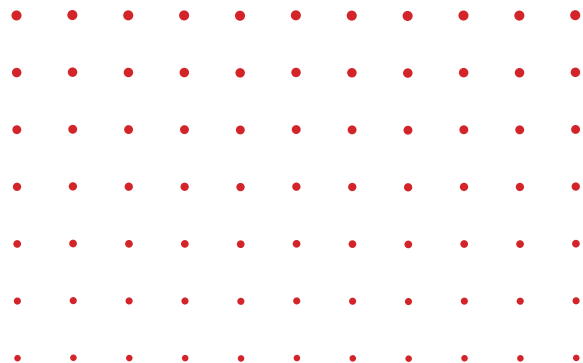


**GREAT • • • • •
AMERICA • • • • •
C • MM • NS • • • • •
• • • • • • • • • •**

4555 – 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CA

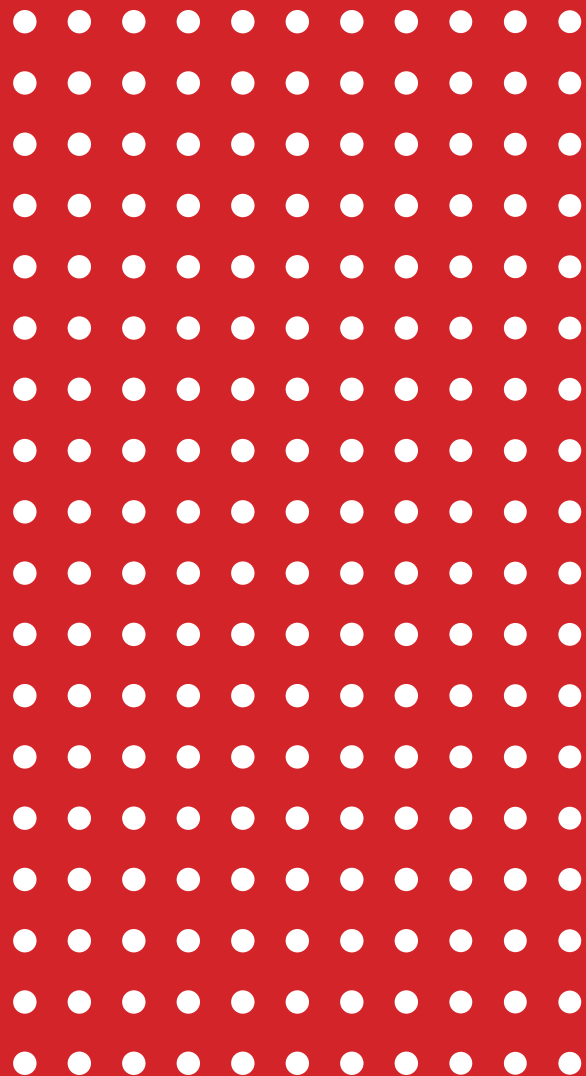
CLASS A OFFICE WITH SUPERIOR R&D INFRASTRUCTURE



±16,925 – ±145,790 SF

CLASS A OFFICE/R&D FOR LEASE

GREATAMERICACOMMONS.COM



GROWTH : READY

Built for a growth-ready company with up to 145,790 SF available.

Great America Commons is your opportunity to make space for exceptional people, at scale.

THE GREAT OUTDOORS



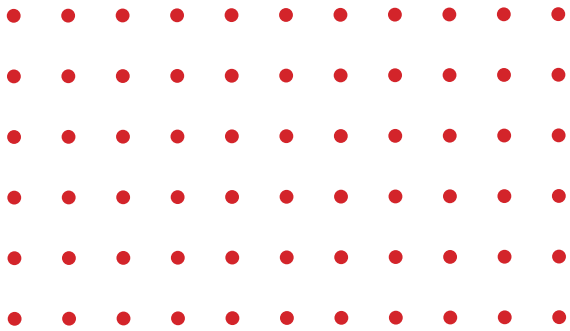
With 103,000 SF of outdoor amenities, designed to promote wellness, Great America Commons offers an assortment of recreational activities to support productivity, wellness & creativity.



fitwel[™] CERTIFIED ★ ★

ENERGY : RENEWED

At the heart of Great America Commons is Harvest Hall, a solar-powered zero energy amenity building. Enjoy a wide variety of organic food made fresh daily and meeting spaces, all while reaffirming your company's commitment to sustainability and climate consciousness.



