

4500



GREAT AMERICA PARKWAY



**±6,289 SF - 32,263 SF
CLASS A OFFICE/R&D AVAILABLE**

Colliers



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

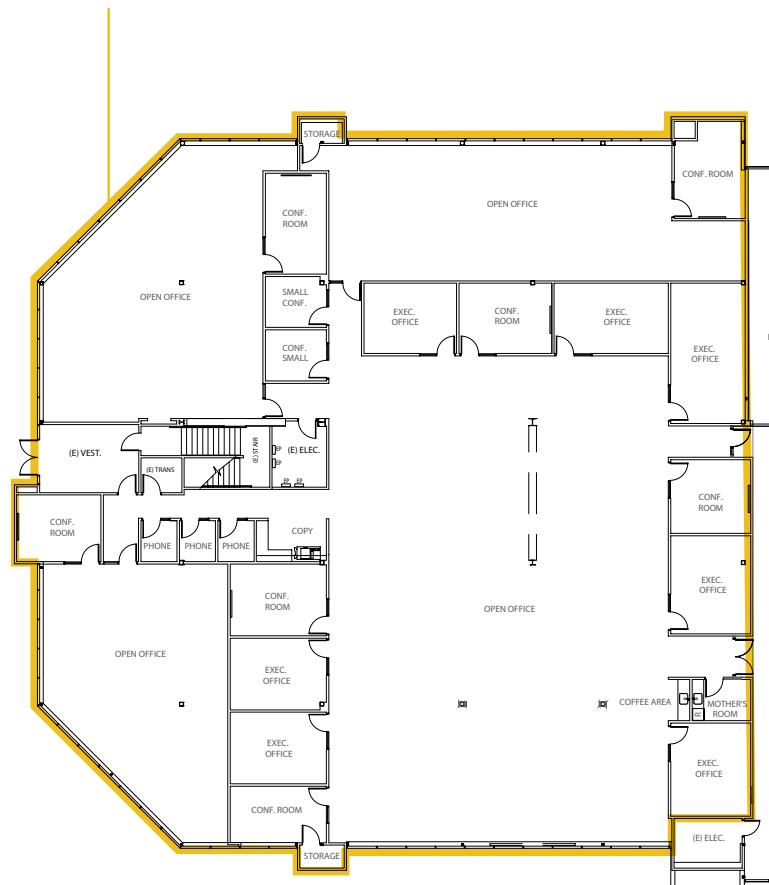
4500
GREAT AMERICA PARKWAY

FIRST FLOOR $\pm 16,099 \text{ SF} - \pm 32,263 \text{ SF}$

SUITE 100

$\pm 16,099 \text{ SF}$

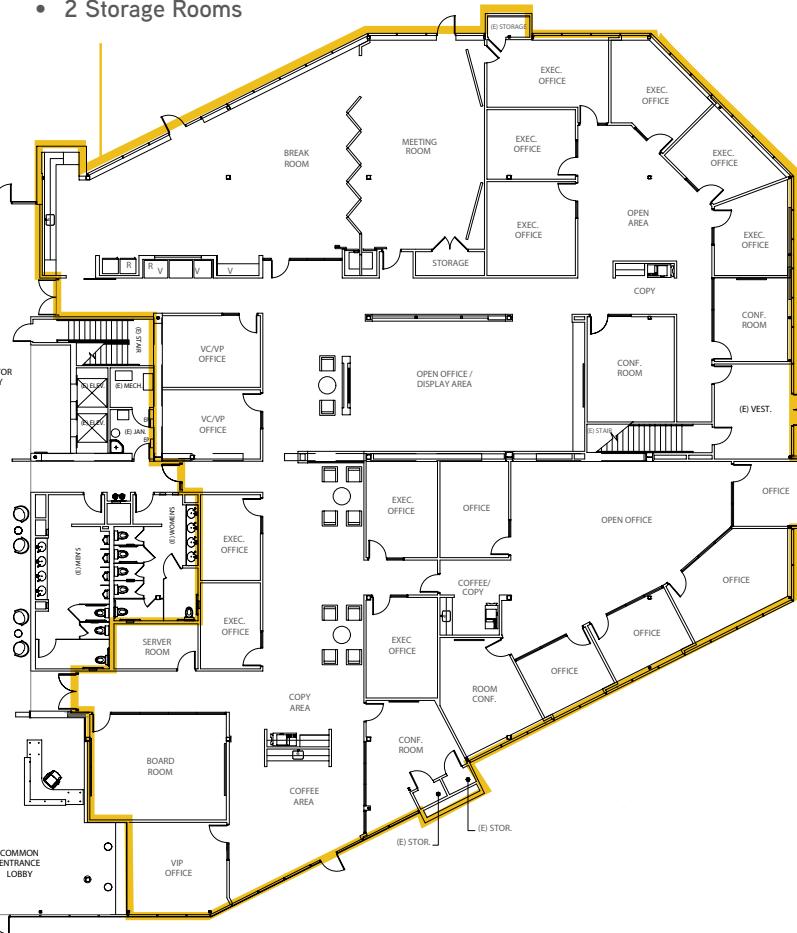
- 7 Offices
- 9 Conference Rooms
- 3 Phone Rooms
- 2 Storage Rooms
- 1 Copy Area
- 1 Break Areas
- Mother Room



