



2550 GREAT AMERICA WAY

SUITES 401, 501 & 601 | ±82,603 SF

THREE CONTIGUOUS SUITES

TOTALING ±82,603 SF

BUILDING FEATURES

- Highly efficient glass and architectural aluminum panelized window wall system
- 245' x 125' floor plate dimensions
- 10' finished ceiling height on 4th-6th floors
- 10' floor-to-ceiling glass with column-free workspace
- Parking 3.33:1,000
- Certified LEED® Gold by U.S. Green Building Council & ENERGY STAR® by U.S. Environmental Protection
- Convenient ChargePoint Level 2 EV charging stations throughout the workplace

LOBBY

- Jet Mist granite floors
- White wood wall panels
- Stainless steel elevator doors and frames with programmable destination dispatch system
- Electronic directory system

BUILDING SPECIFICATIONS

- Service provider: Silicon Valley Power
- Two (2) 240-ton custom rooftop variable air volume units with 100% outside air economizers
- Cooling towers (supplemental air)
- Supplemental cooling
- 4,000 AMP, 480/270V main electrical service



// SANTA CLARA GATEWAY



OVERVIEW

PROMINENT BRAND EXPOSURE

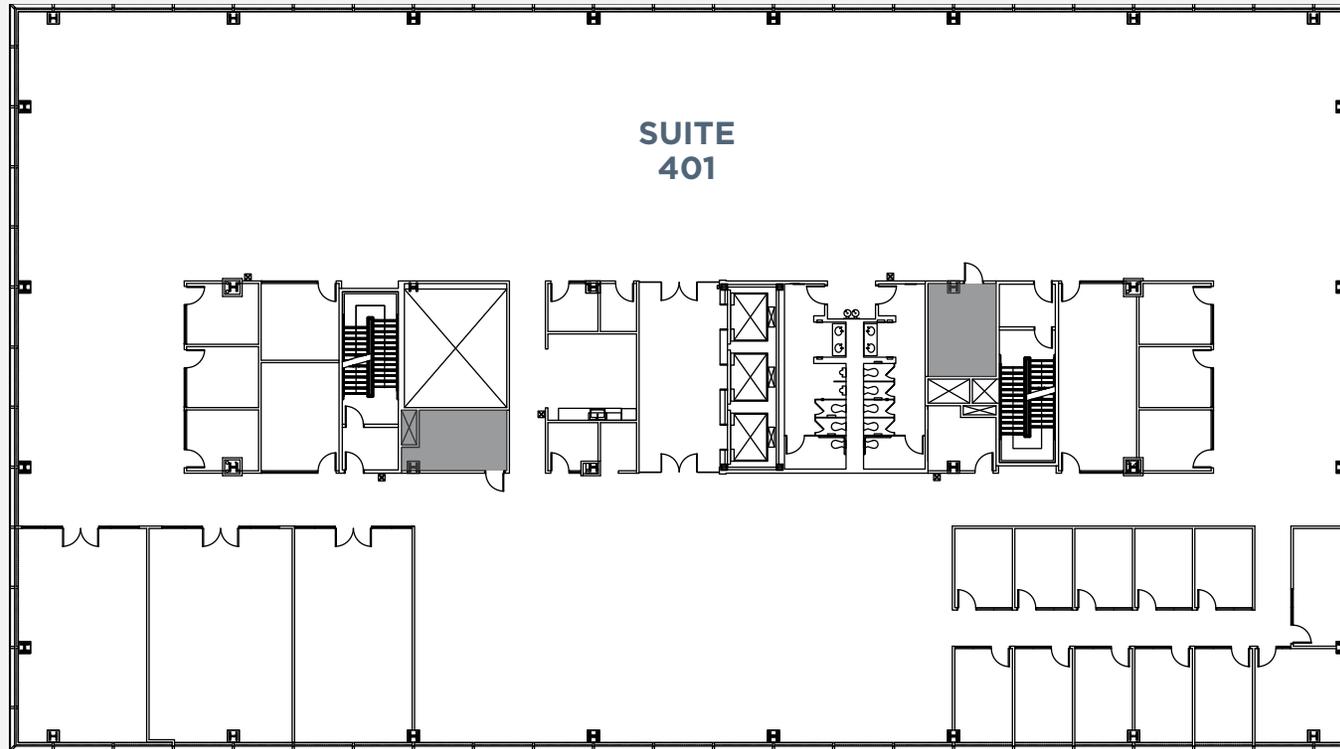
Building-top signage along Great America Parkway and pylon signage facing Highway 237 builds your brand with exposure to 91K drivers daily.