ENTERTAINMENT COURTYARD WITH BBQ



OUTDOOR THEATER & DINING



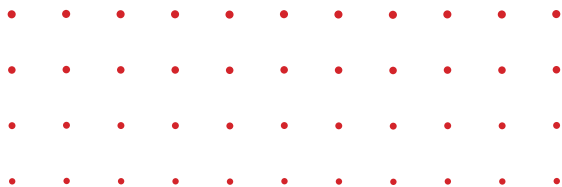
FIREWALL LOUNGE

H ▴ RVEST H ▴ LL



COMFORT : BOOSTED

Harvest Hall is a full service cafe offering breakfast, lunch & customized catering options for the next big meeting or event. Tenants enjoy gourmet dishes made with organic ingredients while they dine indoors, outdoors or in the office.





WORK : REFRESHED

THE MEADOW was designed to provide a serene outdoor lounge so tenants could step away and enjoy nature: fresh air, garden pathways & sunrays for a dose of vitamin D.

WELCOME : CHANGE

Renovated Lobby to welcome guests or hold a relaxed meeting.
New Monument Signage highly visible from Great America Parkway.



HIGHLIGHTS



CLASS A OFFICE/R&D

Two Class A 6-story Buildings with large efficient floorplates (±55K SF)



DEDICATED

Responsive On-Site Management



3.13/1,000

Structured and Surface Parking with 112 EV Charging stalls



AMENITY RICH HARVEST HALL

Zero Net Energy Amenity Building, Food Hall & Catering, Fitness Facility with Lockers & Showers, Training Room, Board Room



OUTDOOR GATHERING

103,000 SF of Outdoor Space Featuring a Conference Room, Gaming Lawn/Putting Green, Volleyball & Basketball Courts, Fireside Lounge, BBQ with Outdoor Amphitheater Seating and Giant Screen, and Large Landscaped Meadow



WIRED CERTIFIED GOLD, LEED SILVER CERTIFIED & FITWEL CERTIFIED

Offering exceptional digital connectivity to meet modern technological demands. Showcasing our commitment to sustainable design and reducing environmental impact. Prioritizing health and wellness through thoughtful, people-centered design and operations.



SUPERIOR POWER

Three 2500KVA transformers to each building with supply ~4000 Amps, 277/480v. 12,000 Amps to project providing exceptional power.

HARVEST HALL AMENITY BUILDING : ZERO ENERGY BUILDING



SOLAR POWER

A 1.4 MW solar power system covering the upper decks of both parking structures, providing shade and approximately 2.4 GWh/year of clean, renewable energy



EV CHARGING STATIONS

Structured and Surface Parking with 112 EV Charging stalls



LIGHTING

High efficiency LED lighting fixtures in both parking structures and within the amenities building



LIGHTING CONTROLS

Advanced lighting controls that respond to daylighting levels, occupancy, and specific lighting requirements for individual lit areas



