

4500

GREAT AMERICA PARKWAY

4500

±6,289 SF - 32,263 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

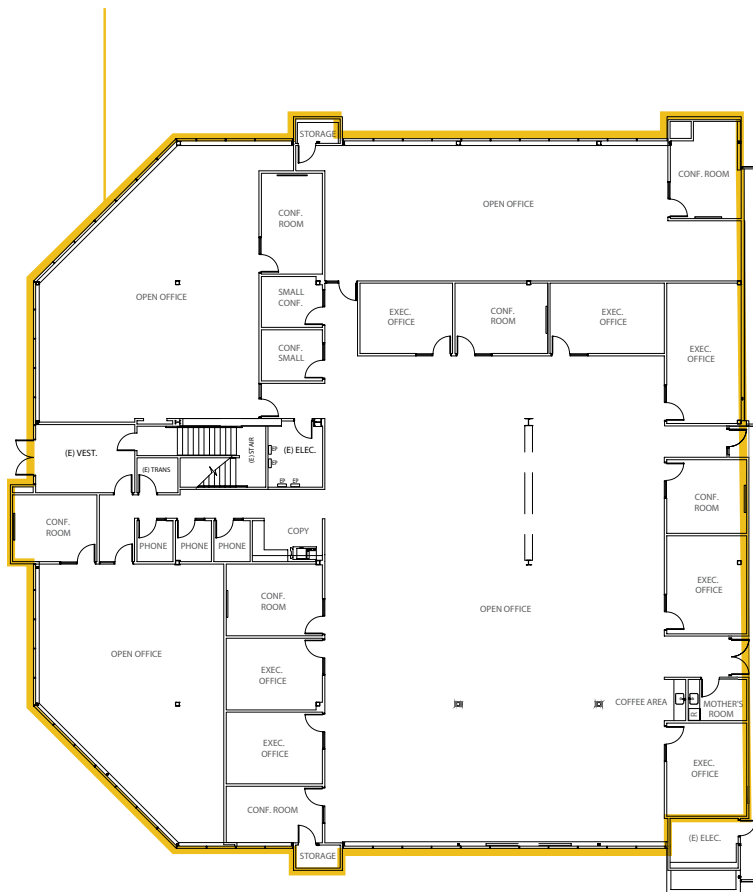
4500
GREAT AMERICA PARKWAY

FIRST FLOOR ±16,099 SF - ±32,263 SF

SUITE 100

±16,099 SF

- 7 Offices
- 9 Conference Rooms
- 3 Phone Rooms
- 2 Storage Rooms
- 1 Copy Area
- 1 Break Areas
- Mother Room



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 BUILD OUT

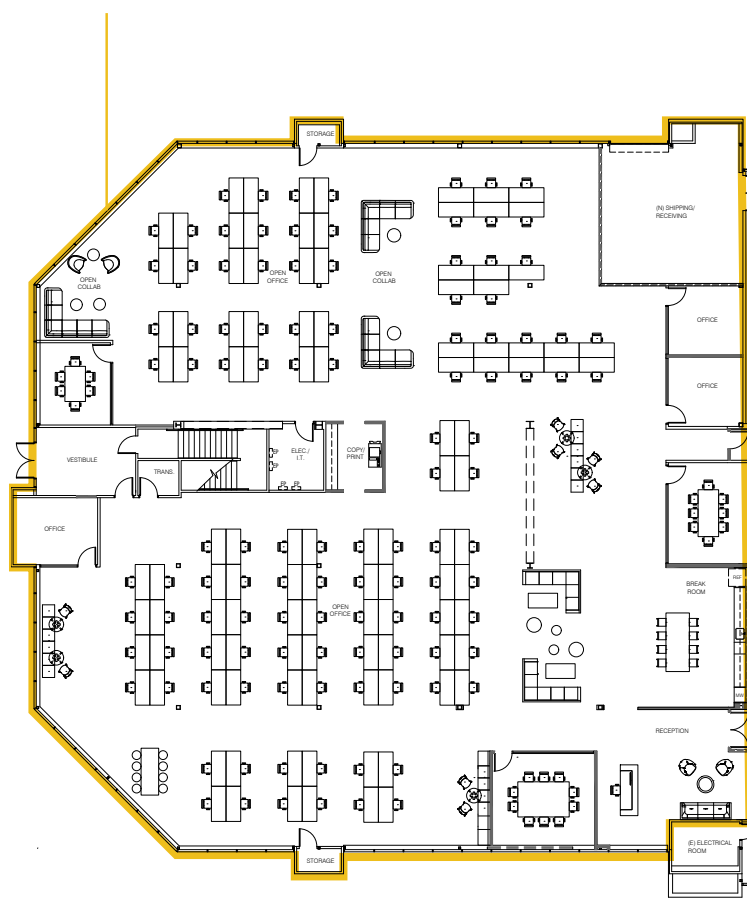
4500
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FIRST FLOOR ±16,099 SF - ±32,263 SF

