

4800 GREAT 4980 AMERICA 4988 PARKWAY

SANTA CLARA



±451,900 SF

▶ Class A Office Campus
Sublease/Direct Lease

▶ **CRAIG L. FORDYCE**, SIOR, CCIM

+1 408 282 3911

craig.fordyce@colliers.com

CA Lic. 00872812

▶ **GRANT ZAMUDIO**, MCR

+1 408 656 1894

grant.zamudio@colliers.com

CA Lic. 01858005

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CAMPUS OVERVIEW

► **CAMPUS SUBLEASE EXPIRATION**
February 28, 2026

► **LONG TERM LEASE AVAILABLE**

- Divisible to ±170,689 SF and ±281,900 SF
- 3.3/1,000 parking + EV parking on site
- Impressive views of Santa Clara's most prominent corridor from outdoor patios at each building
- Direct VTA access and quick entry/exit to Highways 237 and 101
- Efficient floorplates with low operating expenses and low-cost Silicon Valley Power
- All buildings feature their own generator and 3 passenger elevators and 1 freight elevator

±281,900 SF COMBINED

4988

Great America Parkway

±140,935 SF

4980

Great America Parkway

±140,965 SF

4800

Great America Parkway

±170,689 SF

PRIVATE
OUTDOOR
PATIO

CAMPUS
PARKING

HIGHLIGHTS

NEARBY TENANTS

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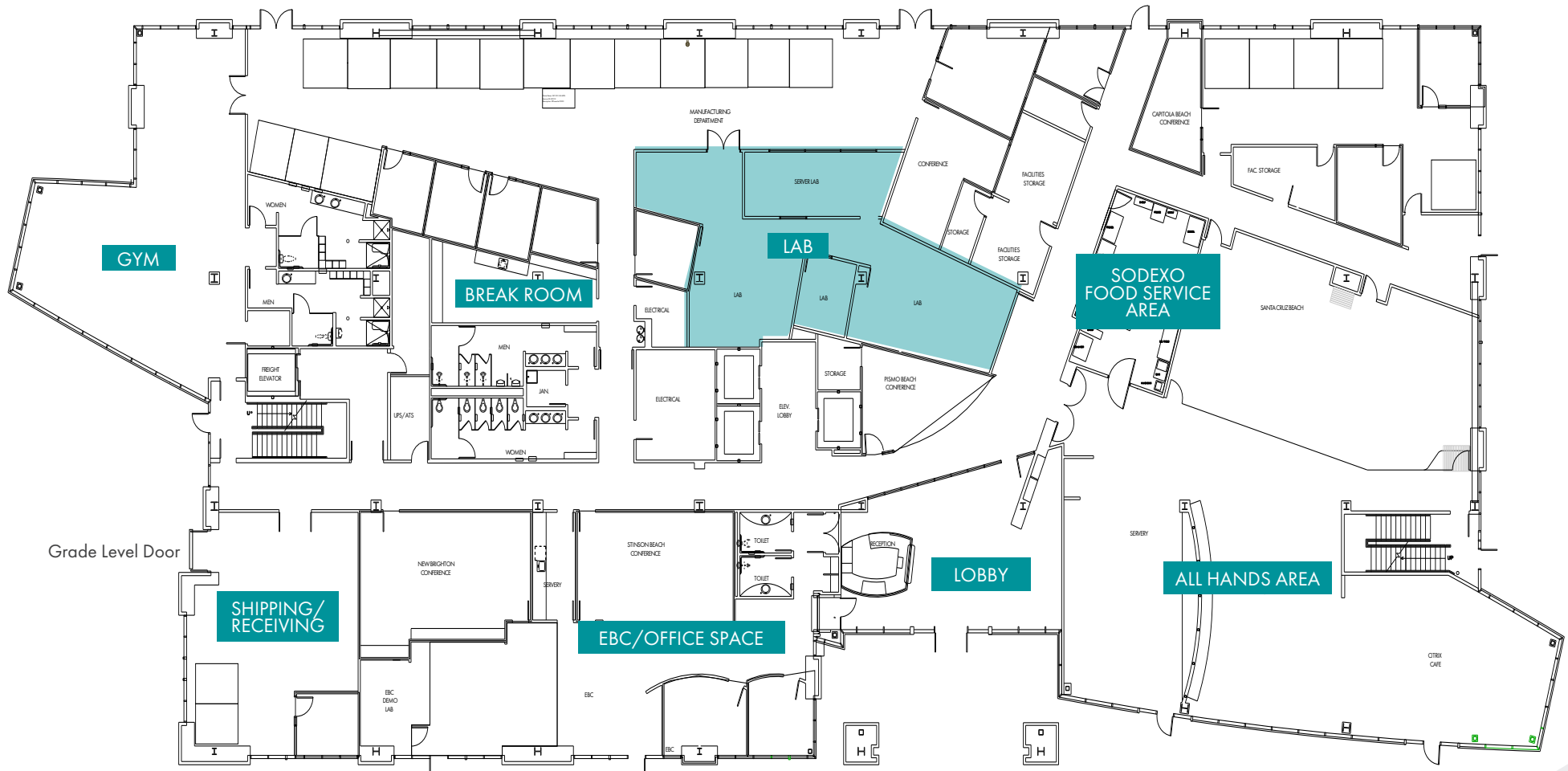
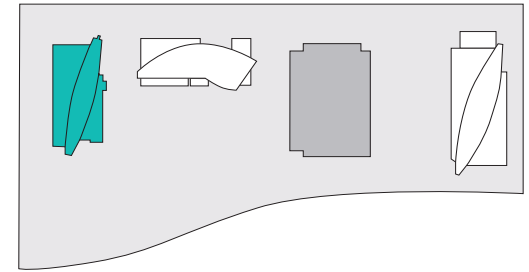
GREAT AMERICA PARKWAY

