

For Sublease

4988 Great America Pkwy
Santa Clara, CA

Full Building Available

- Approximately 140,935 SF across 5 floors
- Divisible down to floor
- Incredible top floor patio with expansive views
- Furniture available
- Multiple labs with extensive power & HVAC
- Large café & training room
- Secured outdoor eating area
- Walking distance to VTA & the 49ers stadium
- 3.6/1,000 parking
- Lease Expiration - 2/28/2026
- 600 kw backup generator on site
- 10 Gbps ATT Fiber on site
- 3,000 Amps, 277/480V
- Can be delivered furnished with existing cat 5 & cat 6 wiring if desired
- 3 passenger elevators and 1 freight elevator

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Accelerating success.



5th Floor

Click for Virtual Tour

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



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4th Floor

105	~8x8 Herman Miller workstations
20	Private Offices
5	Conference Rooms
2	Labs/Server Rooms

■ Lab

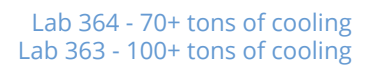


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■ Lab



2nd Floor

Click for Virtual Tour

97	~8x8 Herman Miller workstations
15	Private Offices
5	Conference Rooms
3	Labs/Server Rooms

■ Lab



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1st Floor

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

■ Lab



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Property Aerial



4988 Great America Parkway "B1"

- Approx. 140,935 SF / 5 floors
- Built out
- On the market for sublease

4800 Great America Parkway "B3"

- Approx. 170,689 SF / 5 floors
- In shell condition
- On the market for sublease

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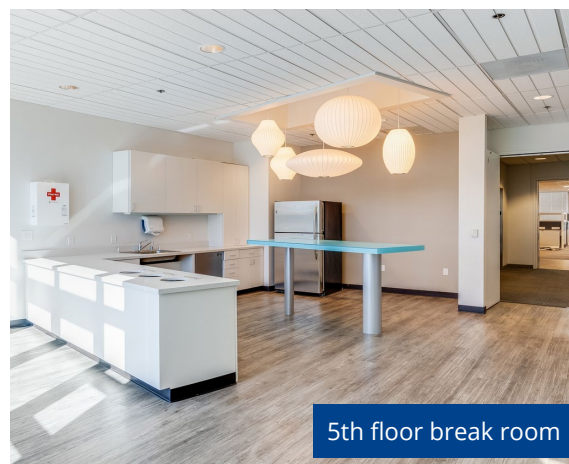
5th floor open office