SUITE 100

±16,099 SF

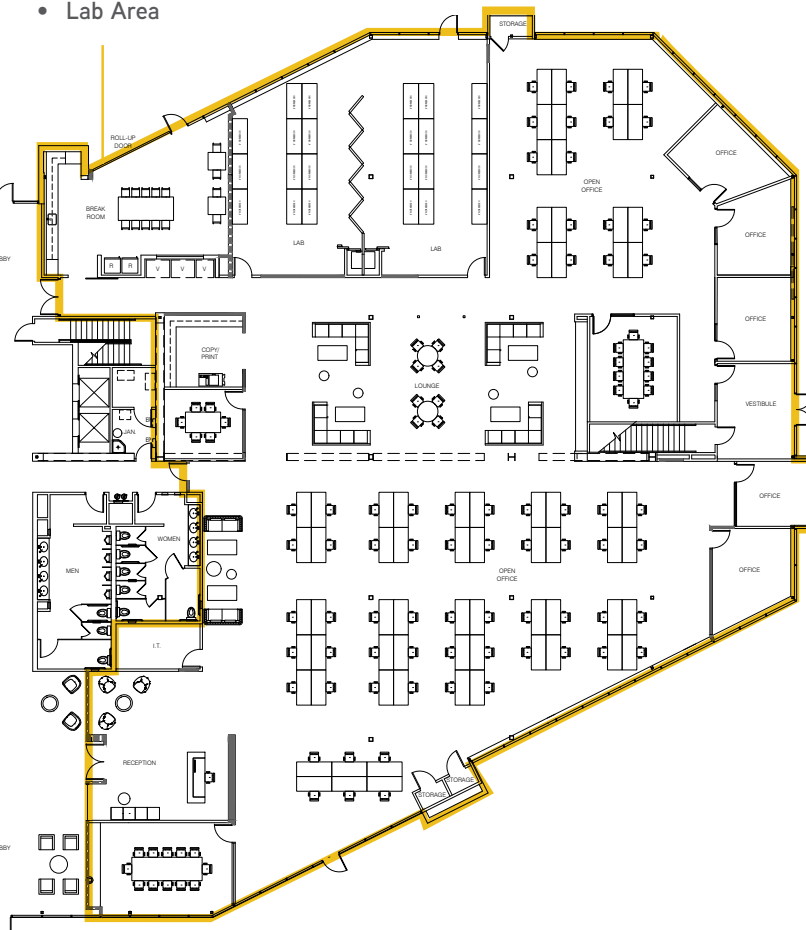
- 3 offices
- 3 conference rooms
- Break area
- 2 Storage rooms
- Open Office



SUITE 150

±16,164 SF

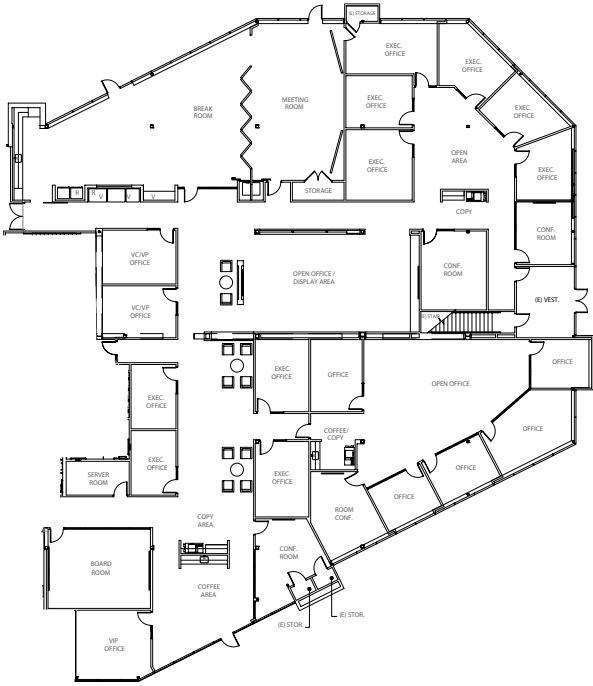
- 5 offices
- 3 conference rooms
- Break Room
- Lab Area
- 2 Storage
- 1 Copy area
- Open Office