SUITE 150

$\pm 16,164 \text{ SF}$

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



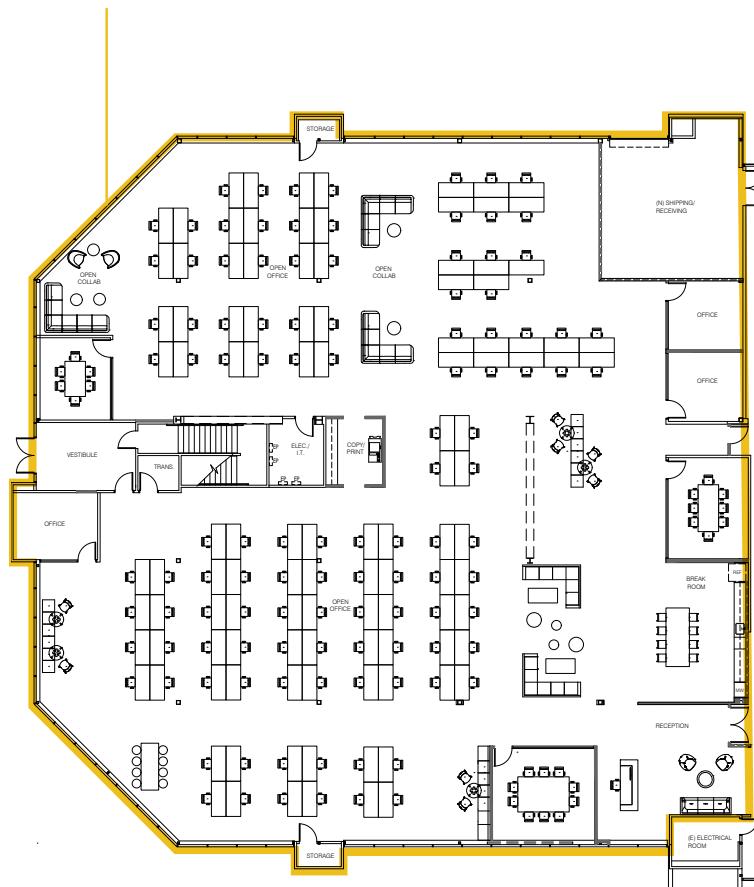
HYPOTHETICAL BUILD OUT

FIRST FLOOR $\pm 16,099$ SF - $\pm 32,263$ SF

SUITE 100

$\pm 16,099$ SF

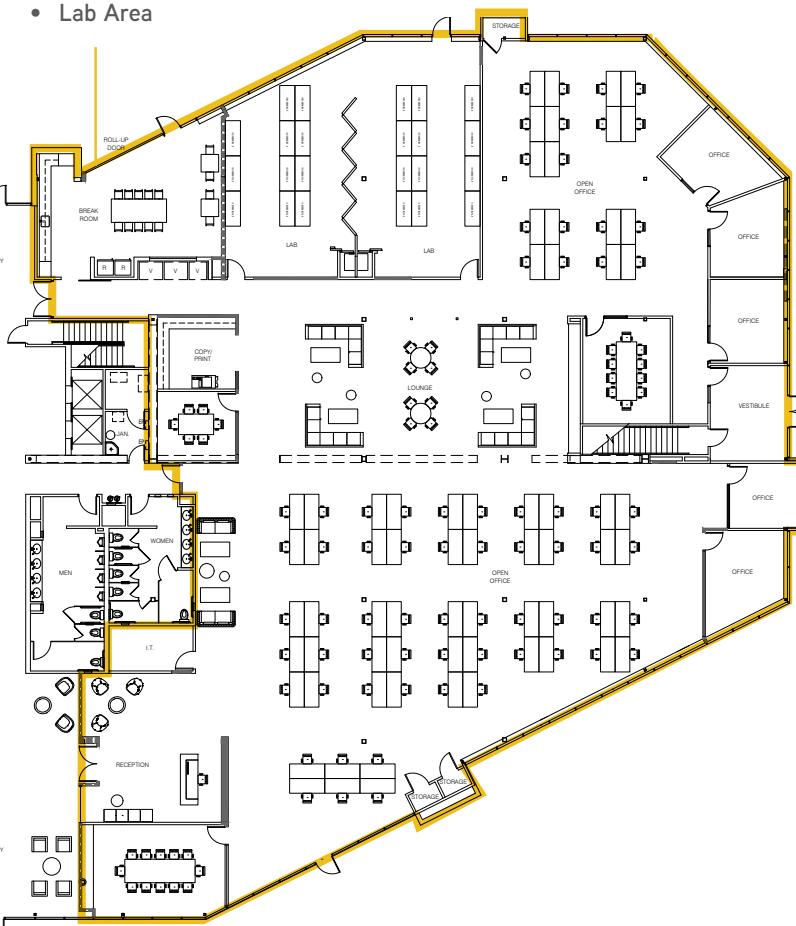
- 3 offices
- 3 conference rooms
- Break area
- 2 Storage rooms
- Open Office