HVAC

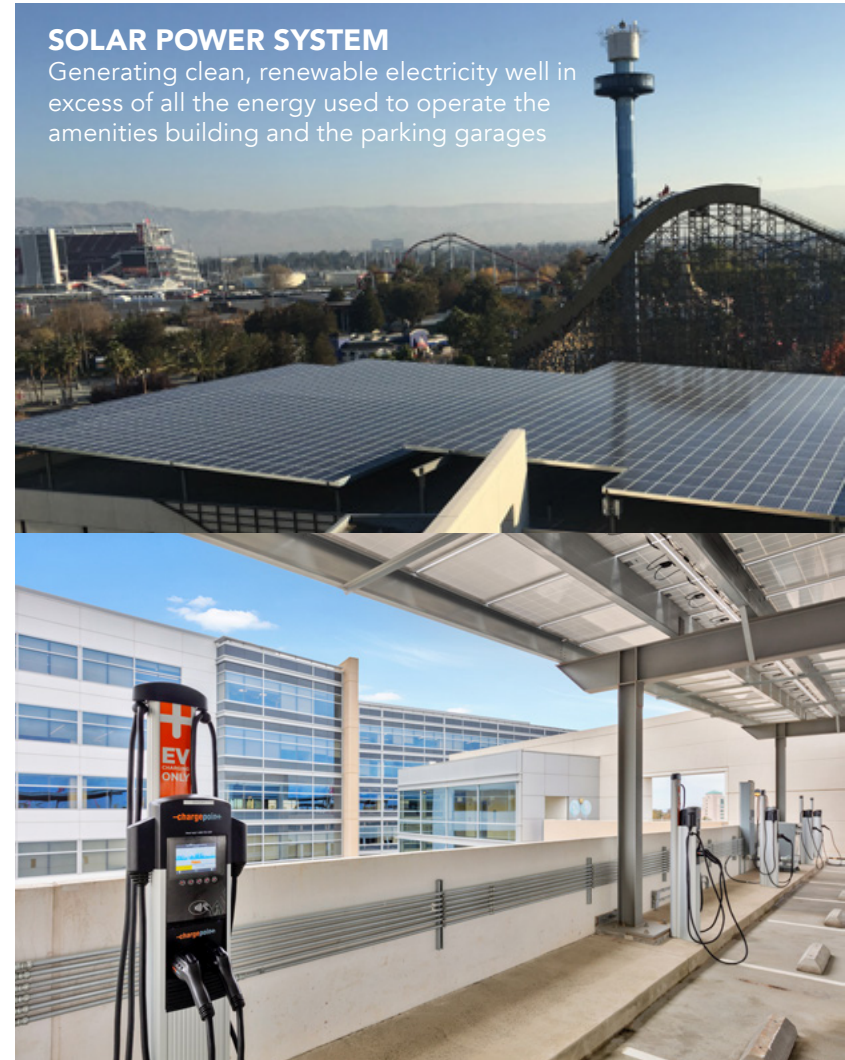
High efficiency HVAC upgrades

WHAT IS A "ZERO ENERGY BUILDING"?

Zero energy buildings (ZEBs) are ultra-efficient new construction and deep energy retrofit projects that consume only as much energy as they produce from clean, renewable resources. The solar parking canopy system installed on the upper levels of the Great America Commons parking structures supplies more than 100% of the energy consumed by the amenities building and parking structures combined, leading to the facility's listing on the New Buildings Institute's registry of emerging and verified Zero Energy retrofit buildings.

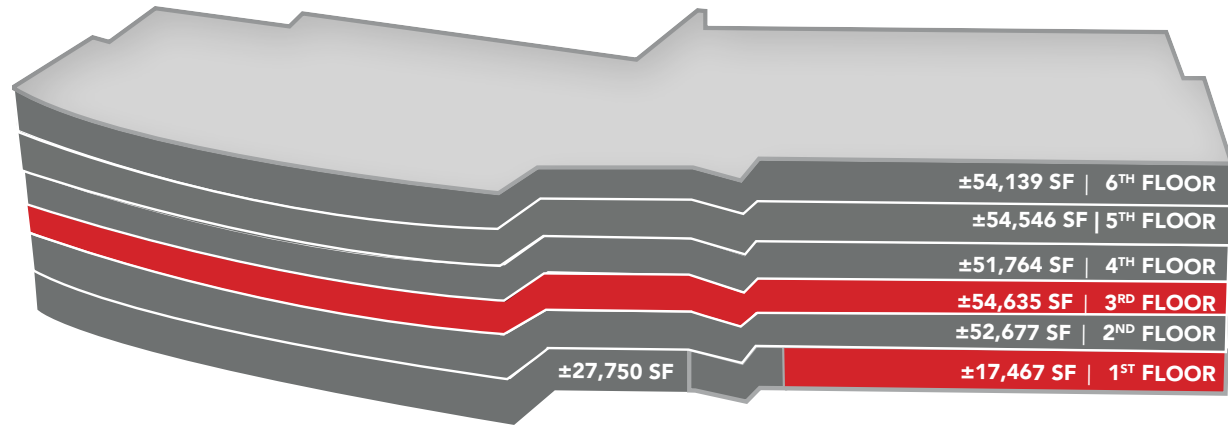
SOLAR POWER SYSTEM

Generating clean, renewable electricity well in excess of all the energy used to operate the amenities building and the parking garages