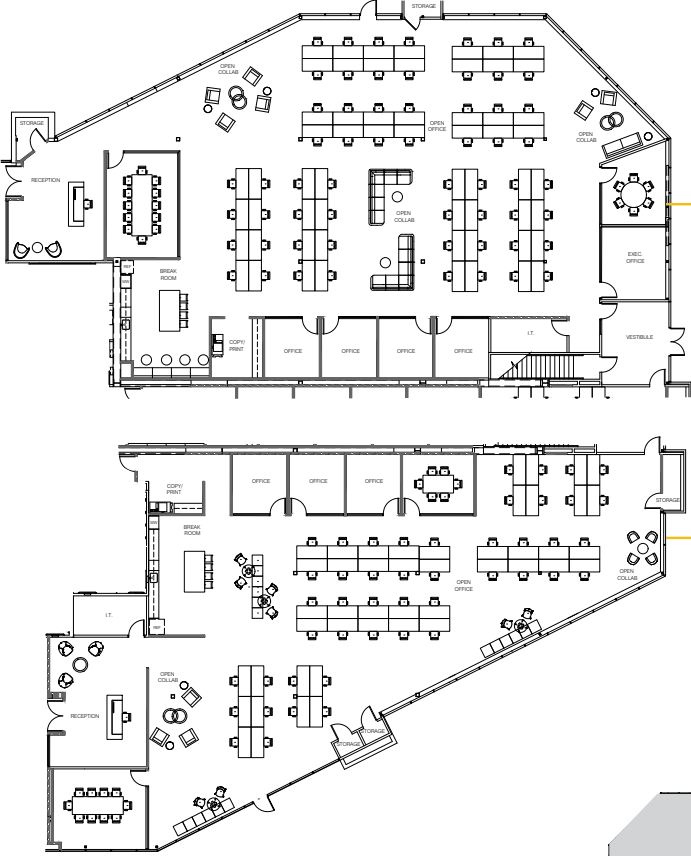
HYPOTHETICAL DEMISING PLAN

SUITE 150

EXISTING



HYPOTHETICAL



SUITE 150A

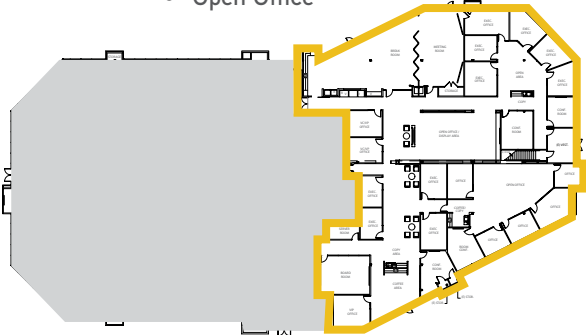
±8,897 SF

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

SUITE 150B

±7,268 SF

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



