

# OAK CREEK BUSINESS CENTER

1551 MCCARTHY BOULEVARD  
MILPITAS, CALIFORNIA

## PROPERTY HIGHLIGHTS

- Office/R&D units with independently controlled HVAC
- AT&T fiber connectivity
- EV charging on site
- Updated interiors, 9' drop ceiling, elegant lobby, common conference rooms, showers & vending areas
- Oak Creek Business Center is located in the heart of Silicon Valley in the city of Milpitas. Its location gives excellent access to Highway 237, Interstate 880 and Montague Expressway
- ±772 - ±4,602 SF Available

## Contact Us

### RYAN ADLESH

Senior Vice President  
+1 408 453 7414  
ryan.adlesh@cbre.com  
Lic. 01933004

### TYLER HUYGHUE

Associate  
+1 408 790 5419  
tyler.huyghue@cbre.com  
Lic. 02244055



# OAK CREEK BUSINESS PARK

1551 McCarthy Boulevard | Milpitas, California

## For Lease

# FLOOR PLAN

Suite	Description	SF	Rate	Available
103	Open Office	±772	\$2.00 MG	Now
105	5 Private Offices	±2,244	\$2.00 MG	Now
115	2 Private Offices	±1,301	\$2.00 MG	Now
117	2 Private Offices	±1,787	\$2.00 MG	Now



# OAK CREEK BUSINESS PARK

1551 McCarthy Boulevard | Milpitas, California

# For Lease

# FLOOR PLAN

Suite	Description	SF	Rate	Available
201	1 Private Office, 2 Conference Rooms, 1 Break Room	±2,264	\$2.00 MG	Now
203	1 Private Office, 1 Private Balcony	±1,271	\$2.00 MG	Now
205	1 Office/1 Conference Room, 1 Private Balcony	±2,259	\$2.00 MG	Now
209	2 Private Offices	±1,841	\$2.00 MG	Now
211	2 Private Offices, 1 Server Room	±1,609	\$2.00 MG	Now
212	2 Private Offices, 1 Break Area	±3,137	\$2.00 MG	Now
213	4 Offices, 1 Conference Room, 1 Break Room	±4,602	\$2.00 MG	Now



LEASED  
FOR LEASE

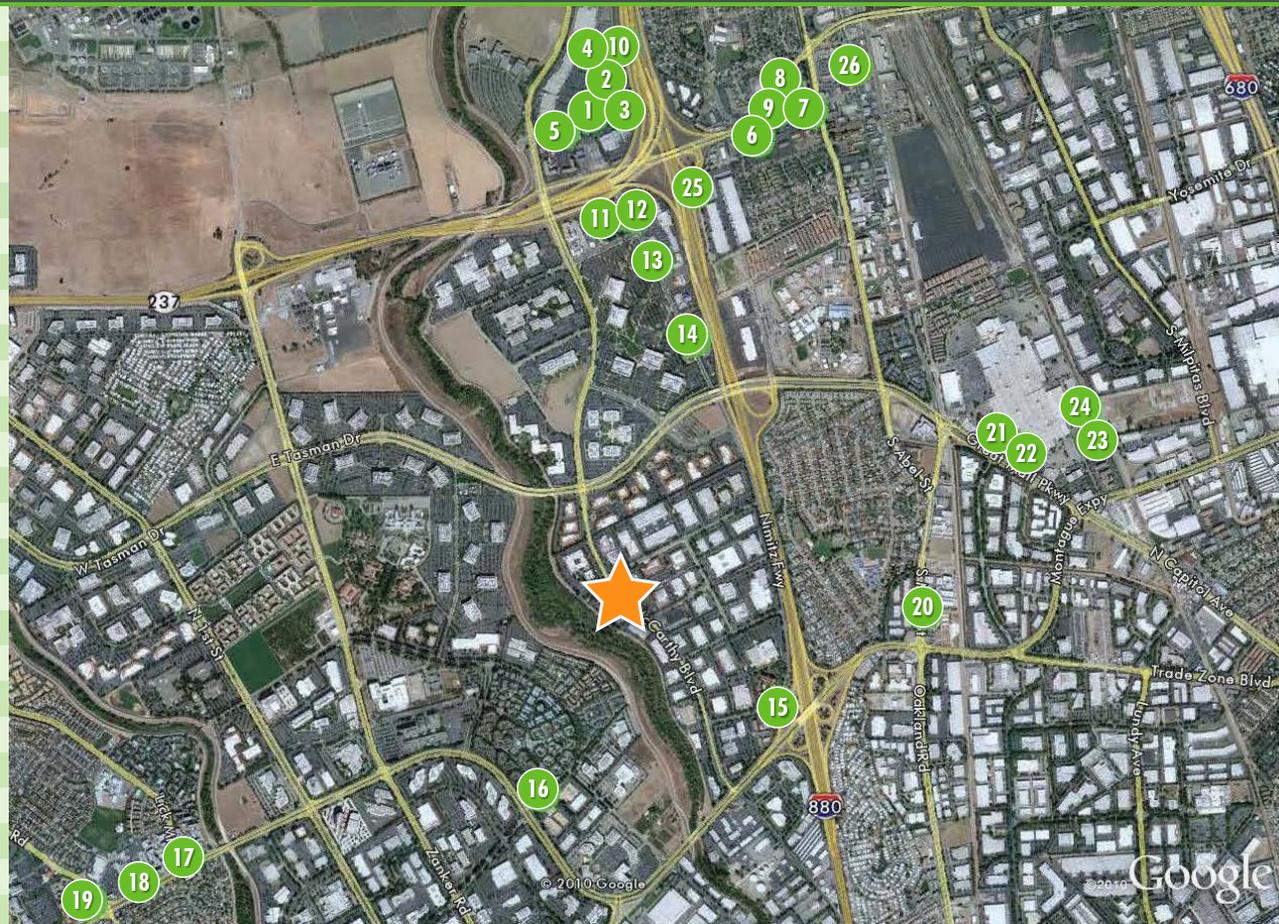
# OAK CREEK BUSINESS PARK

1551 McCarthy Boulevard | Milpitas, California

For Lease

# AMENITIES

1	Romano's Macaroni Grill
2	Applebee's Neighborhood Grill
3	Chili's Grill & Bar
4	Red Robin Gourmet Burgers
5	On The Border Mexican Grill
6	Outback Steakhouse
7	Marie Callender's Restaurant
8	King Crab Restaurant
9	Black Angus Restaurant
10	Mayflower Seafood Restaurant
11	Hobee's Restaurant
12	Abc Sea Food Restaurant
13	Banana Leaf Restaurant
14	Great Mall Mayflower Restaurant
15	Denny's Restaurant
16	Brandon's Restaurant & Club
17	Mc Donald's Hamburgers
18	Piatti
19	Home Town Buffet
20	Jack In The Box
21	Golden Island Chinese Cuisine
22	Darda Seafood Restaurant
23	Chipotle Mexican Grill
24	Burger King
25	Yan Can
26	KFC



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.