

# McCARTHY

CENTER

## 870 N. McCarthy Blvd.

MILPITAS, CA

Suite 200 | ±13,262 SF

### NEW COMPETITIVE LEASE TERMS

BROKER BONUS  
**\*\$1/SF**

3+ YEAR LEASE DEALS  
NEW CUSTOMERS

Valid for 870 N McCarthy, Suite 200 only.  
Exclusions apply. Expires 6/30/2026.



# OVERVIEW

## WORKPLACE

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: Open-air gathering areas with barbecue stations and shaded seating
- Kinetic Fitness: Private fitness center with state-of-the-art equipment and group classes
- The Eatery: On-site dining featuring fresh made-to-order options for breakfast or lunch
- Venue: Three tech-enabled conference rooms with available lounge and kitchenette
- EV charging
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby



237

MCCARTHY RANCH  
MARKETPLACE

**870 N. MCCARTHY BLVD.**

SUITE 200 | ±13,262 SF

880

# WORKPLACE Amenities

## ON-SITE CONVENIENCES

- The Eatery, on-site dining
- Venue Meetings & Events
- UPS and FedEx drop boxes
- EV Charging

## THE COMMONS

- Open-air gathering areas with shaded seating
- Bocce ball court
- Barbecue stations

## KINETIC

- Private fitness center
- Basketball court
- Volleyball court
- Walking paths

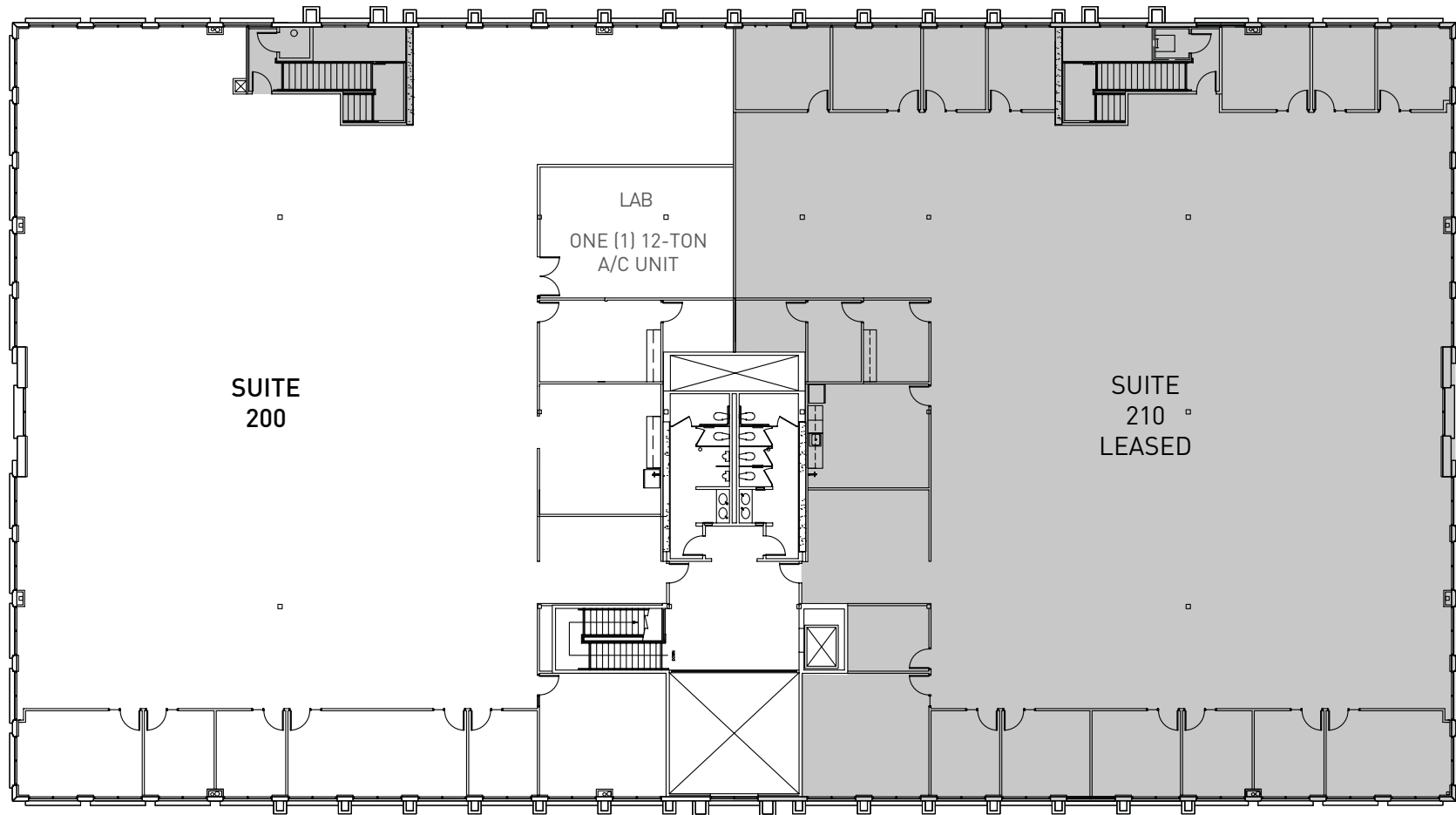


# INTERIOR Photos



# FLOOR Plan

870 N. MCCARTHY BLVD., SUITE 200, MILPITAS  
±13,262 SF