SUITE 150

$\pm 16,164$ SF

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



HYPOTHETICAL DEMISING PLAN

4500

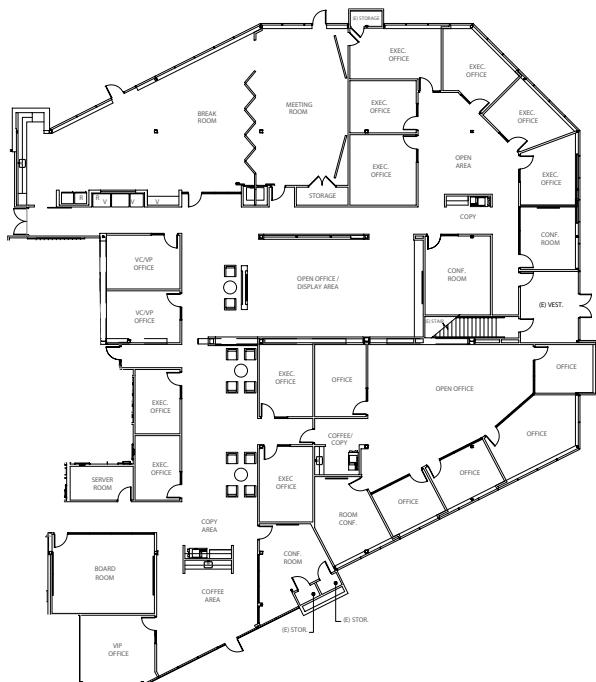


GREAT AMERICA PARKWAY

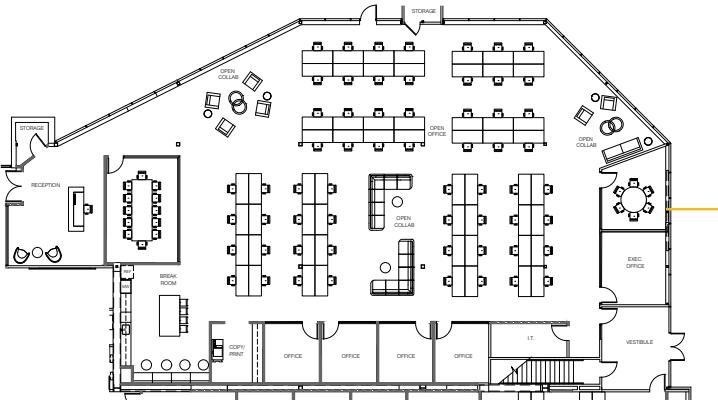


SUITE 150

EXISTING