FLOORPLAN

FIRST FLOOR



Virtual Tour

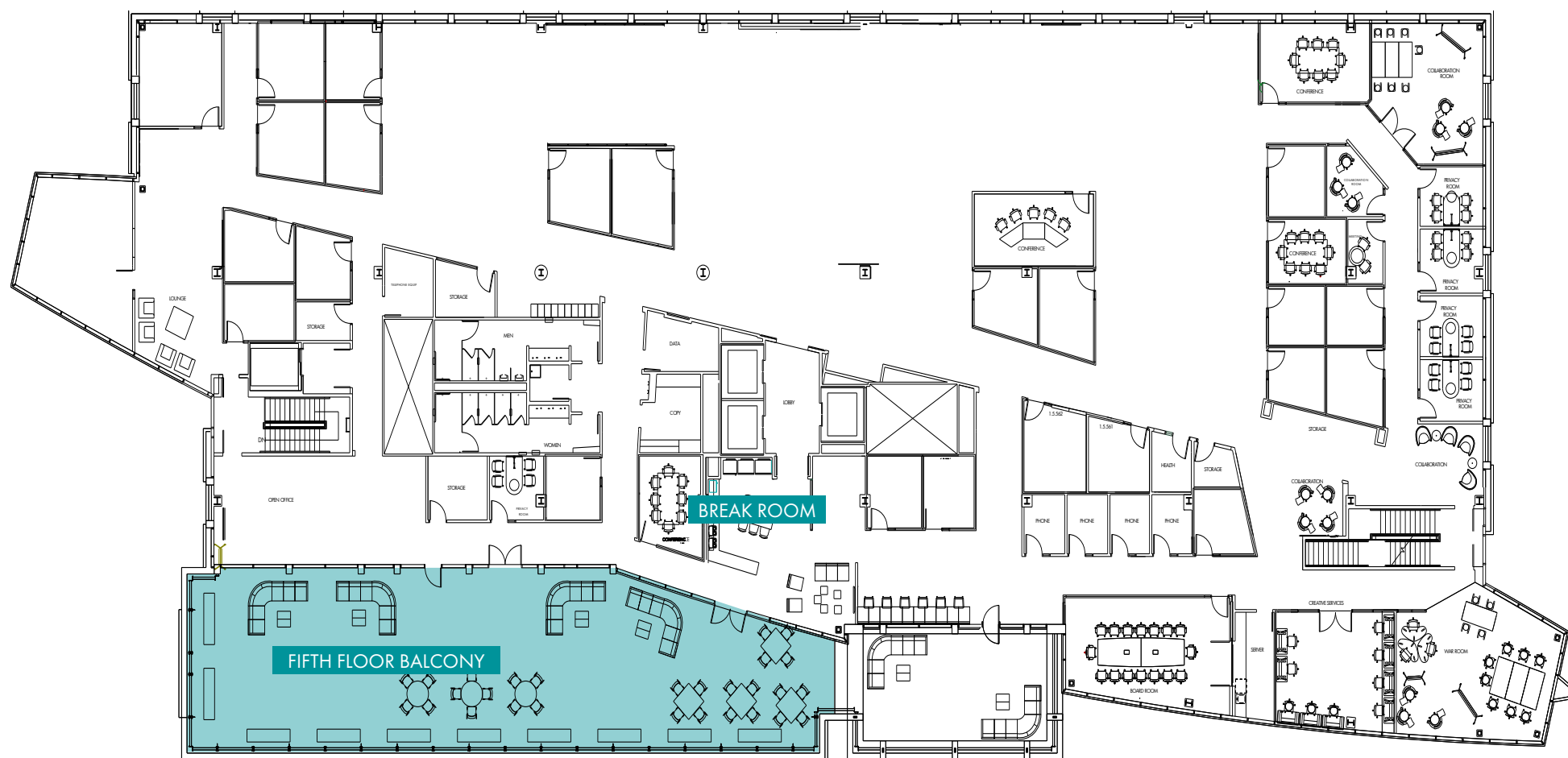


22	±8x8 Herman Miller workstations
12	Private Offices
5	Conference Rooms
5	Labs/Server Rooms

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TYPICAL FLOOR PLATE



105	±7x7 Hayworth workstations
62	Private Offices
16	Conference Rooms
1	Labs/Server Rooms