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810

2550 GREAT AMERICA WAY, SUITE 401

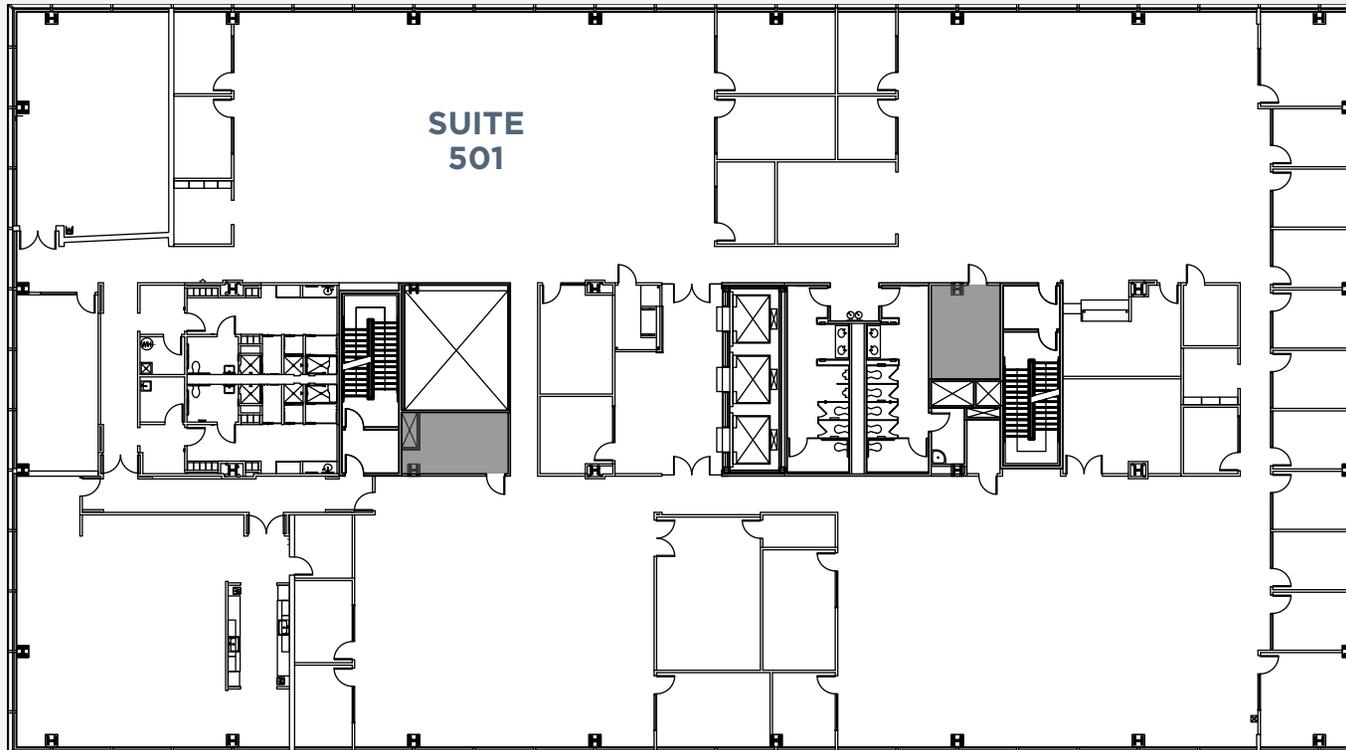
TOTALING ±27,597 SF



- Available 11/1/2027
- 19 Private Offices
- 2 Conference Rooms
- Training Room
- 2 Huddle Rooms
- Break Area
- 2 Labs
- IDF Room
- Copy Area
- Storage Room
- Set of Restrooms
- Open Workspace

