

MCCARTHY Center

Room to Grow, Space to Thrive

400

North McCarthy Blvd
Milpitas, CA
Multi-Tenant

flex+
WORKSPACE



CONVENIENT milpitas location

- ±1.1 million square foot, 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



WORK SMART.
live well.[®]



Workday Convenience

- UPS and FedEx drop boxes



- Complimentary WiFi
- Plush soft seating
- Bocce ball court
- BBQ stations
- Outdoor meeting and events

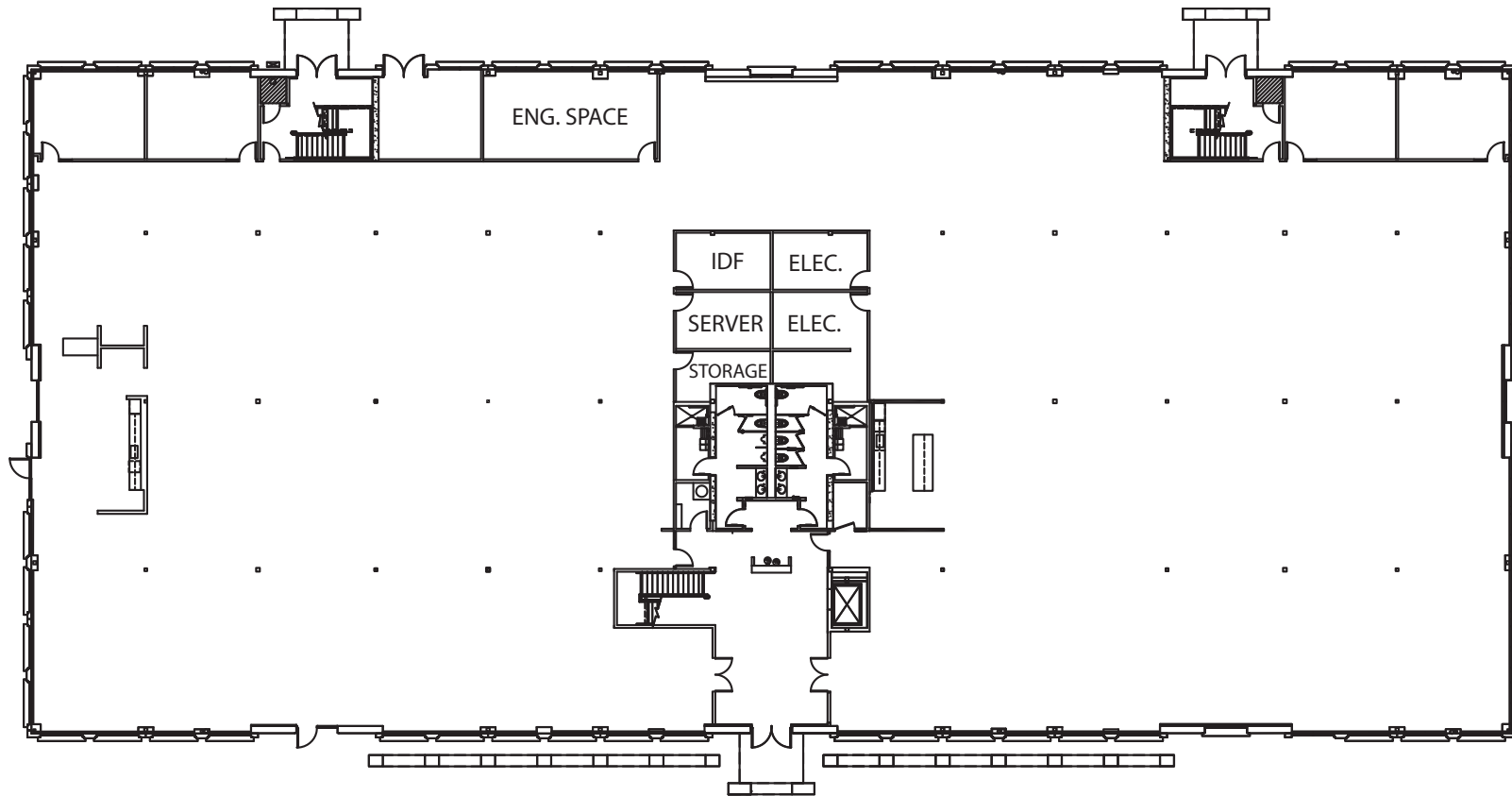


- Private fitness center
- Basketball league
- Volleyball court
- Walking trails

floor plan

FIRST FLOOR
SUITE 100

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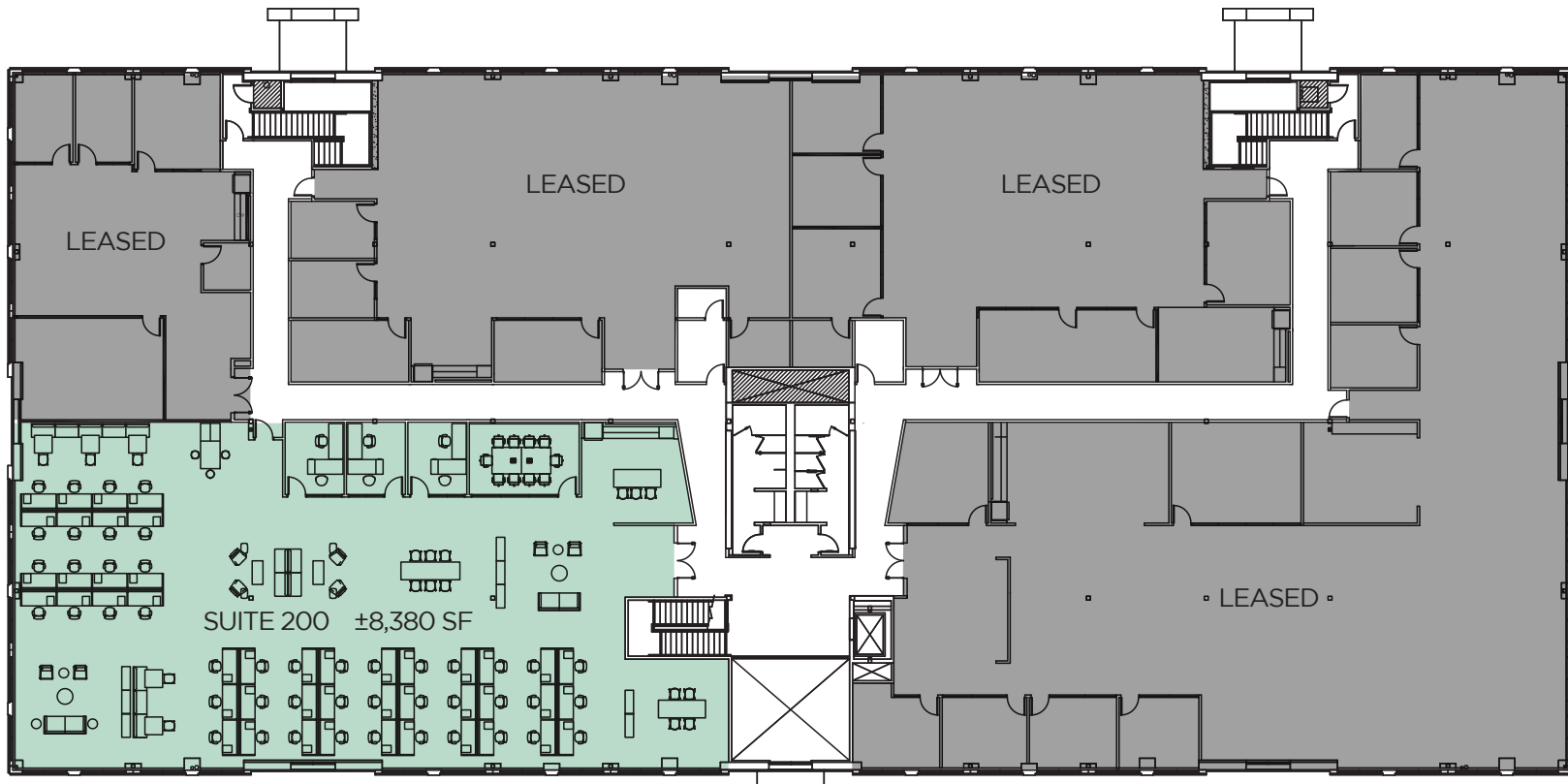