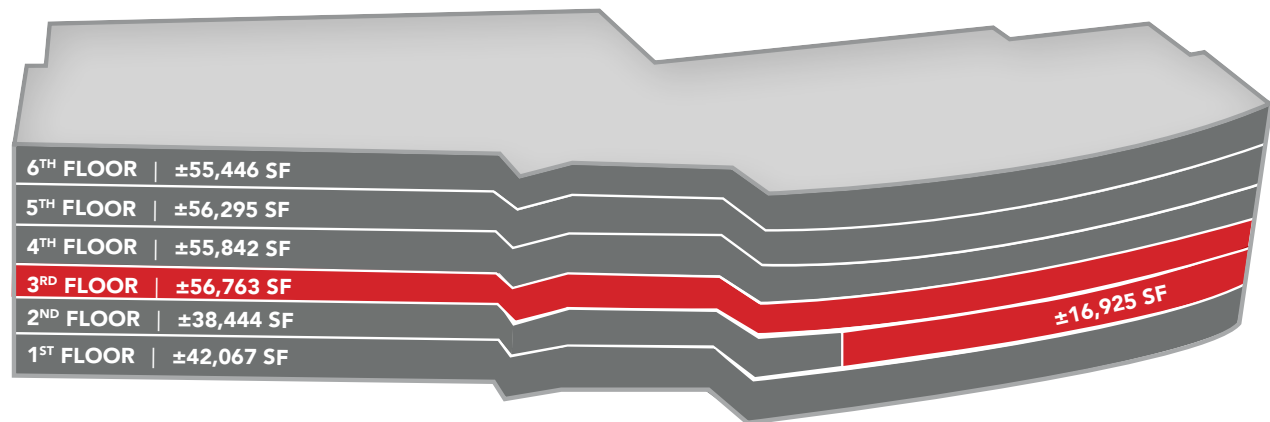
STACKING PLANS

4655



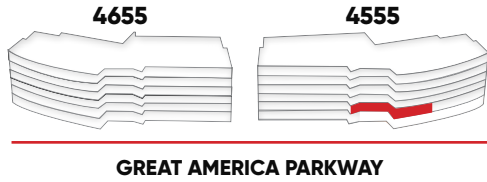
4555

[SUITE 240 VIRTUAL TOUR](#)
CLICK HERE



■ AVAILABLE ■ LEASED

4555 GREAT AMERICA : SUITE 240 ±16,925 SF



HIGHLIGHTS

- (142) Workstations
- (3) Offices
- (2) Phone Rooms
- (4) Conference Rooms
- (1) Mother's Room
- (1) IDF Room

