

**NEW COMPETITIVE
LEASE TERMS**

BROKER BONUS
***\$1/SF**
3+ YEAR LEASE DEALS
NEW CUSTOMERS

Valid for 490 N McCarthy, Suite 200 only.
Exclusions apply. Expires 6/30/2026.



490 N. McCarthy Blvd.

MILPITAS, CA

Suite 200 | ±11,993 SF

 **IRVINE COMPANY** | **CBRE**

Convenient Milpitas Location

- ±1.1 M SF, 19-building office, R&D and lab campus
- 68-acre campus-style setting
- The Commons: WiFi-enabled, open-air gathering areas with barbecue stations and shaded seating
- Kinetic: private fitness center with state-of-the-art equipment and group classes
- Venue: Three tech-enabled conference rooms with available lounge and kitchenette
- Electric Vehicle charging stations
- Convenient access to Highway 237 and Interstate 880
- McCarthy Ranch Marketplace nearby



237

MCCARTHY RANCH
MARKETPLACE

490 N. MCCARTHY BLVD.
SUITE 200 | ±11,993 SF

880

Workplace Amenities

ON-SITE CONVENIENCES

- The Eatery
- UPS and FedEx Drop Boxes
- EV Charging

THE COMMONS

- Complimentary WiFi
- Plush Soft Seating
- Bocce Ball Court
- BBQ Stations

KINETIC

- Private Fitness Center
- Basketball League
- Volleyball Court
- Walking Trails



Floor Plan

490 N. MCCARTHY BLVD., SUITE 200

±11,993 SF



- Competitive Lease Terms
- 10 Private Offices
- 2 Conference Rooms
- Reception Area
- Break Area
- IT Room
- 2 Copy Areas
- Storage Room
- Open Workspace

Local Area

490 N. MCCARTHY BLVD., SUITE 200



DRIVING TIMES

- 5 MINS Hilton Garden Inn
- 10 MINS Great Mall
- 10 MINS California's Great America
- 10 MINS Levi's Stadium
- 15 MINS San Jose International Airport
- 15 MINS Mountain View
- 20 MINS Sunnyvale
- 20 MINS Palo Alto

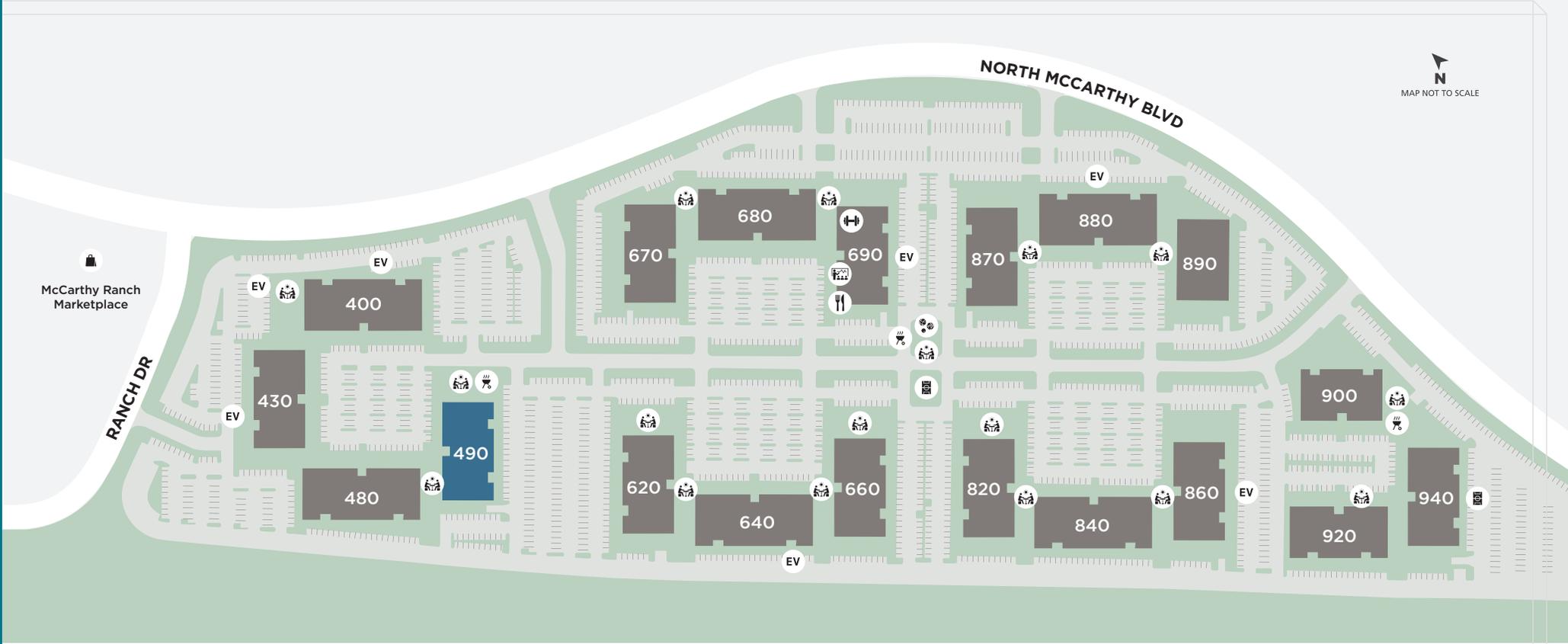
ED R. LEVIN
COUNTY PARK

490 N. MCCARTHY BLVD.
SUITE 200 | ±11,993 SF

MCCARTHY RANCH
MARKETPLACE



237



BBQ



BOCCE BALL



CAFE/ RESTAURANT



CONFERENCE CENTER



EV CHARGING



FITNESS CENTER



OUTDOOR WORKSPACE (WI-FI ENABLED)



RETAIL



SPORTS COURT

OWNED AND MANAGED BY



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