

4551

GREAT AMERICA PARKWAY
SANTA CLARA, CA 95054



±126,512 SF

CLASS A IMAGE WITH ROBUST R&D INFRASTRUCTURE

CBRE

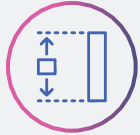
PROPERTY HIGHLIGHTS



Rare Class A R&D
HQ Opportunity



Available 3/1/2026



Maximum Clear Height: 23'9"



Multiple Labs on First Floor



BSL2 Lab



Fitness Center
with Showers



Large Training Room
with Accordion Door Partition



Full Service Kitchen



Secure Outdoor Patio
Adjacent to the Cafe



3,000 Amps
@ 277/480v



Silicon Valley Power



Covered Dock & Grade
Level Loading with up
to 7 Loading Doors



Shaded 2nd Floor Patio



Major Market Ready
Work coming in 2026!



FIRST FLOOR

±86,138 SF
EXISTING LAYOUT

- 20 Conference Rooms
- 25 Offices
- 8 Phone Rooms
- Lab
- Loading Doors
- Potential Loading Doors



SECOND FLOOR

±40,374 SF
EXISTING LAYOUT



INTERIOR OFFICE SPACE



AMENITIES



FIRST FLOOR

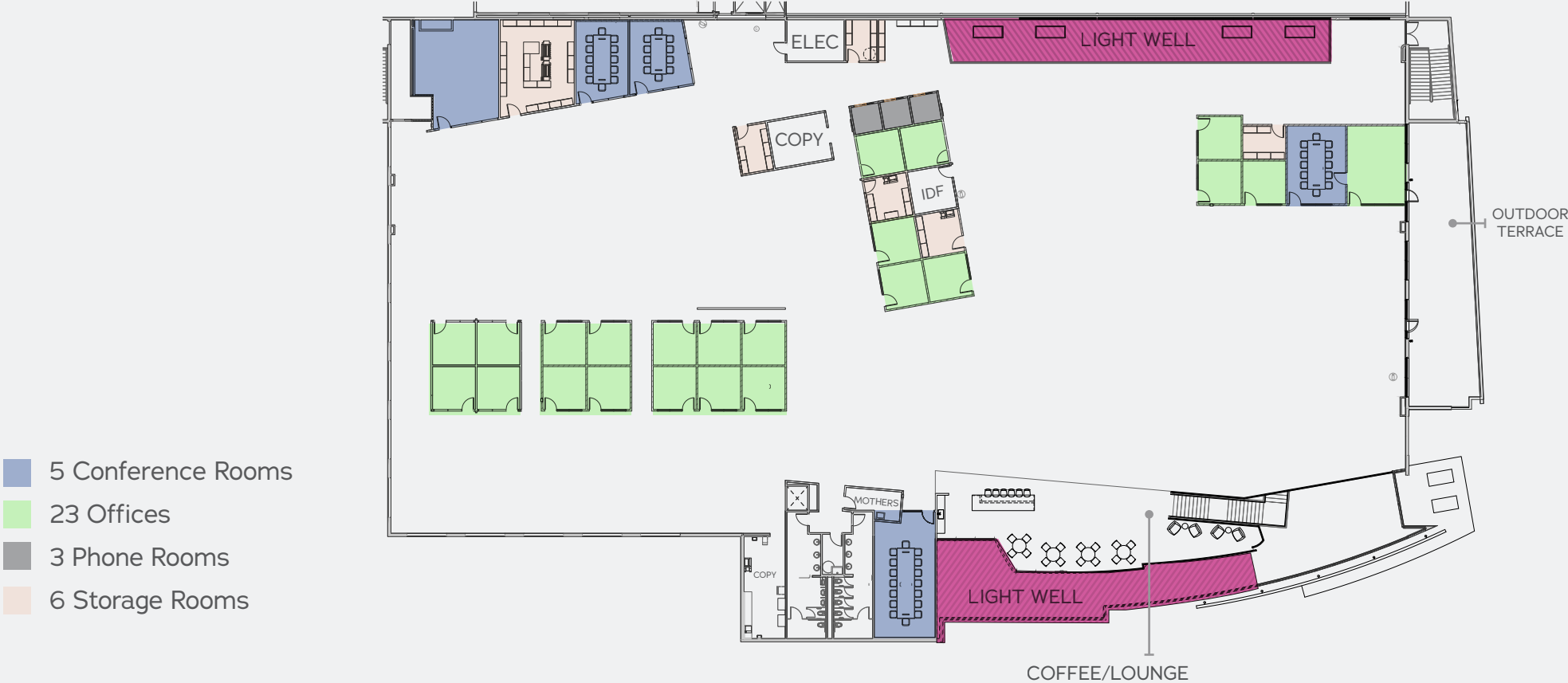
±86,138 SF
MARKET READY PLAN

- 8 Conference Rooms
- 20 Offices
- 6 Phone Rooms
- 7 Storage Rooms
- ▲ Loading Doors
- △ Potential Loading Doors