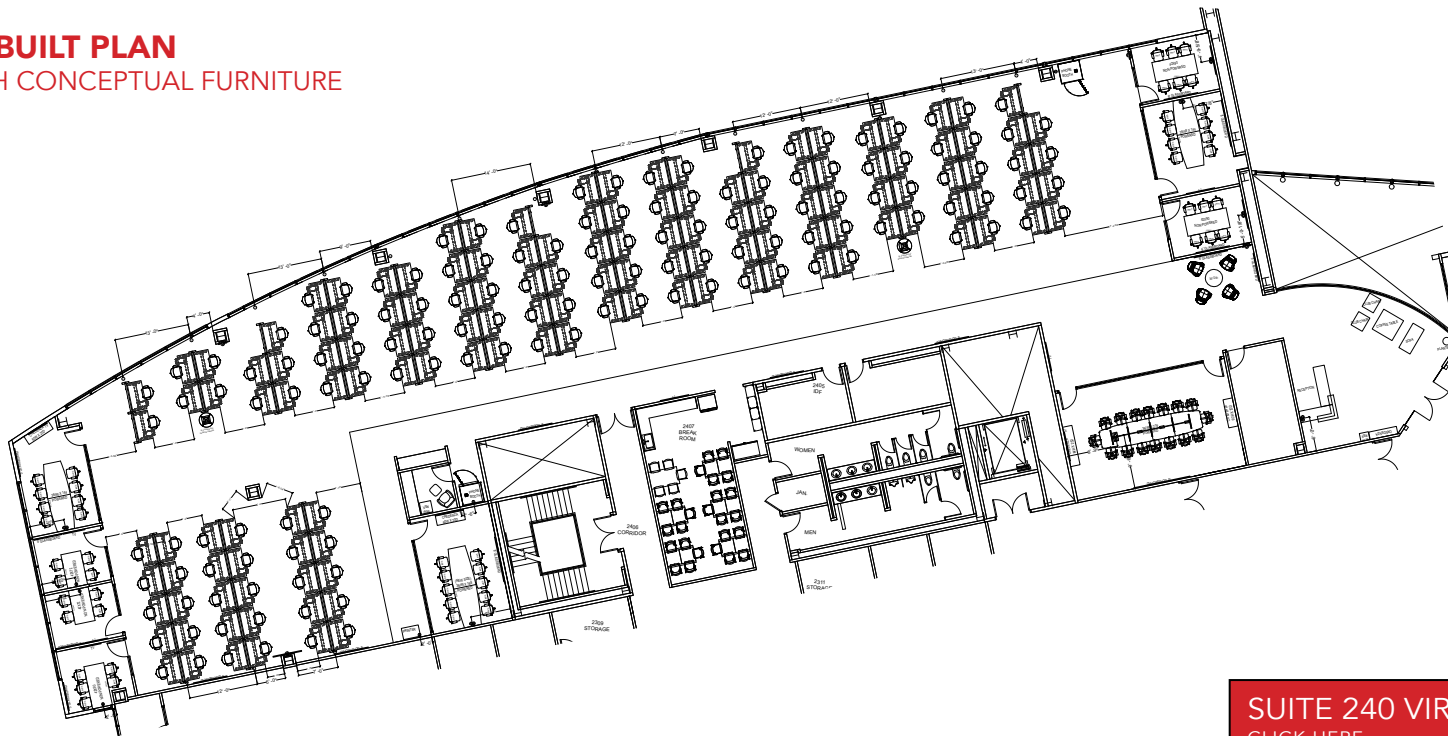
PRO-RATED POWER TO SUITE

- 300 Amps 120/208v
- 100 Amps 277/480v

GREAT AMERICA PARKWAY

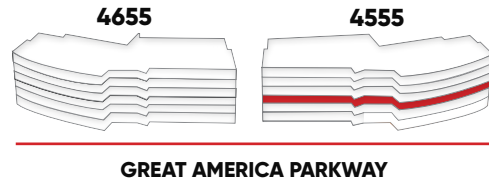
AS-BUILT PLAN

WITH CONCEPTUAL FURNITURE



[SUITE 240 VIRTUAL TOUR](#)
[CLICK HERE](#)