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BUILDING AMENITIES

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Ground Floor Café



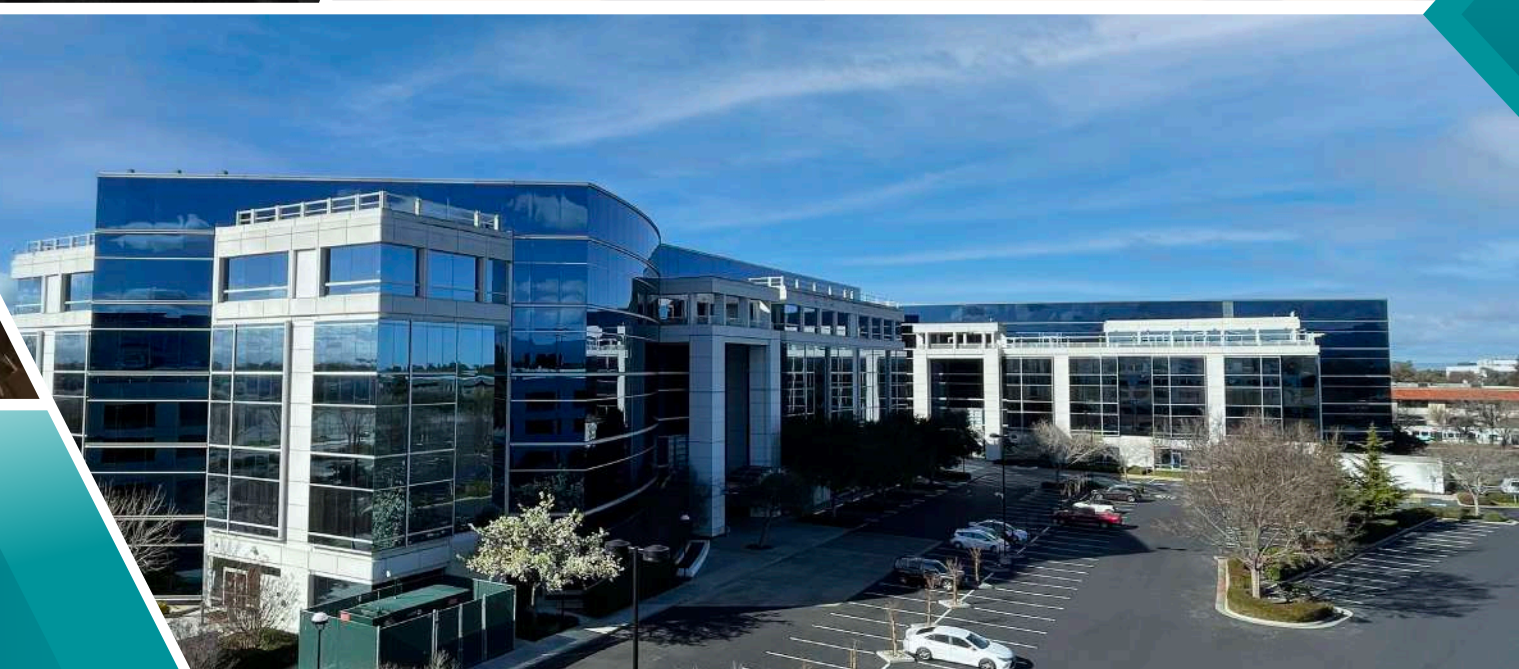
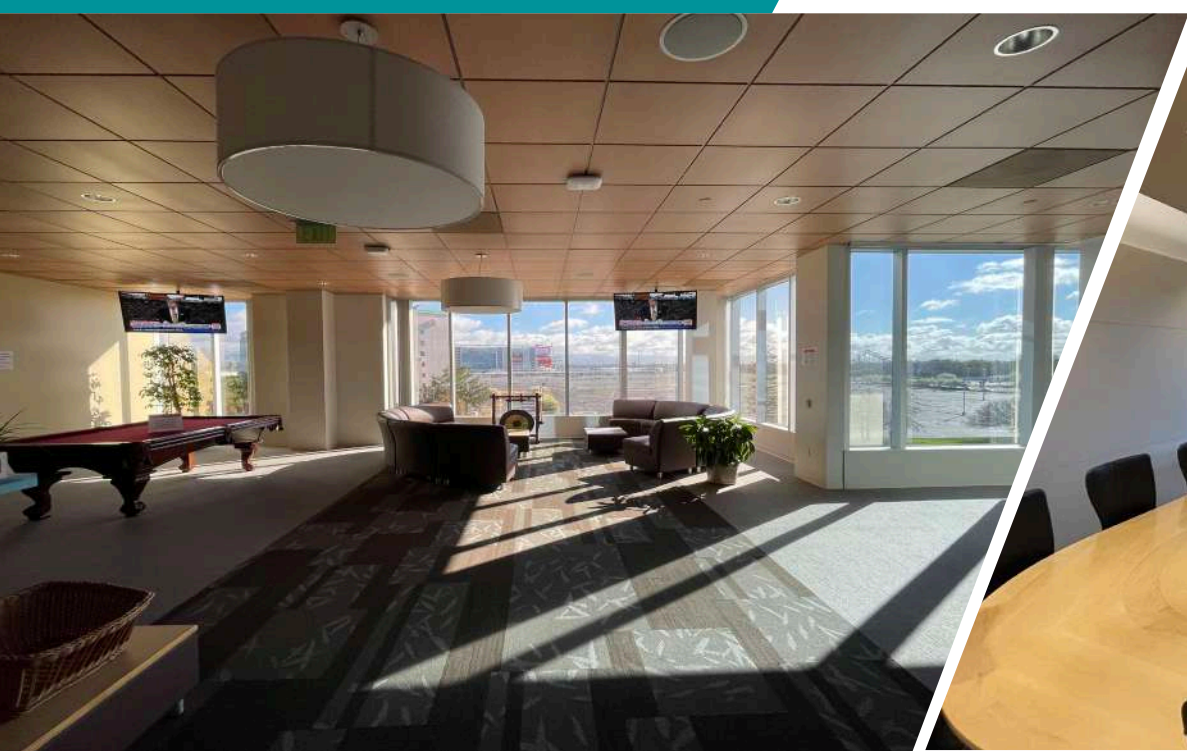
Ground Floor Café Support