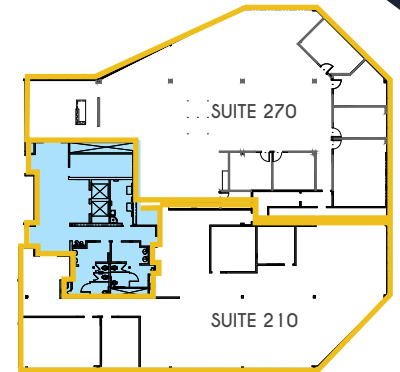
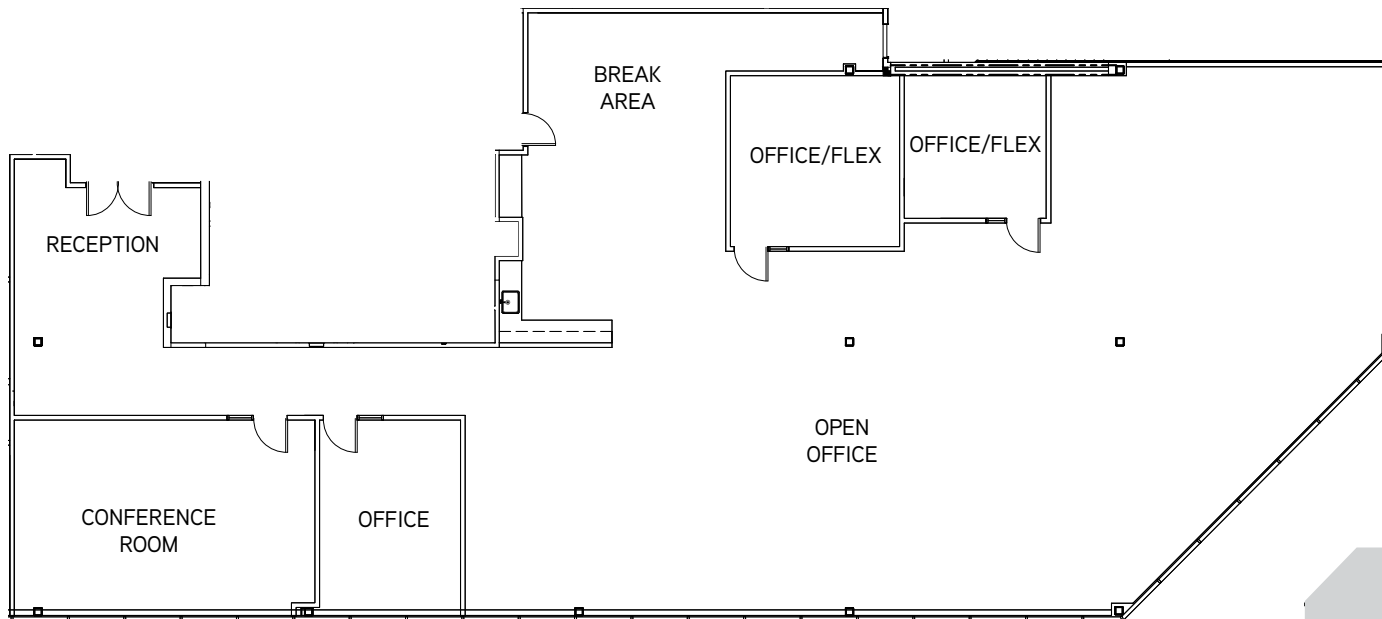
FLOORPLAN

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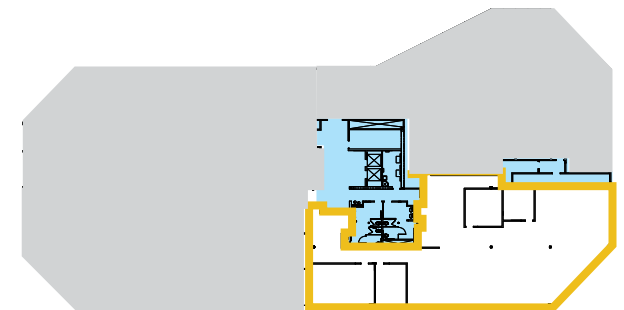
SUITE 210

±6,289 SF

- 3 Offices
- 10-Person Conference Room
- Open Office
- Break Area
- Reception
- Available 6/30/2025



