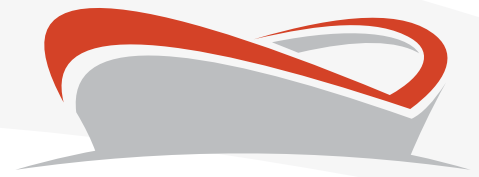


5200 GREAT AMERICA PARKWAY

±128,541 SF R&D/OFFICE FACILITY

EXTERIOR AND INTERIOR RENOVATIONS PLANNED!



STADIUM PLACE

SANTA CLARA

NEW
Modern Façade & Entry



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CBRE

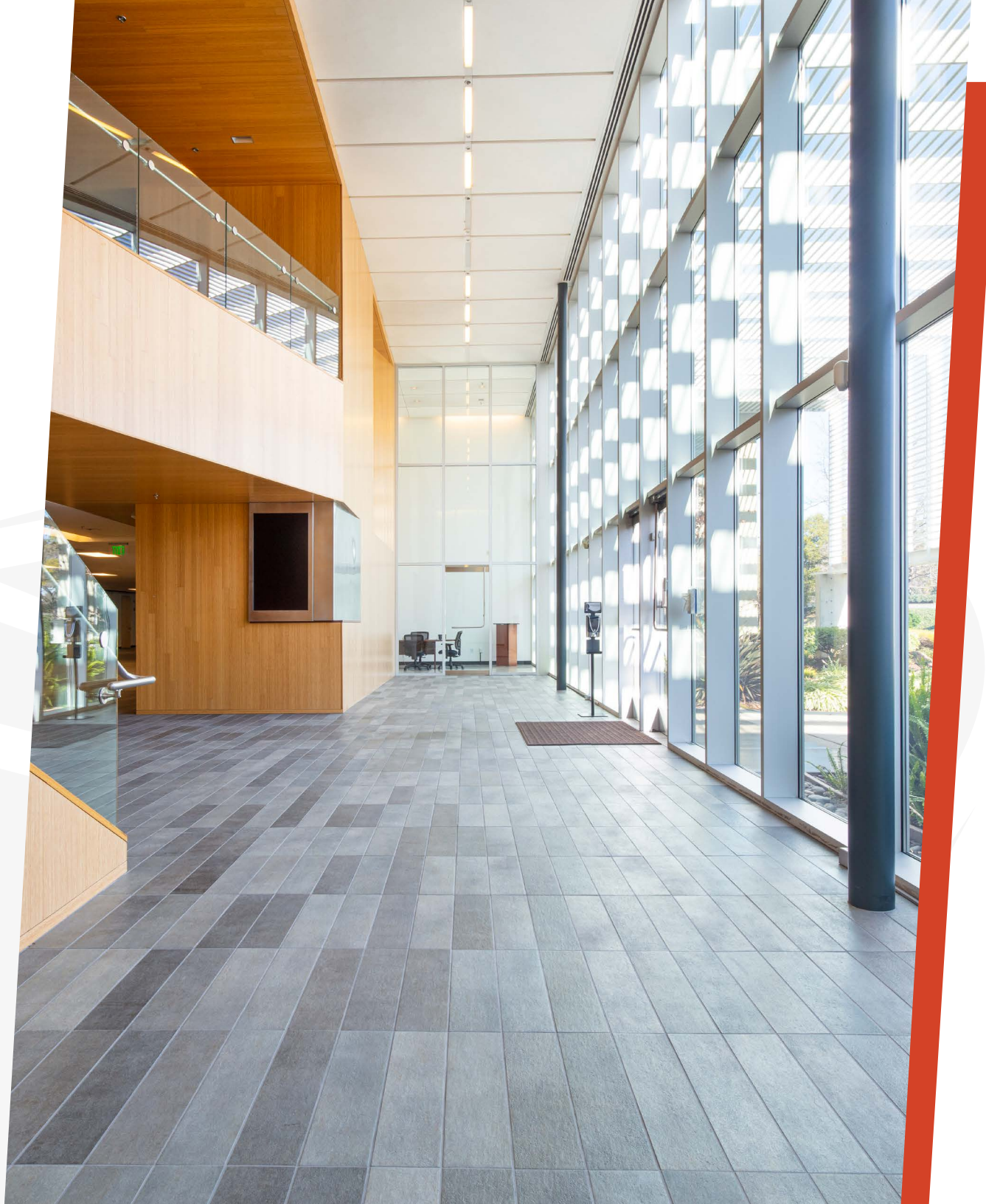
NEW Modern Improvements



PROPERTY HIGHLIGHTS

UNPARALLELED LARGE FLOOR PLATE R&D / OFFICE FACILITY

- + Elegant two-story atrium lobby
- + LEED Gold Certified
- + Existing server lab
- + 3,000 Amps @ 277/480 electric power
- + Efficient 64K SF floor plates
- + Grade level & dock high loading
- + Inexpensive Santa Clara utilities
- + 24.5 kW rooftop solar system