4555 GREAT AMERICA : SUITE 300 ±56,763 SF



MARKET READY PLANNED

FLOOR POWER

- 1,200 Amps 120/208v
- 800 Amps 277/480v

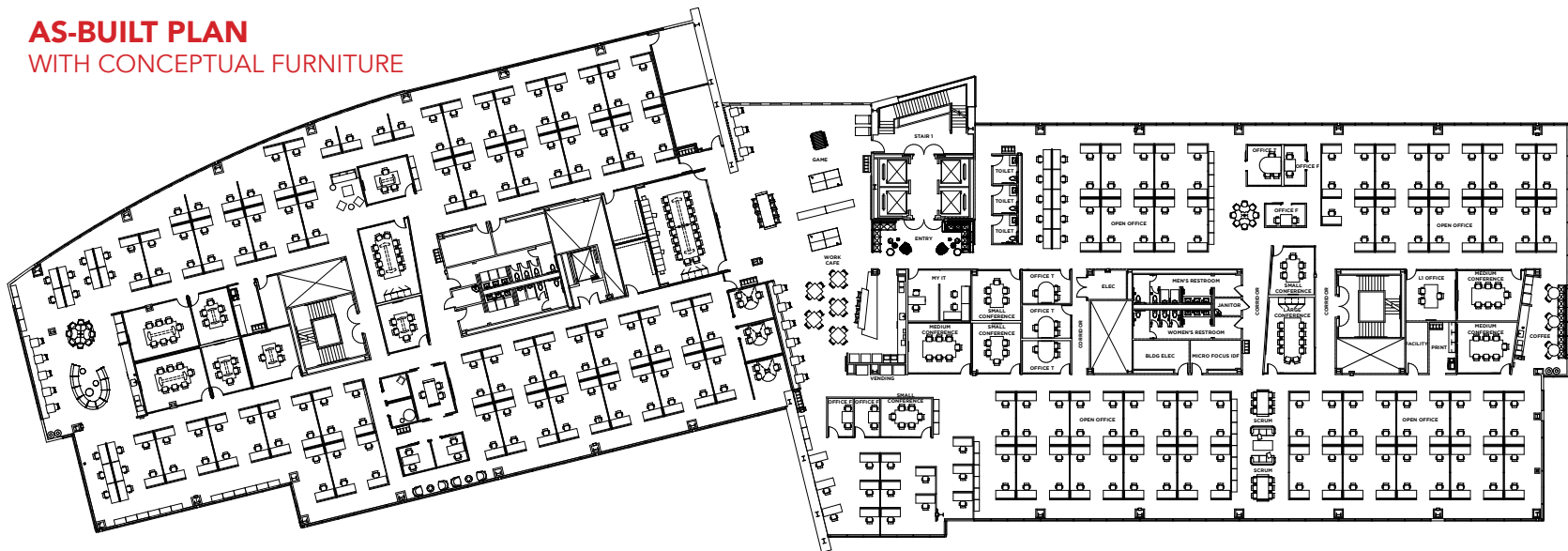
SUPPLEMENTAL POWER AVAILABLE

- 400 AMPS 277/480V
- 1,600 AMPS 120/208V

GREAT AMERICA PARKWAY

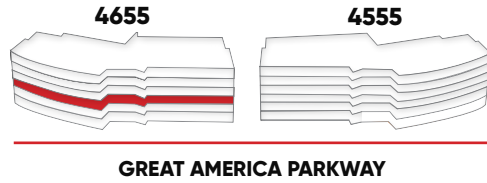
AS-BUILT PLAN WITH CONCEPTUAL FURNITURE

PATRICK HENRY DRIVE



13