HYPOTHETICAL



SUITE 150A

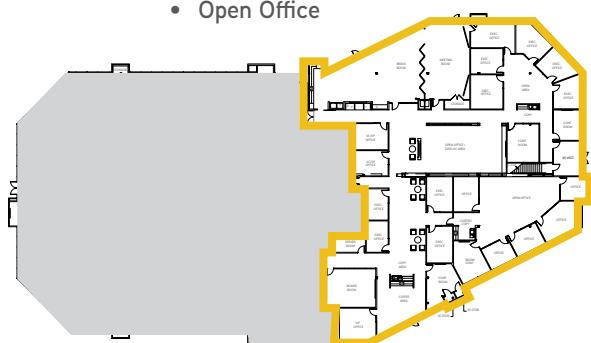
±8,897 SF

- 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

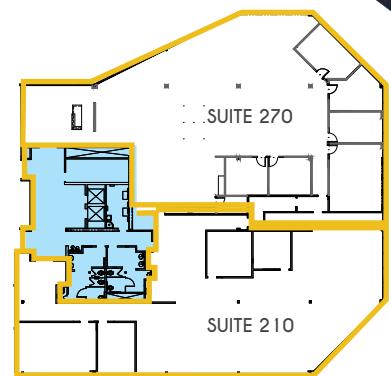
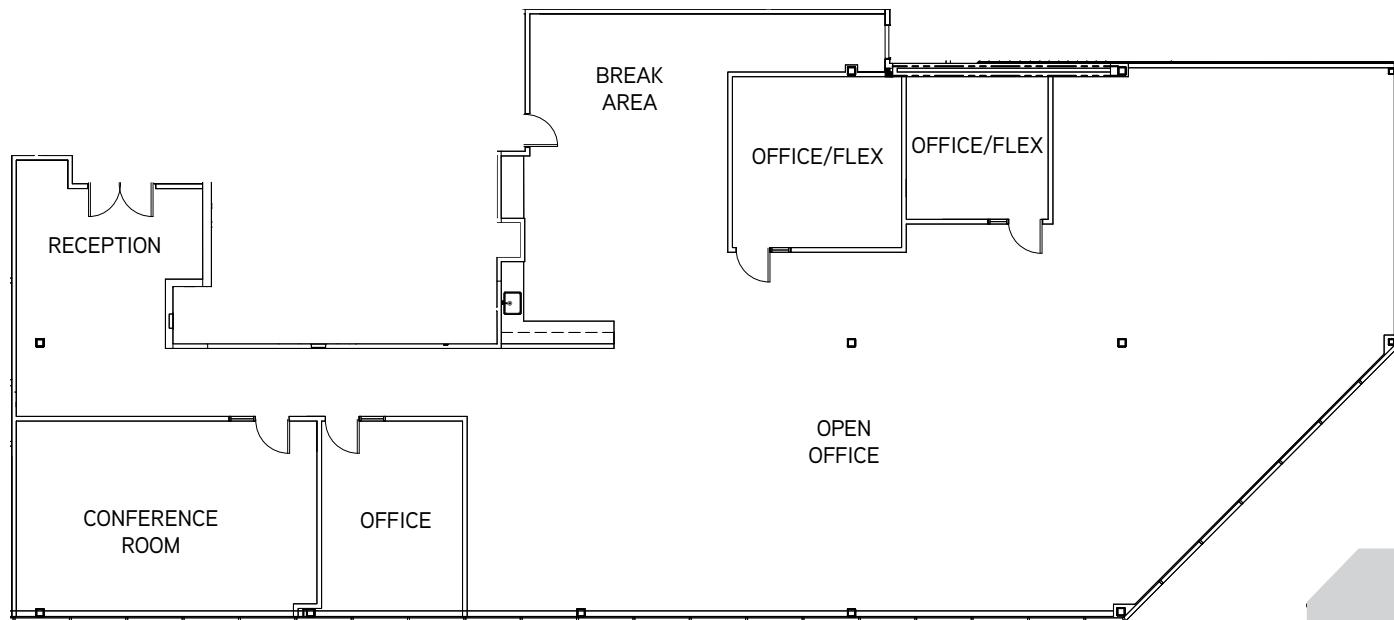
4500 
GREAT AMERICA PARKWAY