SECOND FLOOR

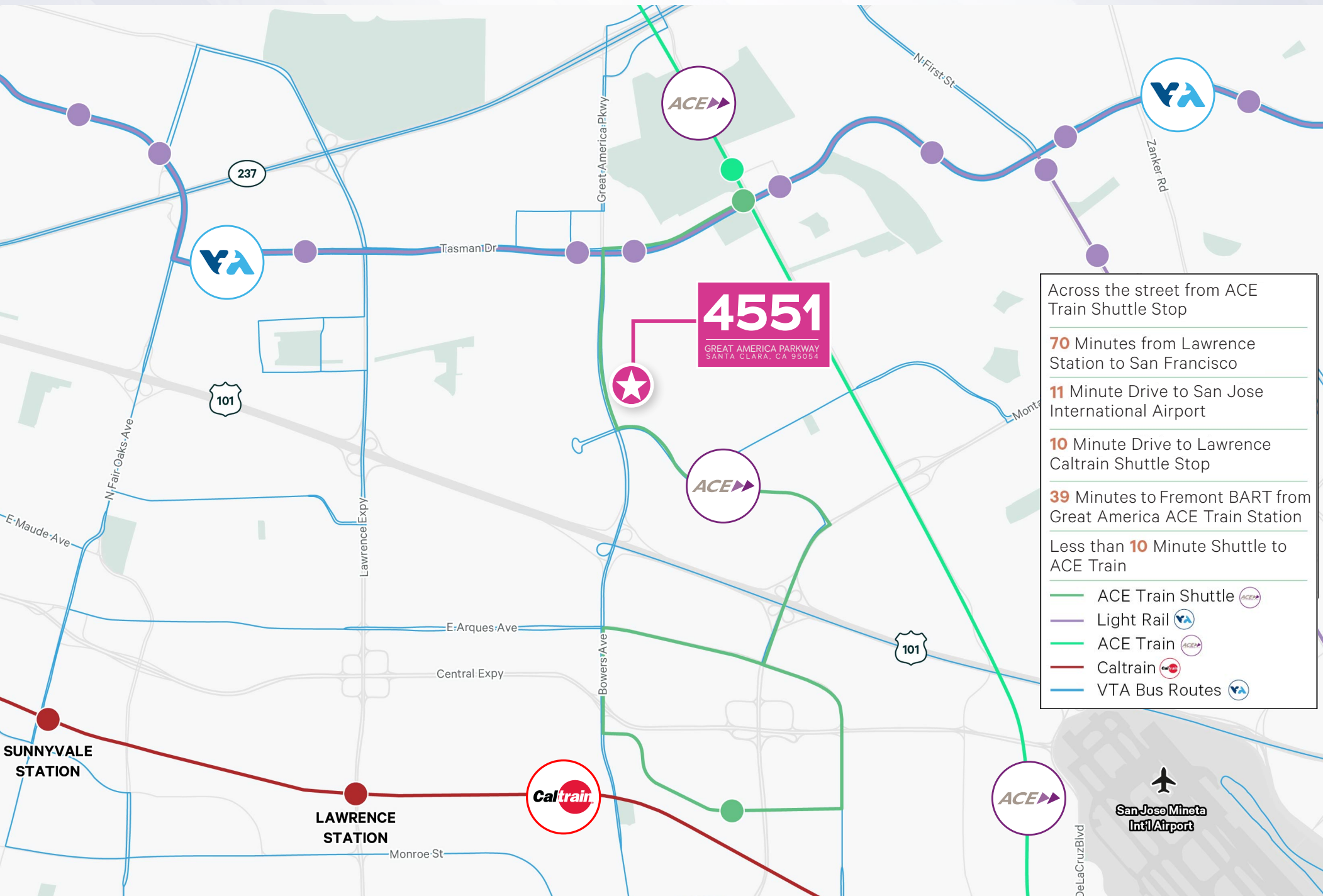
±40,374 SF
MARKET READY PLAN



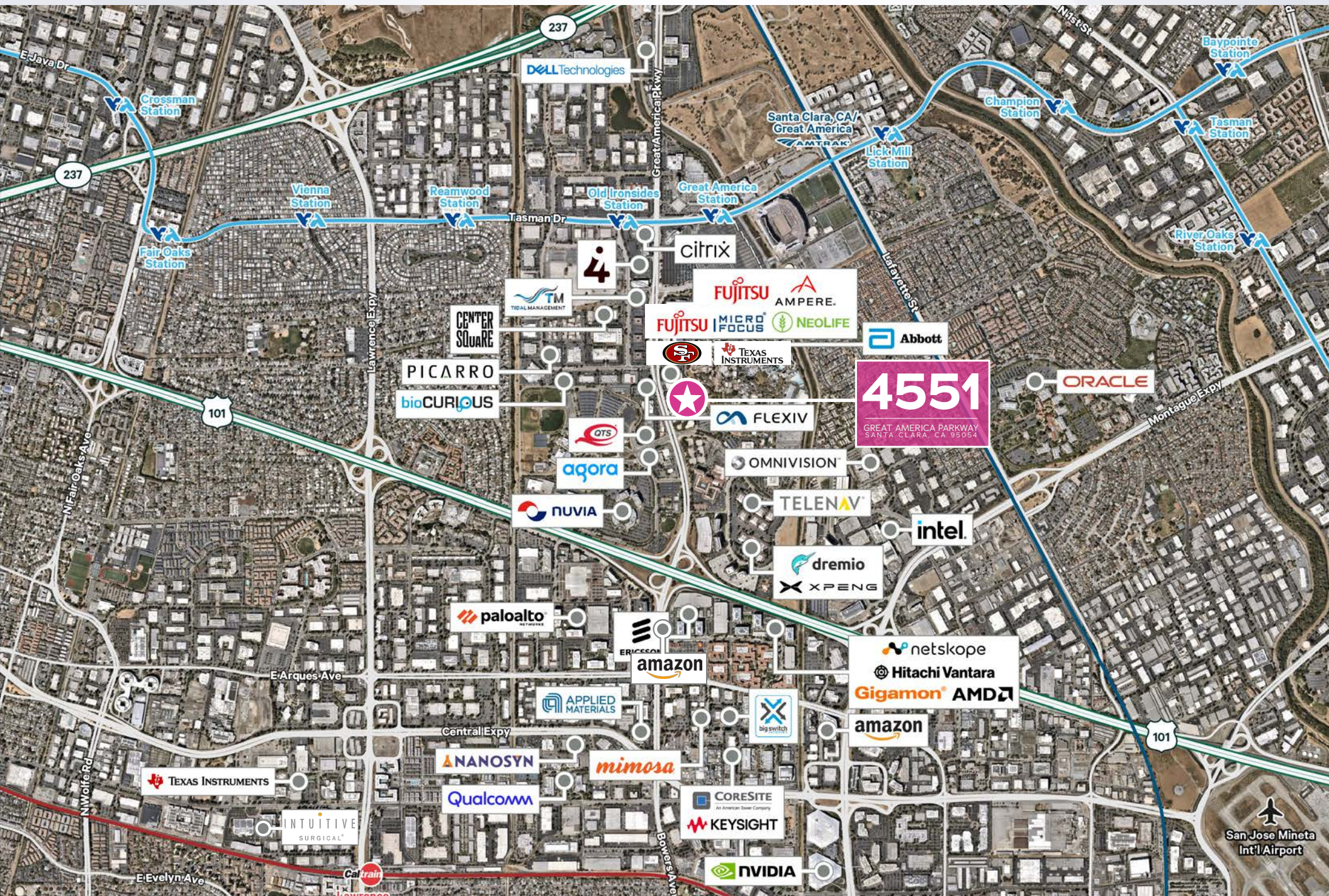
PROPOSED IMPROVEMENT RENDERINGS



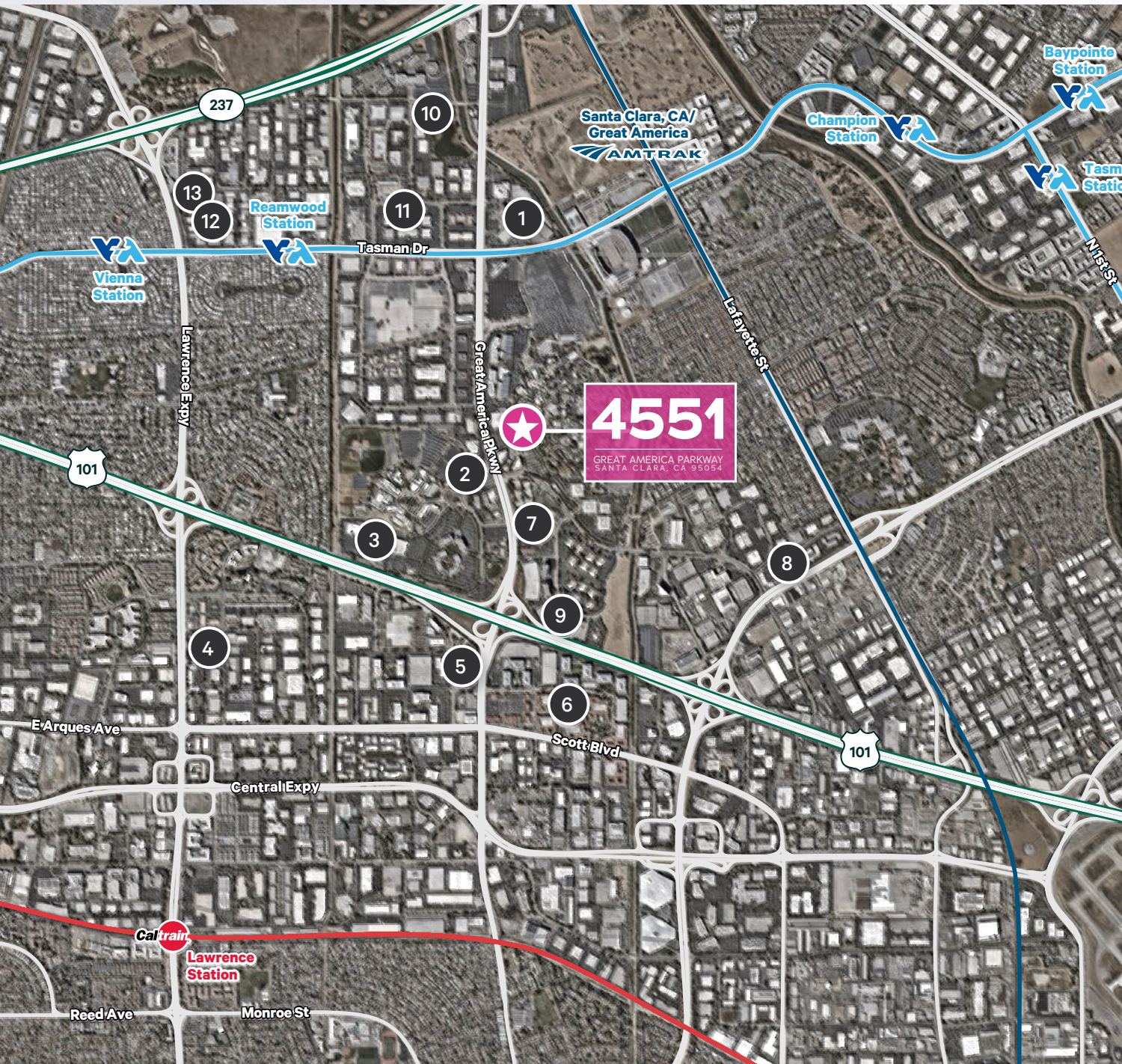
TRANSPORTATION MAP



CORPORATE NEIGHBORS MAP



AMENITIES MAP



- 1 Hyatt Regency & Convention Center
Truya Sushi
Evolution Cafe & Bar
Peet's Coffee
- 2 Villa Market
Tea Spot Cafe
Iguanas Burritozilla
Pizza My Heart
Santa Clara Privada
Amakai Japanese Cuisine
HiroNori Craft Ramen
- 3 **MERCADO**
In-N-Out
Tomatina
Subway