- ±30,487 SF, divisible to ±15,000 SF
- 4 private offices/conference rooms
- 2 break areas
- Engineering space
- Server rooms
- Electrical rooms
- Storage rooms
- Open ceiling plan, Title 24 compliant
- New restroom finishes with showers

floor plan

SECOND FLOOR
SUITE 200

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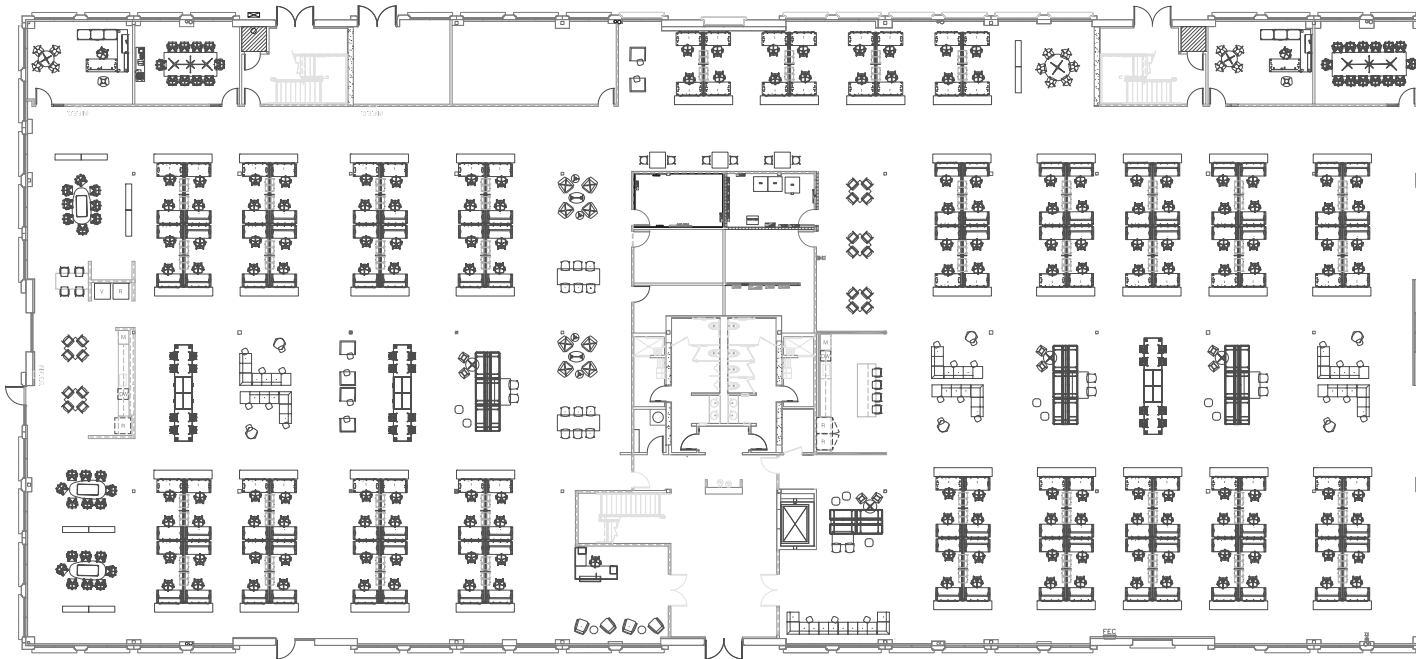
- ±8,380 SF
- Title 24 compliant LED lighting
- Efficient floor plan with expansive glassline
- New restroom finishes
- Brand new market ready condition
- Furnished suite 200 at an additional cost (\$0.65/sf)