- + 250 KVA back-up diesel generator
- + Expansive outdoor amenity area
- + Tremendous signage opportunities
- + Convenient access to Interstate 880, Hwys 101 and 237
- + Walking distance to VTA Light Rail, Santa Clara Convention Center, Levi's Stadium, hotels and more



5200 GREAT AMERICA PARKWAY

FLOOR PLAN

1ST FLOOR | 64,270 SF

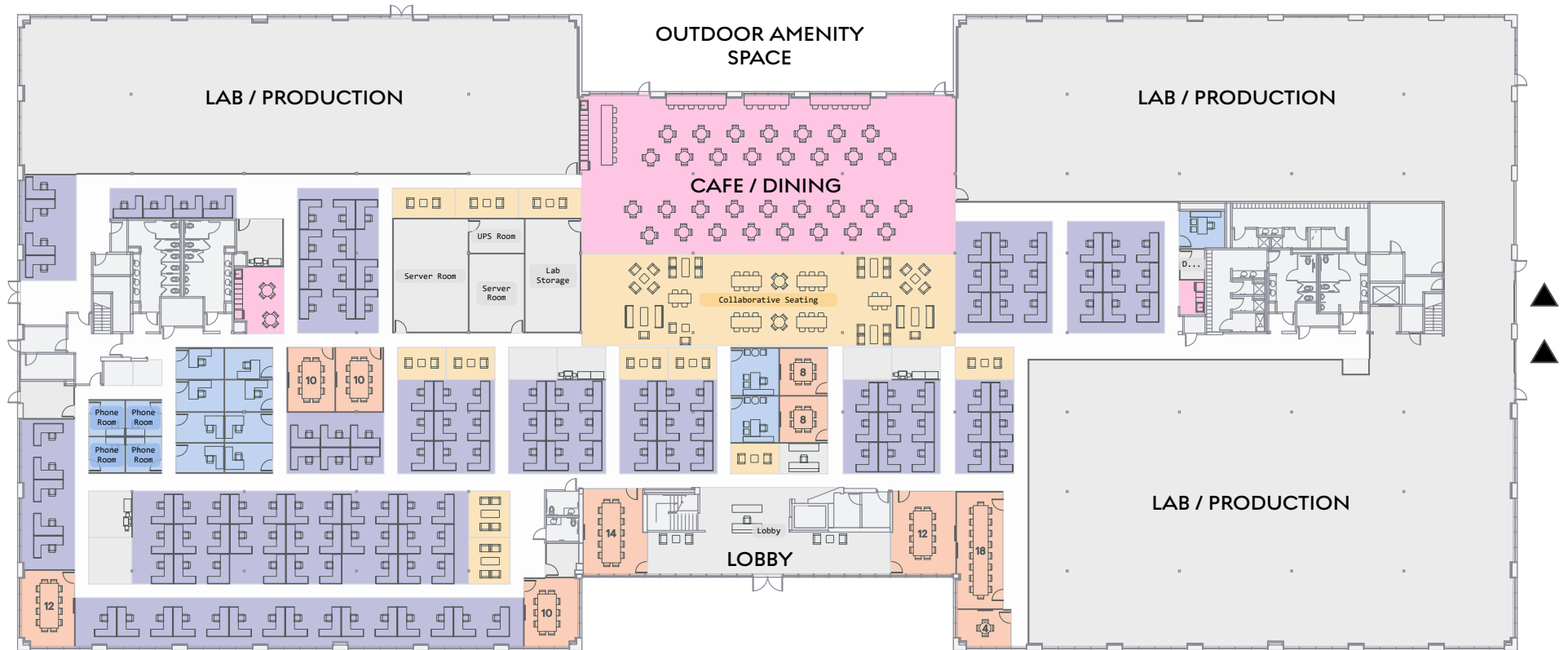


Click  on floor plan for Virtual Tour



FLOOR PLAN

1ST FLOOR | 64,270 SF | CONCEPTUAL LAB LAYOUT



PLAN NOT TO SCALE

TEST FIT STATS	
USF	58,741
Circulation	6,789
RSF	64,270

SPACE TYPES	COUNT	SEATS
Office	11	11
Single	11	11
Workstation	14	136
8' x 6'	14	136
Focus	4	4
Breakout	12	70
Conference	10	106
Café	3	158