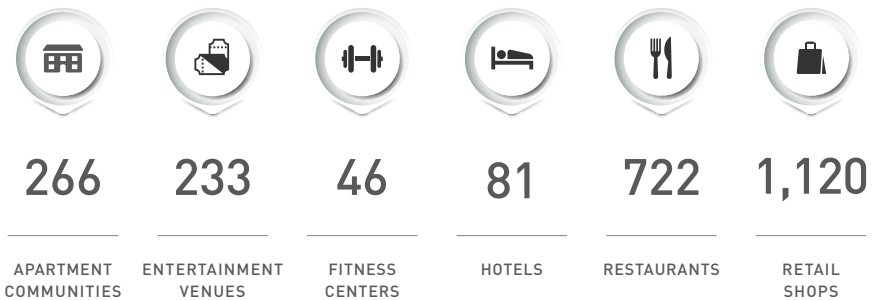
- 4 Private offices
- 2 Conference rooms
- Reception area
- Break area
- Lab
- Copy room
- Electrical room
- Open workspace
- Expandable to 400 amps @ 480/120 volts
- One (1) 12-ton A/C unit
- Title 24 Compliant lighting and new finishes throughout the suite



# McCARTHY CENTER

## Area Map

Be where teams want to work with convenient access to Highway 237 and Interstate 880, resort-style living at North Park and dining, retail and entertainment at McCarthy Ranch Marketplace.



WITHIN A 5-MILE RADIUS

# WE CREATE PLACES THAT Bring People Together to Succeed

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

## Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

## Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

## Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

## Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

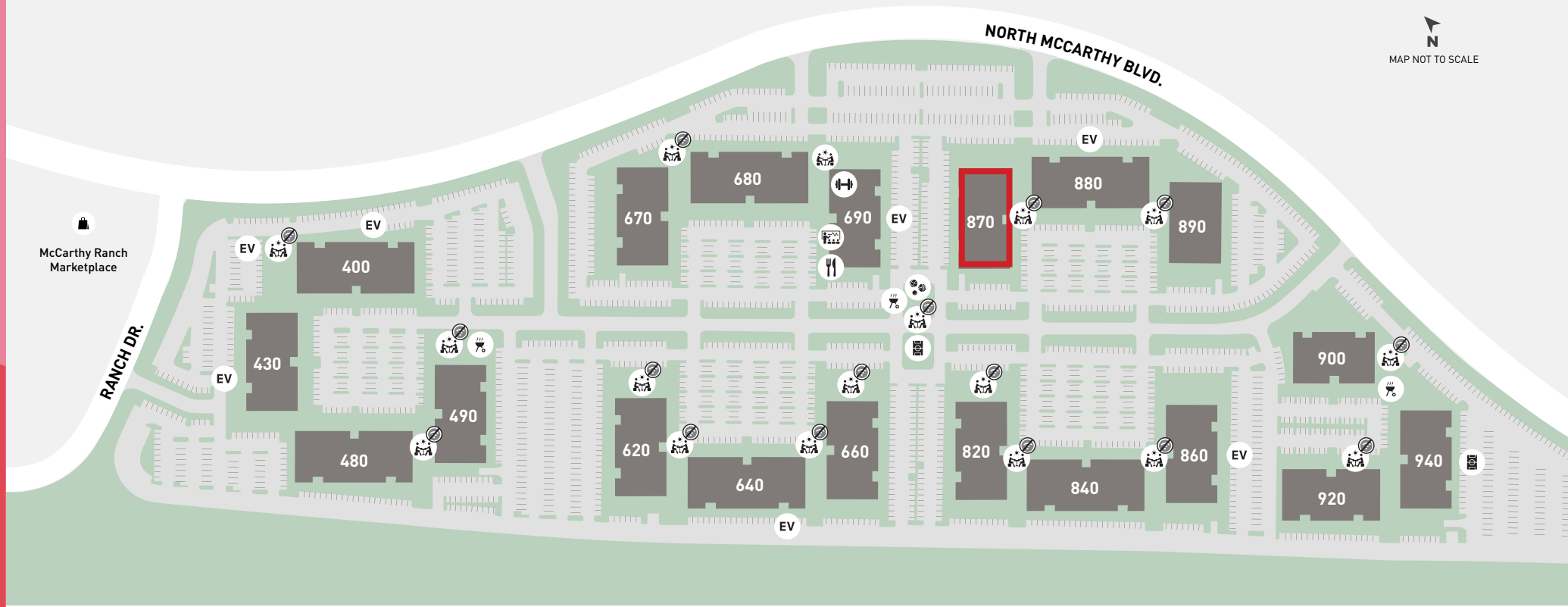
## Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

## Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





BARBECUE



BOCCE BALL



CAFE/  
RESTAURANT



CONFERENCE CENTER



EV CHARGING



FITNESS



OUTDOOR WORKSPACE (NO WIFI)



OUTDOOR WORKSPACE (WIFI-ENABLED)



RETAIL



SPORTS COURT

**OWNED AND MANAGED BY**



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