test fit

SUITE 100

400

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INDIVIDUAL SPACES

- 1 Reception
- 2 Private Offices
- 160 Workstations

COLLABORATION SPACES

- 2 Enclosed Collaboration
- 42 Open Collaboration

SUPPORT SPACES

- 2 Open Break
- 1 Waiting
- 2 Lab
- 1 IT
- 1 IDF
- 1 Storage Room

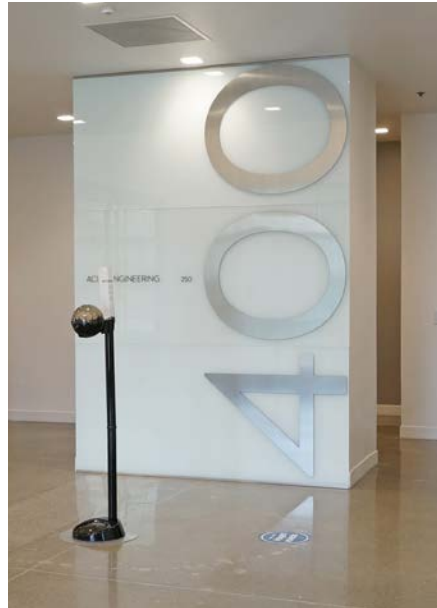
SHOWN HEADCOUNT

- 163

suite photos



Suite 100



Suite 200



Local Area

DRIVING TIMES

LEVI'S STADIUM

9 MIN.

CALIFORNIA'S GREAT AMERICA

11 MIN.

MOUNTAIN VIEW

14 MIN.

SUNNYVAYLE

17 MIN.

PALO ALTO

18 MIN.

McCARTHY CENTER

McCARTHY RANCH RETAIL CENTER

ED R. LEVIN COUNTY PARK

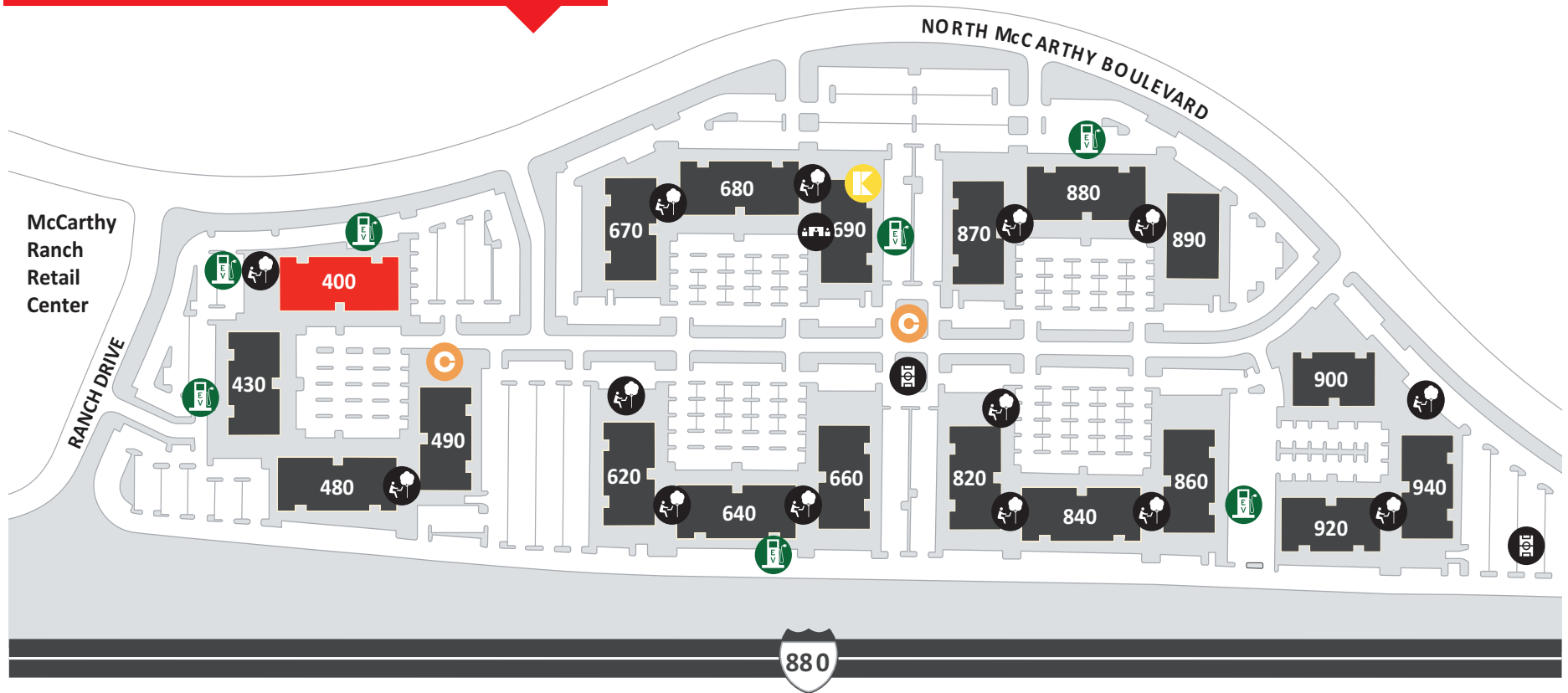


237



400

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EV Charging Station



Outdoor Workspace



KINETIC[™] Fitness Center



Conference Center



Sports Court



The Commons



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