4655 GREAT AMERICA : SUITE 301 ±54,635 SF



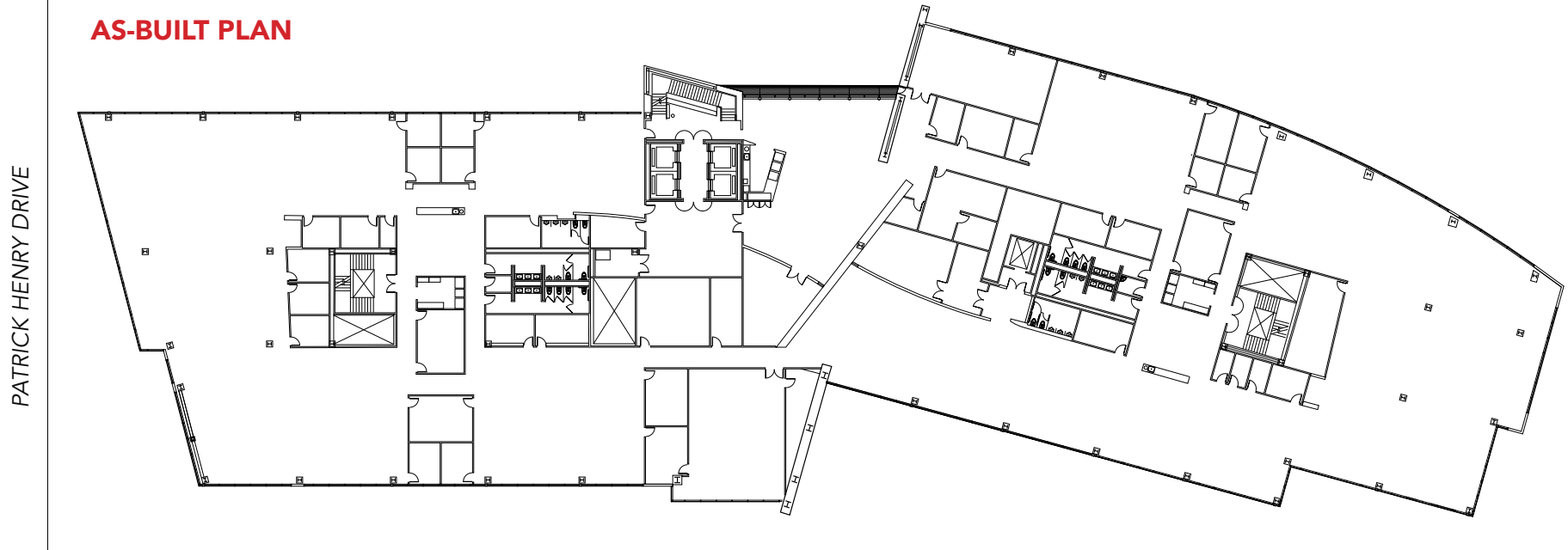
FLOOR POWER

- 2,400 Amps 120/208v
- 800 Amps 277/480v

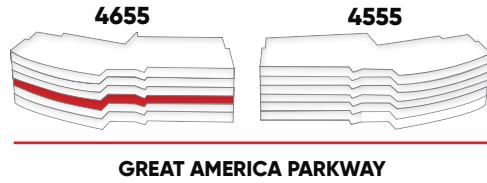
MARKET READY PLANNED

GREAT AMERICA PARKWAY

AS-BUILT PLAN



4655 GREAT AMERICA : SUITE 301 ±54,635 SF



FLOOR POWER

- 2,400 Amps 120/208v
- 800 Amps 277/480v

MARKET READY PLANNED