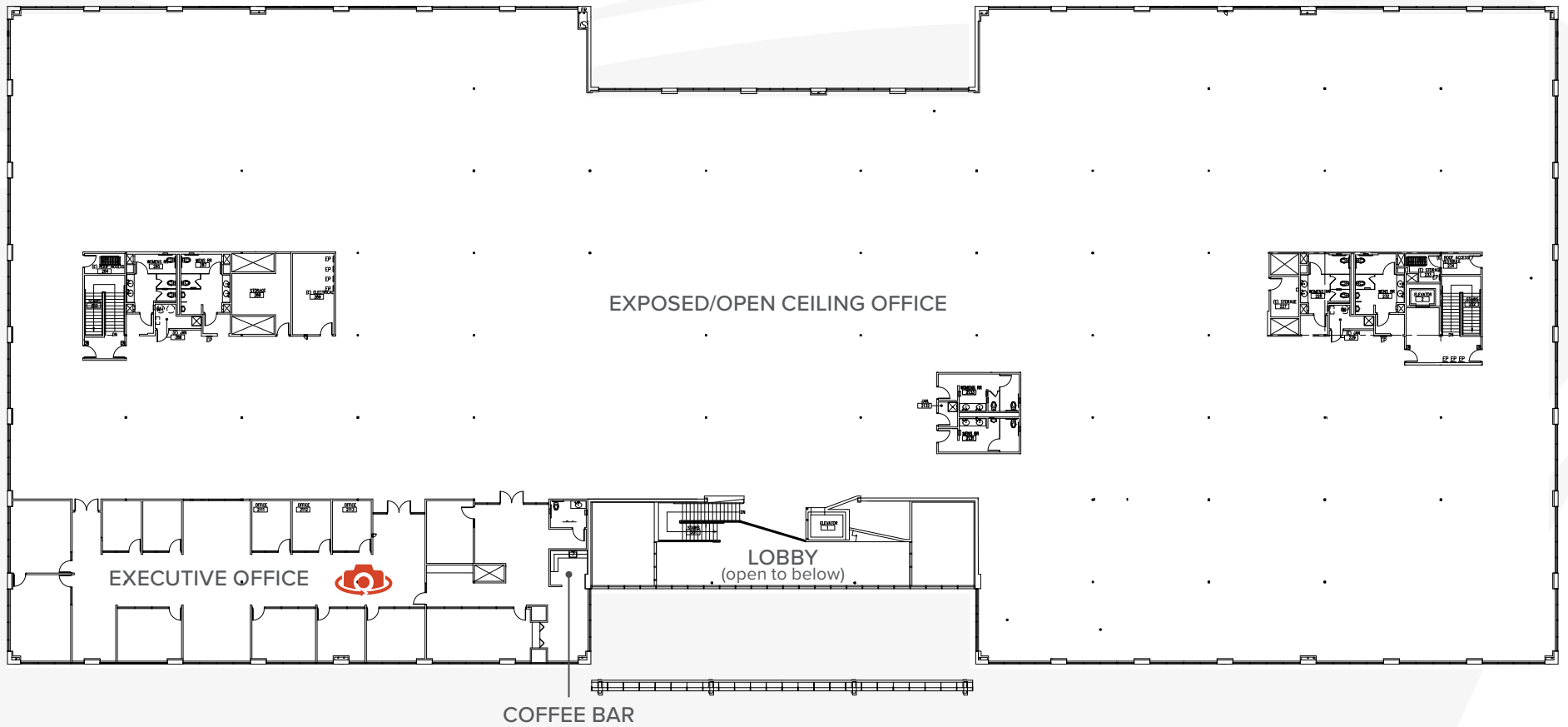
SPACE TYPES	COUNT	SEATS
Reception	2	6
Empty	3	0
Support	8	0
Copy/Print	4	0
Storage	1	0
Filing	3	0
Custom	8	0


