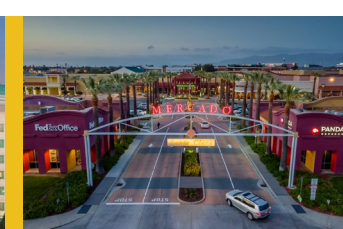
SUITE 210

±6,289 SF

- 3 Offices
- 1 Conference Room
- Break Area
- 8 Phone Rooms
- IT Room
- 2 Storage Rooms
- 38 Workstations
- Colab Space



HEAVY CONCENTRATION OF AMENITIES WITHIN A 15-MINUTE WALKING DISTANCE:



Taco Bell
Joe's Chinese
Togo's
Loop Convenient Store
Bawarchi Indian

Stadium Tech Cafe

Hyatt Regency
Truya Sushi
Evolution
Café & Bar
@The Market

Hilton
La Fontana

PLANNED RETAIL
& RESIDENTIAL

ACE
TRAIN STATION

Target
Panera
Five Guys
Sweet Tomatoes
Chipotle
Premier Pizza
Coffee Bean
& Tea Leaf

CVS
Chick-Fil-A
Fresh & Easy
Rok
Hyatt House
Courtyard
Marriott

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Levi's
STADIUM

— ACE TRAIN SHUTTLE
- - - LIGHT RAIL
- - - ACE TRAIN

In-N-Out
Tomatina
Subway
Panda Express
Mexicali Grill
Jamba Juice

Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
YoYo Sushi
Ben & Jerry's

Embassy Suites

Floodcraft Brewing Co.
Puesto
Il Fornaio
Silverlake Ramen
Starbucks
Tender Greens
The Halal Guys
Fleming's Steakhouse
CorePower Yoga

Lula's Chocolates
Sur La Table
Barebottle Brewing
Chipotle
Gong Cha
Kumar's
Pacific Catch
Opa!
Whole Foods Market

Pedro's Mexican
Birk's

101

Future Retail
Element Hotel

Marriott
Parcel 104

Starbucks
Safeway
Fantasia Coffee & Tea
Red Robin Gourmet
Burgers
Piatti
Cold Stone Creamery
Peet's Coffee
Smashburger
Premier Pizza
Jamba Juice
The Prolific Oven
Chipotle Mexican Grill
Mezbaan Bar & Indian
Posh Bagel
Yo Yo Sushi
Jersey Mike's Subs
Yan Can Asian Bistro
Hyatt House

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Professionally Managed by:

ORCHARD
COMMERCIAL

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