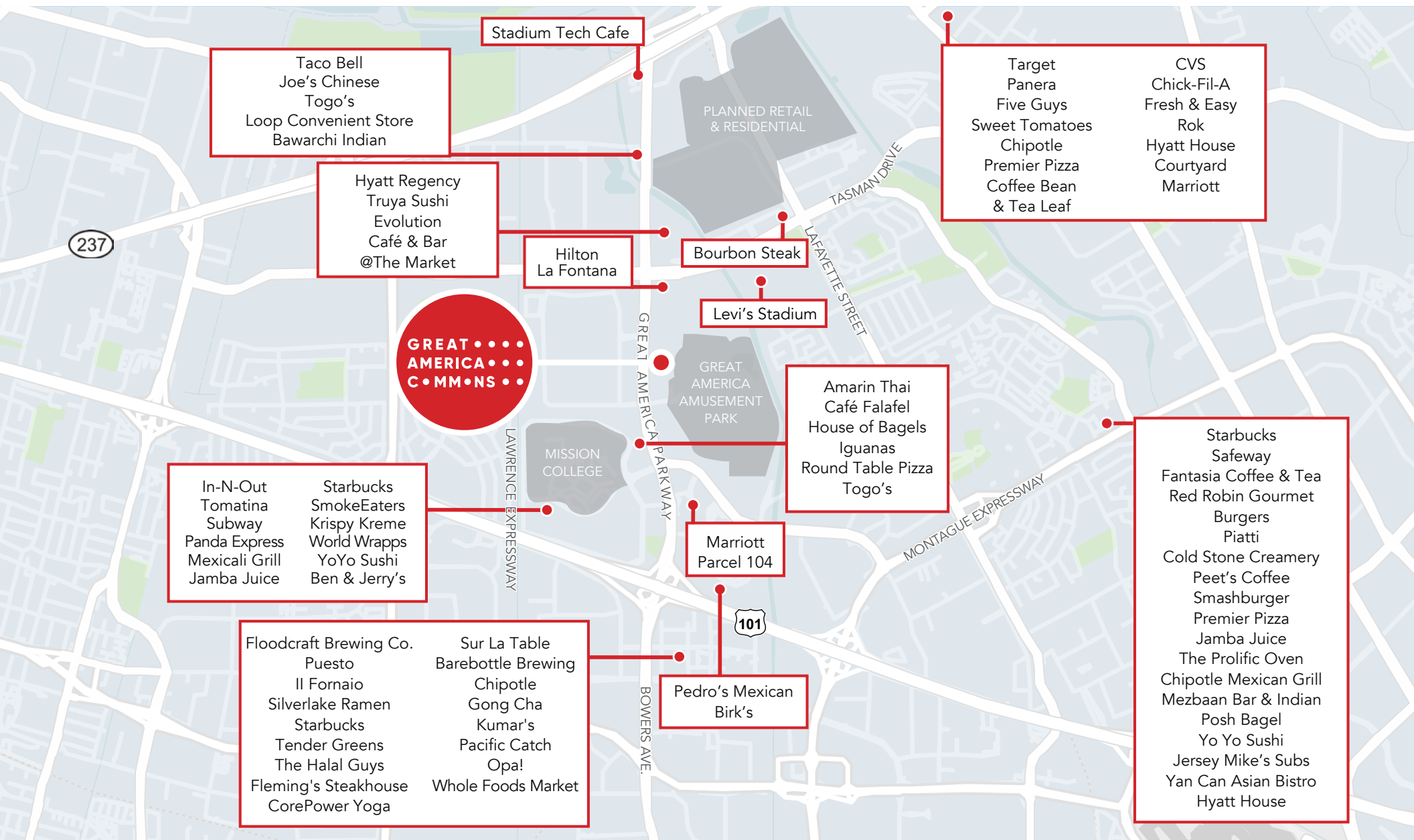
GREAT AMERICA PARKWAY

AS-BUILT CONCEPTUAL PLAN MULTI-TENANT

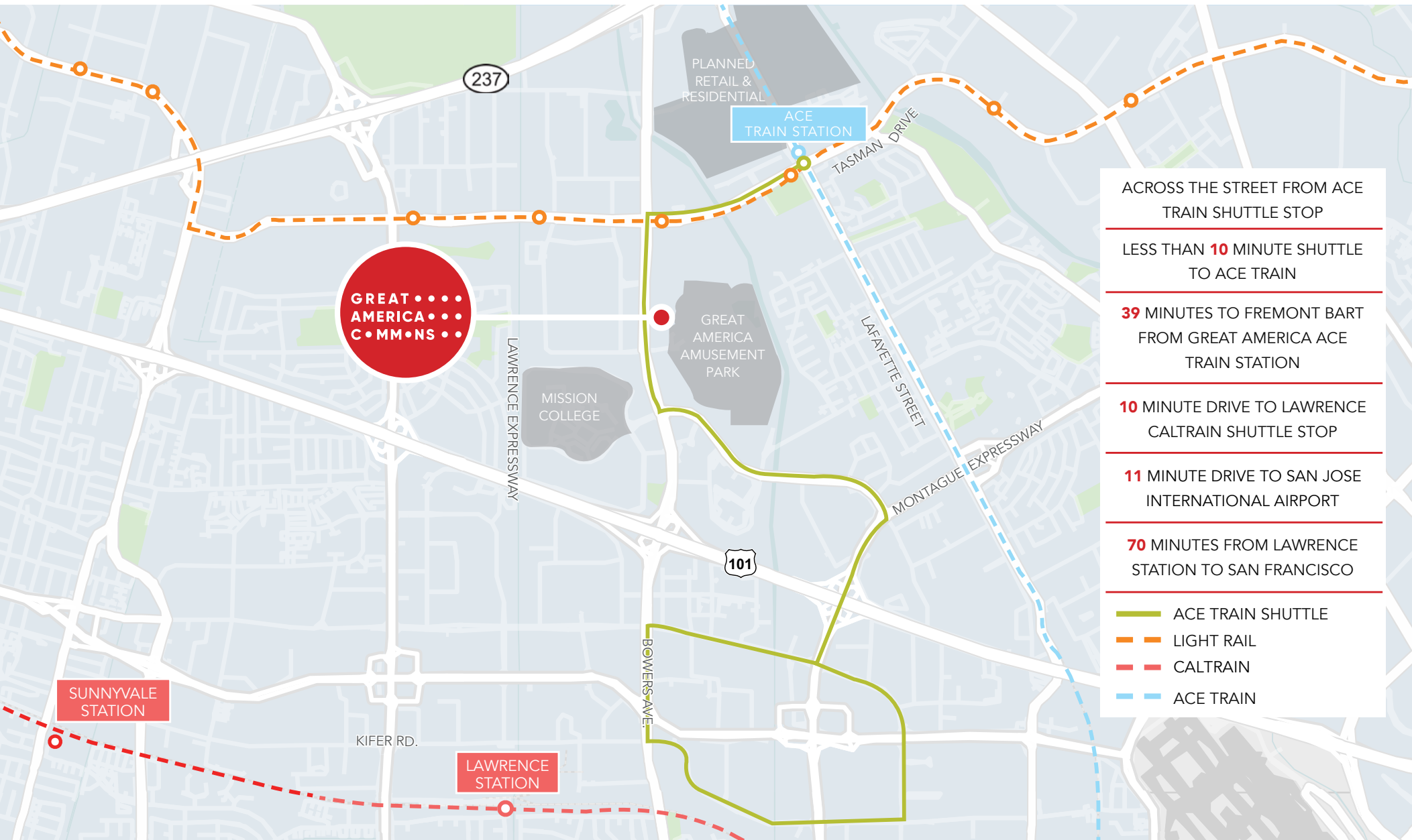
PATRICK HENRY DRIVE

FLOOR PLAN COMING SOON

AMENITIES



TRANSPORTATION



GREAT AMERICA COMMONS



4555 & 4655 GREAT AMERICA PARKWAY, SANTA CLARA, CALIFORNIA

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ELLIS PARTNERS