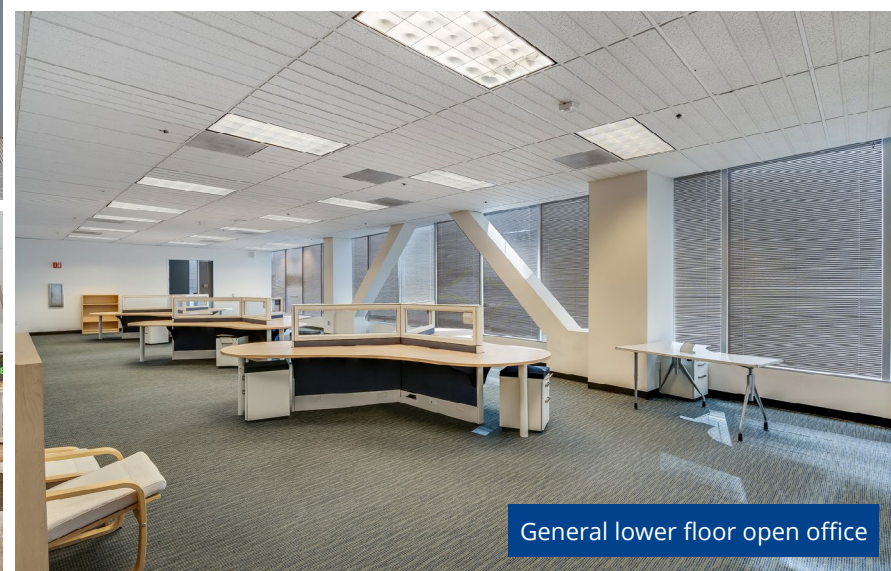
Ground floor conference room



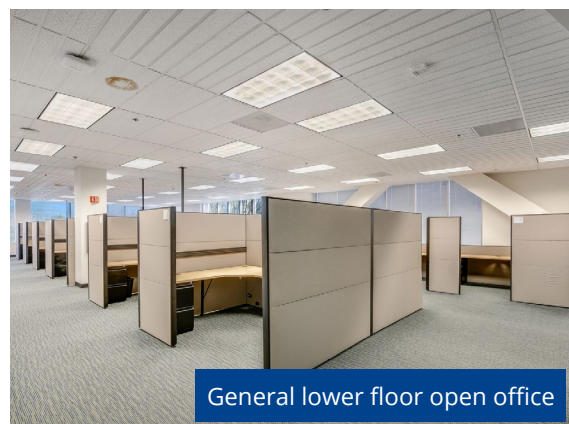
Lobby



5th floor break room



General lower floor open office



General lower floor open office



General lower floor open office



5th floor roof deck



5th floor patio



Ground floor cafe



Ground floor cafe support



Ground floor demo lab & open office



Ground floor gym



Shipping and receiving

Amenities Map



● 4988 Great America Pkwy

1. Cupertino Village
10869 N Wolfe Road
Cupertino

Starbucks
99 Ranch Market
Tofu Plus Korean BBQ
Fantasia Coffee & Tea
MOD Pizza
Poke Works
KeyPoint Credit Union

2. Villa Shopping Center
Stevens Creek Blvd/
Lawrence Expy
San Jose
Marshalls
Pet Food Express
Supercuts
Wells Fargo
Panda Express
AAA San Jose Stevens Creek

3. Stephen's Plaza
Stevens Creek Blvd/
Lawrence Expy
Santa Clara
The UPS Store
Bed Bath & Beyond
Chromatic Coffee
Yum Noodles
La Bella Nail Spa Salon

4. Strawberry Park
4306 Moorpark Ave
San Jose
Mitsuwa Marketplace
Applebee's Grill & Bar
Koja Kitchen
Daiso
Kahoo Ramen

5. Winchester Shopping Center
3111 Stevens Creek Blvd
Santa Clara
Men's Wearhouse
BevMo!
Must be Thai
The UPS Store
David's Bridal
Mancini's Sleepworld

6. Mariposa Shopping Center
2760 Homestead Rd
Santa Clara
Main Street Bagels
Stan's Donut Shop
Ross Dress for Less

Safeway
Wells Fargo Bank

7. Santa Clara Town Centre
2082 El Camino Real
Santa Clara
China Stix
Carter's
Sprouts Farmers Market
Target
Walgreens
The Habit Burger Frill
Chipotle
Chase Bank
Mayuri Indian Cuisine

8. Lawrence Square Shopping Center
Lawrence Station Rd/
Warburton Ave
Santa Clara
Paris Baguette
United Furniture Club
Chili's Grill & Bar
Jang Su Jang
Manuel's Shoe Repair

9. Moonlite Center
2636 El Camino Real
Santa Clara
Palo Alto Medical Foundation
Hometown Buffet
Ramos Furniture
Great Clips
Rite Aid
Patelco Credit Union

10. McWhorters Village
2765 El Camino Real
Santa Clara
Wingstop
Jiffy Lube
Hana Maki Sushi
Mangoes Indian Cuisine
Avis Car Rental
Sushi O Sushi

11. San Jose Market Center
543 Coleman Ave
San Jose
Target
Trader Joe's
GameStop
PetSmart
Michaels
Bj's Restaurant & Brewery
Starbucks

Jamba Juice
Office Depot
Chase Bank

12. Rivermark Village
543 Coleman Ave
San Jose
Safeway
Starbucks
Red Robin
GNC
Wells Fargo
Cold Stone Creamery
Just Breathe Yoga
Posh Bagel

13. @First
4130 N First Street
San Jose
Target
Panera
Five Guys
Sweet Tomatoes
Chipotle
Premier Pizza
Coffee Bean & Tea Leaf
CVS
Chick-Fil-A
Fresh & Easy
ROK
Hyatt House

Premiere Shopping Malls
1. Santana Row
2. Westfield Valley Fair
3. The Great Mall

Caltrain
A. Lawrence
B. Santa Clara
C. College Park
D. Diridon

VTA Light Rail
a. Fair Oaks
b. Old Ironside
c. Tasman
d. Great Mall
e. River Oaks
f. Orchard Station
g. Bonaventura
h. Component
i. Karina
j. Metro/ Airport
k. Gish



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