CONTIGUOUS WITH SUITE
270 FOR ±13,143 SF



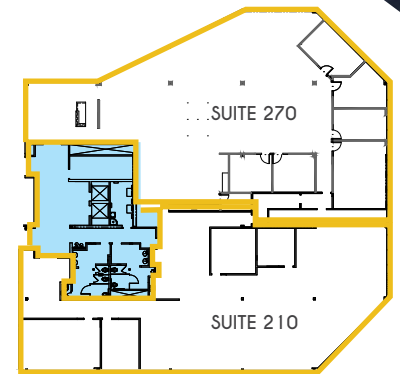
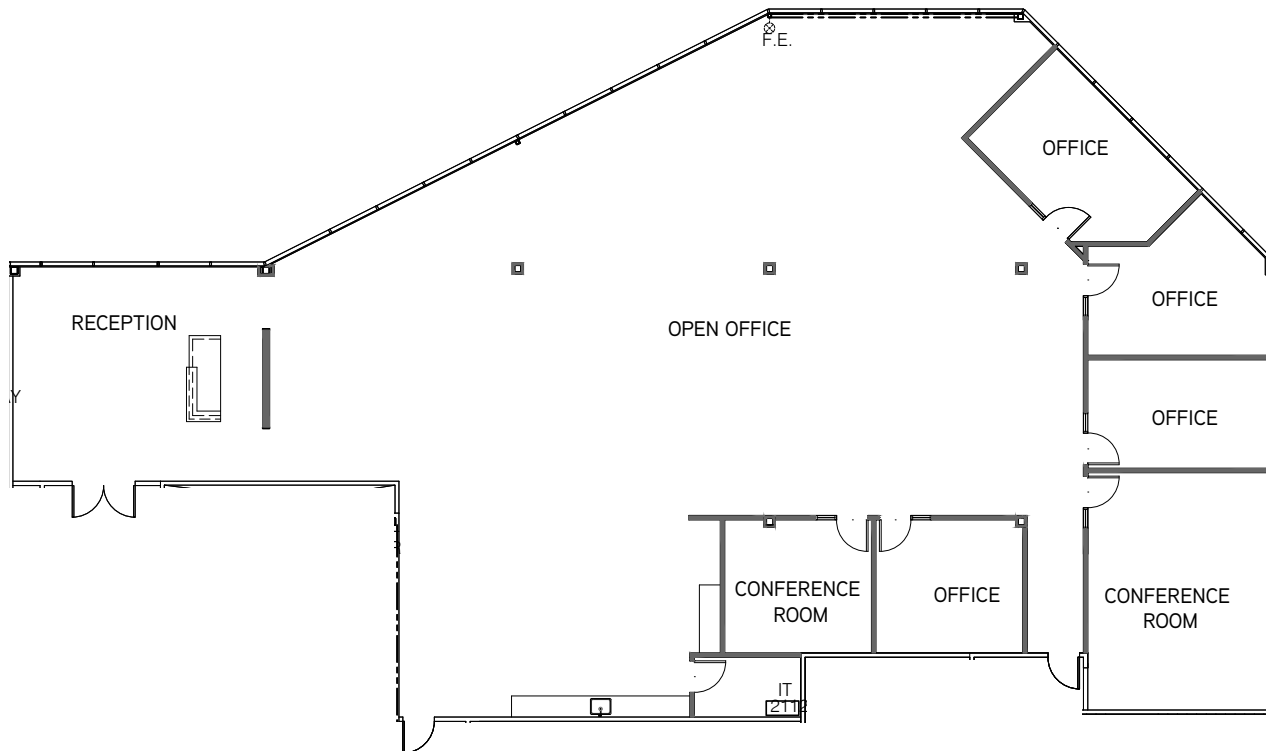
FLOORPLAN

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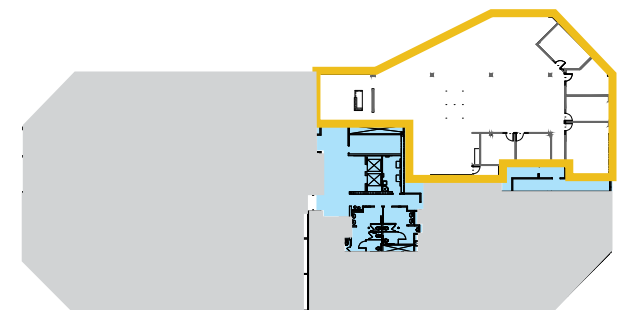
SUITE 270

±6,854 SF

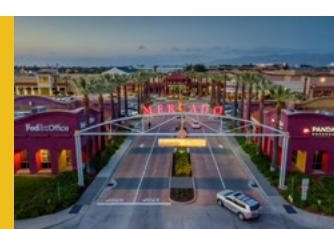
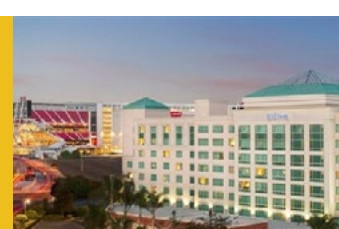
- 4 Offices
- 2 Conference Rooms
- Server Room
- Open Office
- Break Area
- Reception
- Available 6/30/2025



CONTIGUOUS WITH SUITE
210 FOR ±13,143 SF



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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California's
Great America

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

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

4500



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Professionally Managed by:

ORCHARD
COMMERCIAL

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