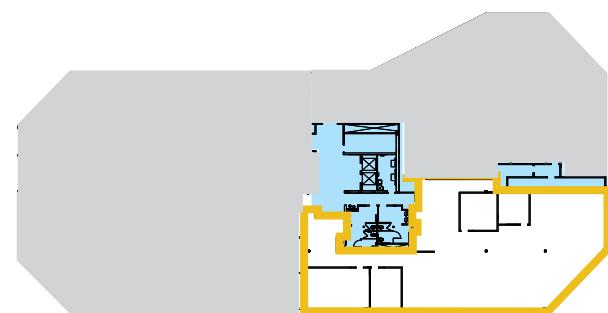
SUITE 210

$\pm 6,289$ SF

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



CONTIGUOUS WITH SUITE
270 FOR $\pm 13,143$ SF



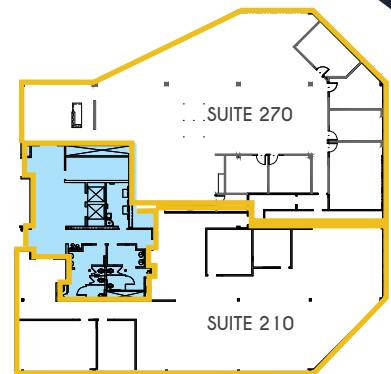
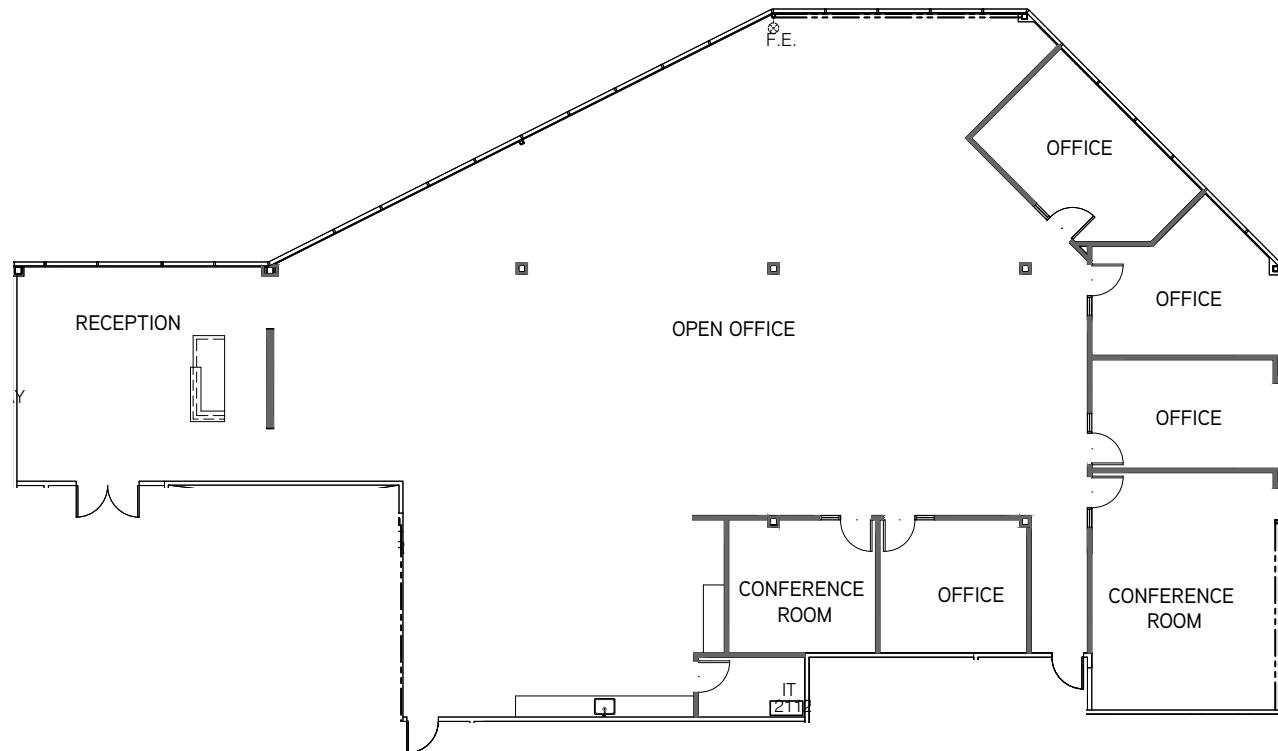
FLOORPLAN

4500
GREAT AMERICA PARKWAY

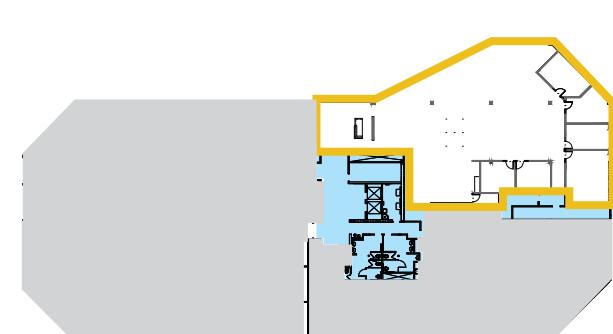
SUITE 270

$\pm 6,854$ SF

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



CONTIGUOUS WITH SUITE
210 FOR $\pm 13,143$ SF



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



4500



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Professionally Managed by:



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