▲ DOCK HIGH LOADING DOOR

5200 GREAT AMERICA PARKWAY

FLOOR PLAN

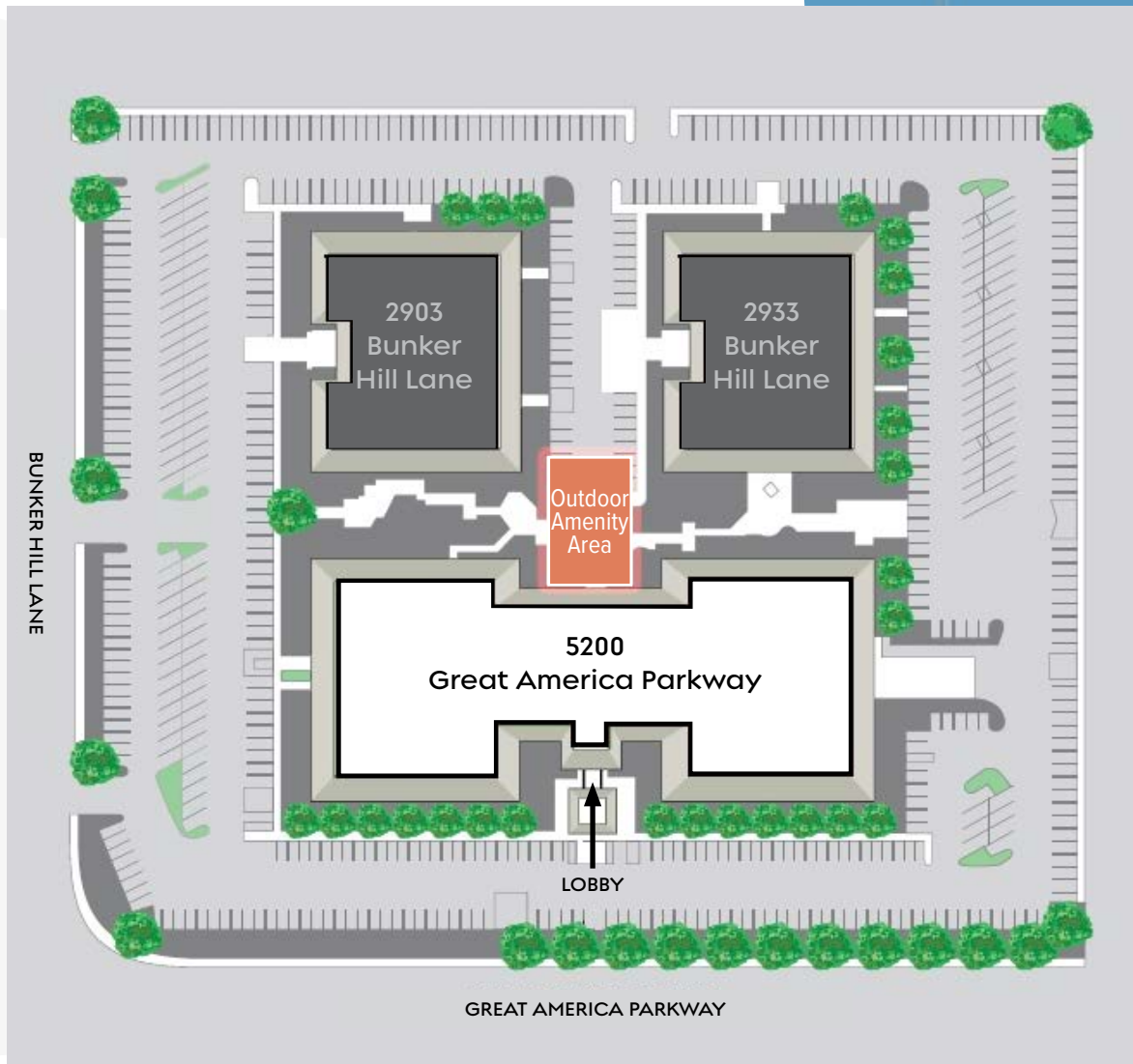
2ND FLOOR | 64,271 SF



Click  on floor plan for Virtual Tour



SITE PLAN



LOCATION AERIAL

5200
GREAT AMERICA
PARKWAY



AMENITY MAP

SHOPPING & DINING

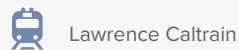
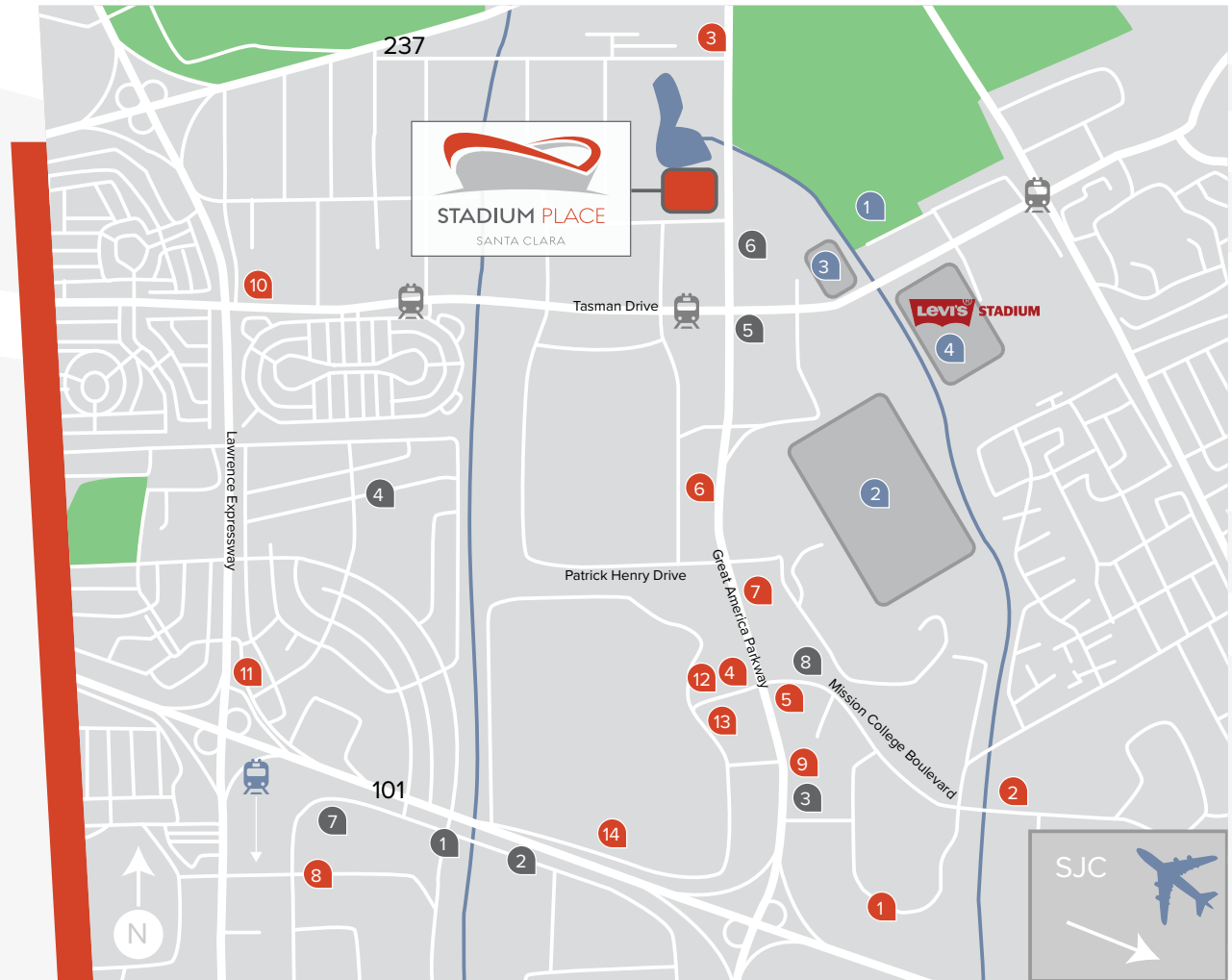
- 1 Birks Restaurant
- 2 Specialty's Cafe & Bakery
- 3 Erik's Deli
- 4 Sushi Express
- 5 Parcel 104
- 6 Old Ironsides Cafe
- 7 AT&T
- 8 Faultline Brewing Company
- 9 UPS Store
- 10 Subway
- 11 Bogart's Lounge & Tech Pub
- 12 Cafe Falafel
- 13 Bennigan's
- 14 Mercado Shopping Center
 - + Starbucks
 - + IN-N-OUT Burger
 - + Jamba Juice
 - + Fed Ex Office
 - + AMC Cinema
 - + Krispy Creme

ACCOMMODATIONS

- 1 The Plaza Suites
- 2 Ramada Silicon Valley
- 3 Santa Clara Marriott
- 4 Residence Inn Sunnyvale
- 5 Hilton Santa Clara
- 6 Hyatt Regency Santa Clara
- 7 Residence Inn Marriott
- 8 Avatar Hotel

RECREATION / ACTIVITIES

- 1 Santa Clara Golf and Tennis Club
- 2 California's Great America
- 3 Santa Clara Convention Center
- 4 Levi's Stadium





STADIUM PLACE
SANTA CLARA

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