Jamba Juice
Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
Pho Hoa Noodle Soup
- 4 Una Mas
Merit Vegan
Bagel Place Cafe
Tasty Subs & Pizza
Chaats & Curry
Myzen Raman
Happy Lemon
St. Johns Bar & Grill
Mission City Cafe
Falafel Bite
Luv Pho
Pad Thai Cuisine
Panera Bread
24 Hour Fitness
City Sports
TOGO's
- 5 AC Marriott Hotel
Town Place Suites
The Plaza Suites
Embassy Suites
- 6 **SANTA CLARA SQUARE**
Whole Foods Market
CorePower Yoga
Chipotle
Gong Cha
Kumar's
Pacific Catch
Puesto
Tender Greens
Fleming's Steakhouse
Lula's Chocolates
Barebottle Brewing Co.
Opa! Santa Clara
Floodcraft Taproom
Il Fornaio
Starbucks
The Halal Guys
Silverlake Ramen
- 7 Kish Indian Kitchen & Bar
IHOP
Avatar Hotel
- 8 Teriyaki Madness
Starbucks
Element Hotel
Orange Theory Fitness
- 9 Pedro's Mexican
Birk's
- 10 Loop Neighborhood Market
TOGO's
- 11 1 Oz Coffee
- 12 Gobi Mongolian BBQ
Pho Queen Noodle House
Xiang Xiang Noodle
Susan's Donu
- 13 Johal Chatt & Curry
Momo Grill
Khana Indian Street Food
The Feast Indian Company
Taco De Oro
Mumu Hot Po



4551

GREAT AMERICA PARKWAY
SANTA CLARA, CA 95054

CONTACTS

VINCENT SCOTT

Executive Vice President
Lic. 01833636
+1 408 510 0213
vincent.scott@cbre.com

CHRIS SHEPHERD

Vice Chairman
Lic. 01707888
+1 408 898 6415
chris.shepherd@cbre.com

CHRISTINE BOWSER

Analyst
Lic. 02244775
+1 408 656 5383
christine.bowser@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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. 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 marks 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.