Ground Floor Gym



Shipping & Receiving



4980

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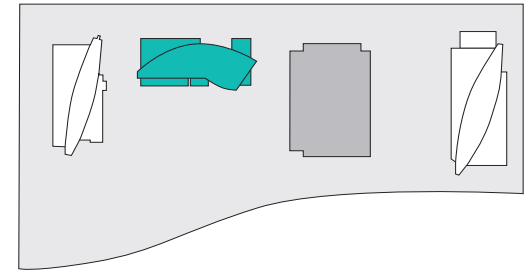
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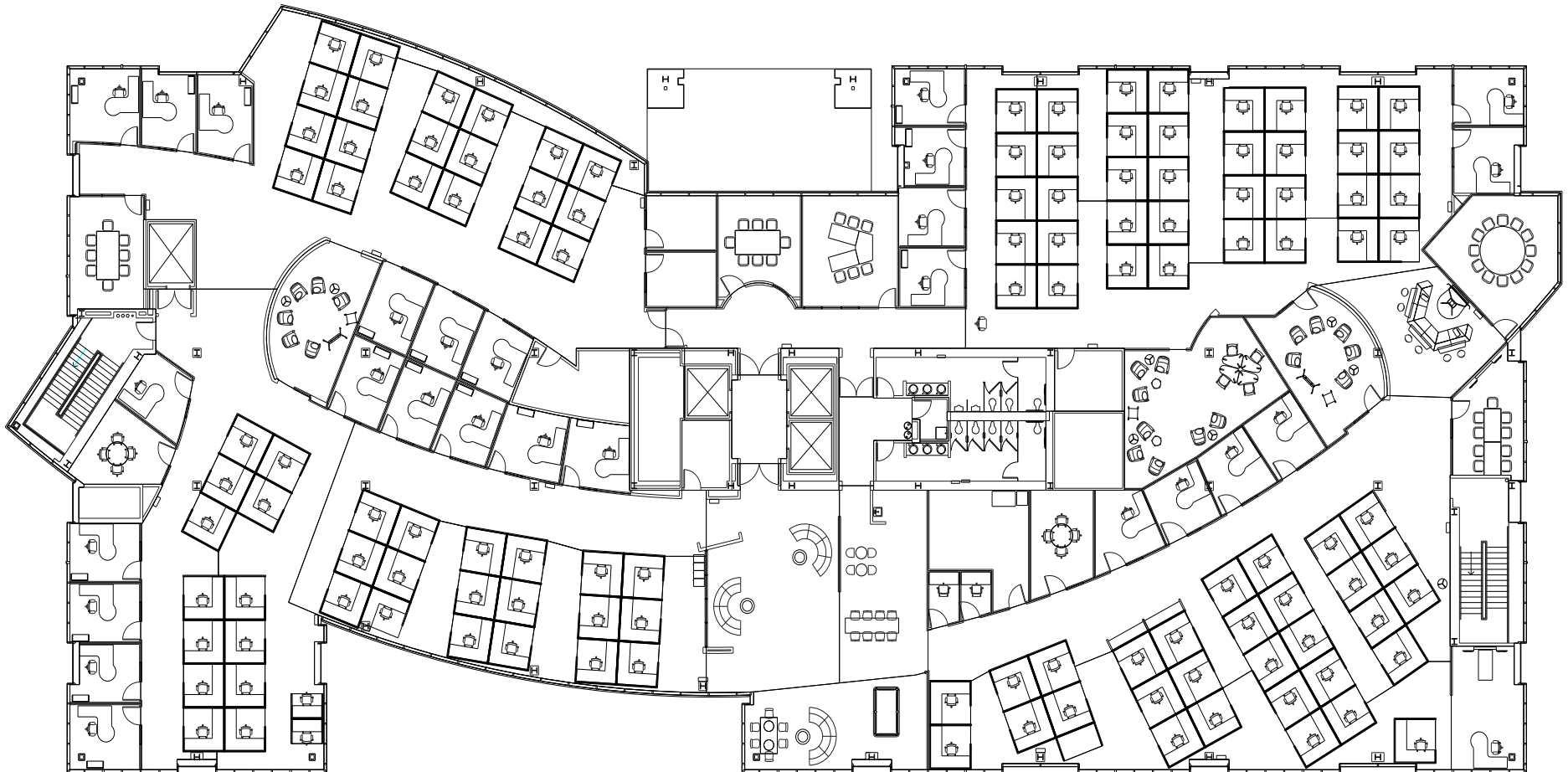
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FLOORPLAN



EXISTING LAYOUT



119	Workstations
27	Private Offices
8	Conference Rooms

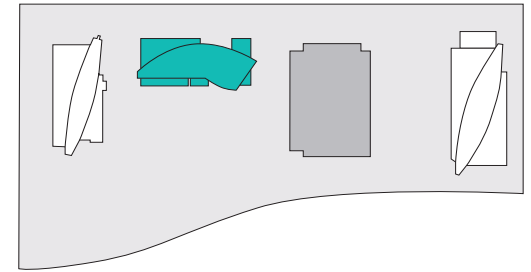
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FLOORPLAN

TYPICAL FLOOR PLATE



27	Private Offices
8	Conference Rooms

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Representative Office Space



Large Conference Room



Standard Breakroom

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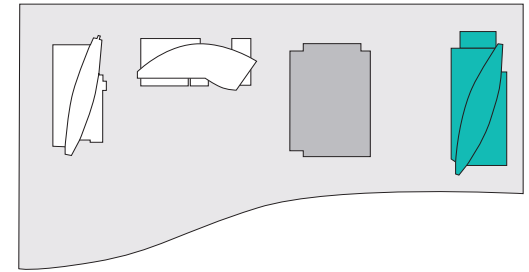
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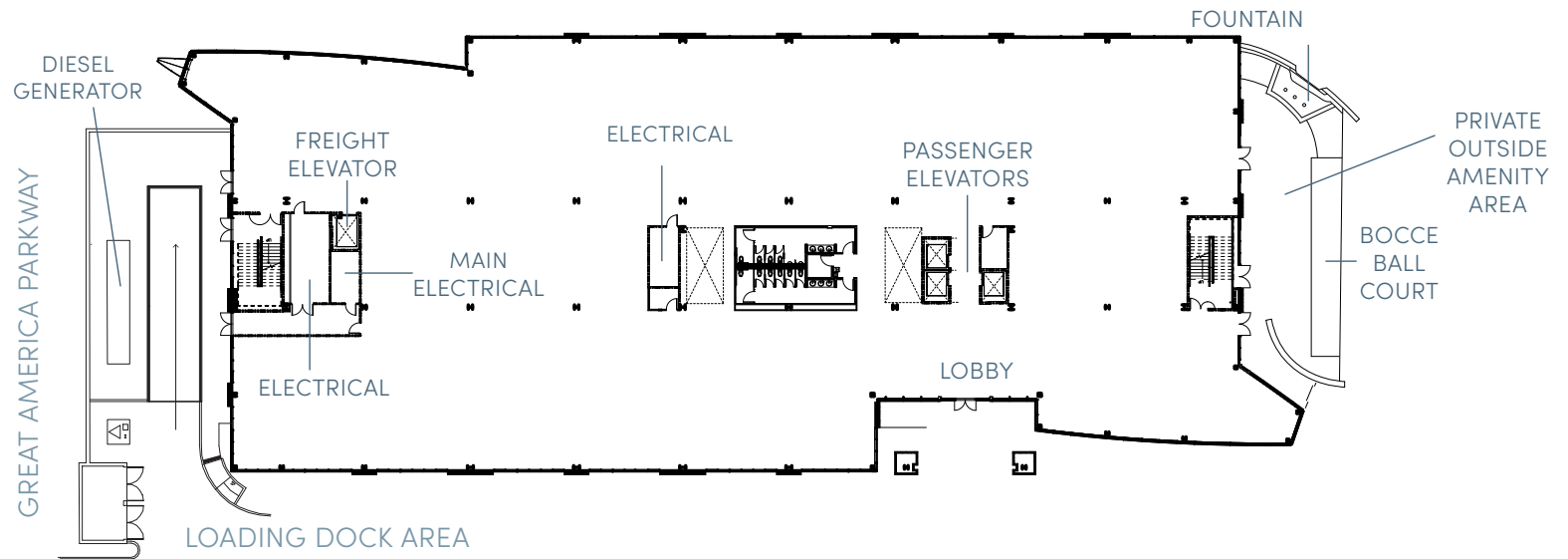
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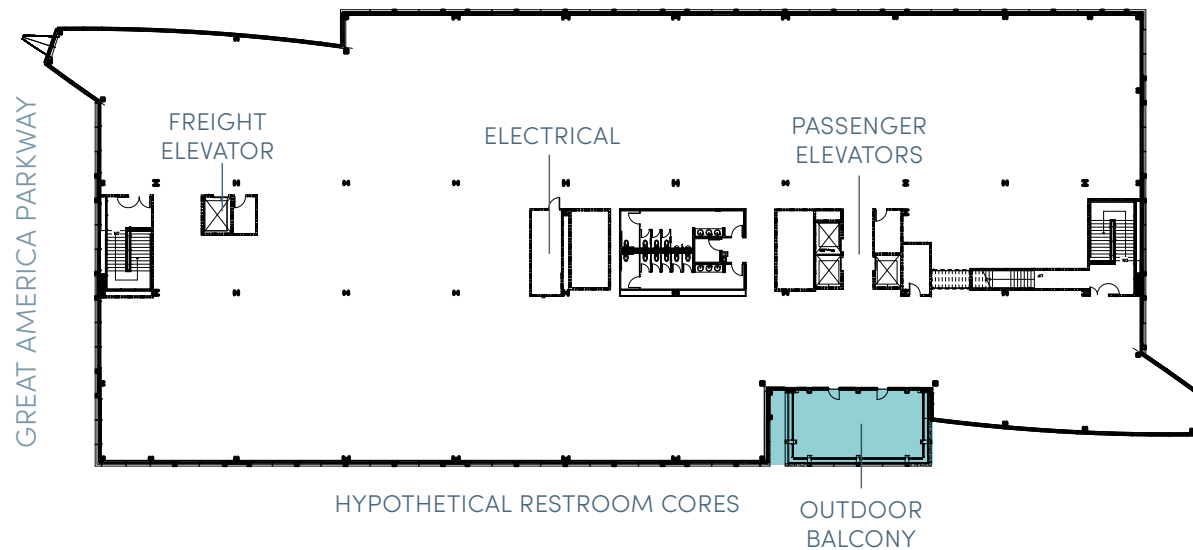
FLOORPLAN



FIRST FLOOR



TYPICAL FLOOR PLATE



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225 West Santa Clara Street, 10th Floor, Suite 1000, San Jose, CA 95113 | 650 486 2200 | colliers.com/siliconvalley