2550 GREAT AMERICA WAY, SUITE 501

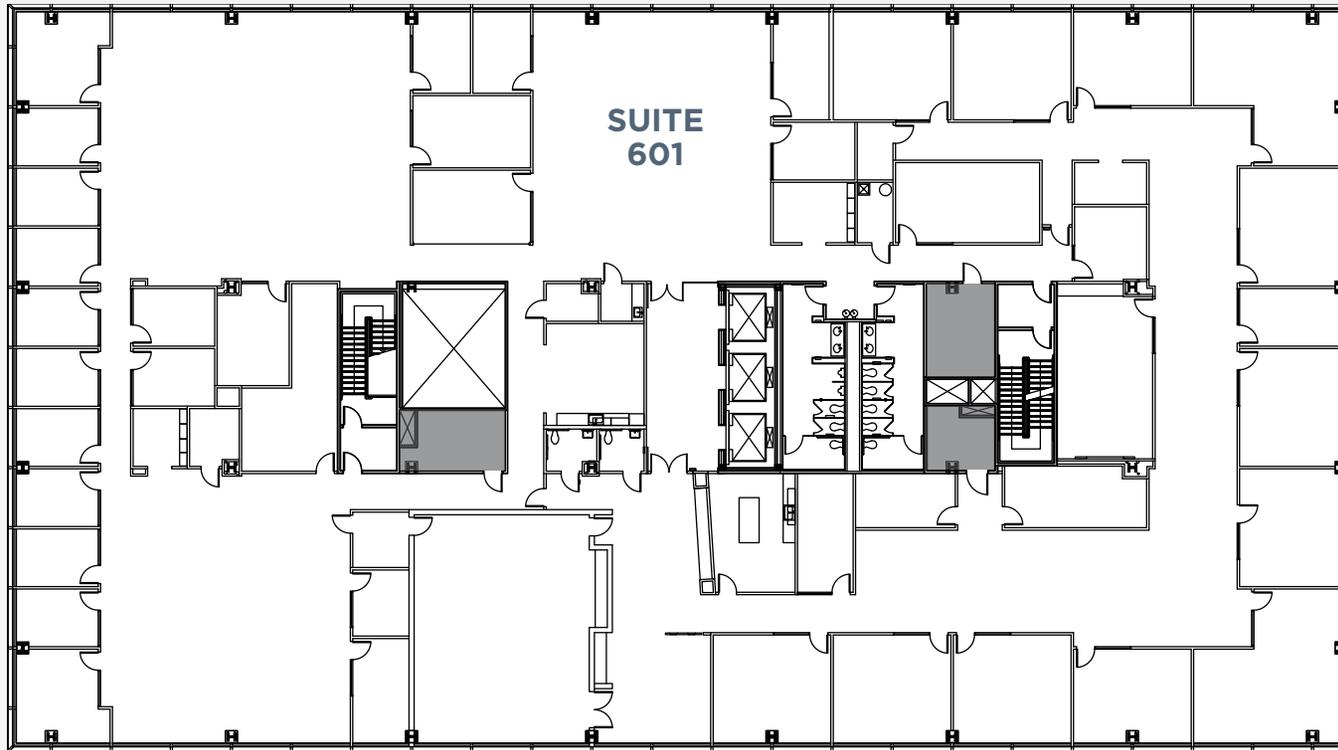
TOTALING ±27,535 SF



- Available 11/1/2027
- 17 Private Offices
- 5 Conference Rooms
- 2 Huddle Rooms
- Reception Room
- Break Room
- IDF and Server Rooms
- Gym and Wellness Room
- 2 Semi-Enclosed Copy Areas
- 4 Storage Rooms and a Storage Area
- Set of Restrooms with Showers
- Open Workspace

2550 GREAT AMERICA WAY, SUITE 601

TOTALING ±27,471 SF



- Available 11/1/2027
- 28 Private Offices
- 9 Conference Rooms and Boardroom
- Huddle Room
- Reception Area
- Break Room and Break Area
- Wellness Room
- 1 Large and 4 Small Storage Rooms
- 4 Copy Rooms and IDF Room
- Set of Single Private Restrooms
- Set of Restrooms
- Open Workspace

AMENITIES

MODERN LIFESTYLE AMENITIES

Change how your team innovates with modern lifestyle amenities and a host of on-site conveniences that streamline the workday, including abundant parking, bike lockers and EV charging.



On-site breakfast and lunch options at Market Café



Kinetic Fitness centers with group fitness classes & sports court



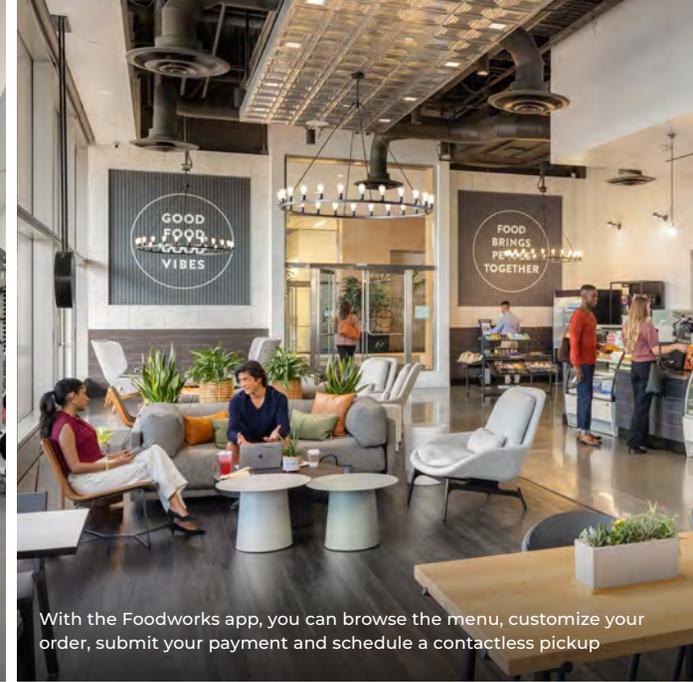
The Commons outdoor workspace featuring shade structures, BBQs and outdoor games



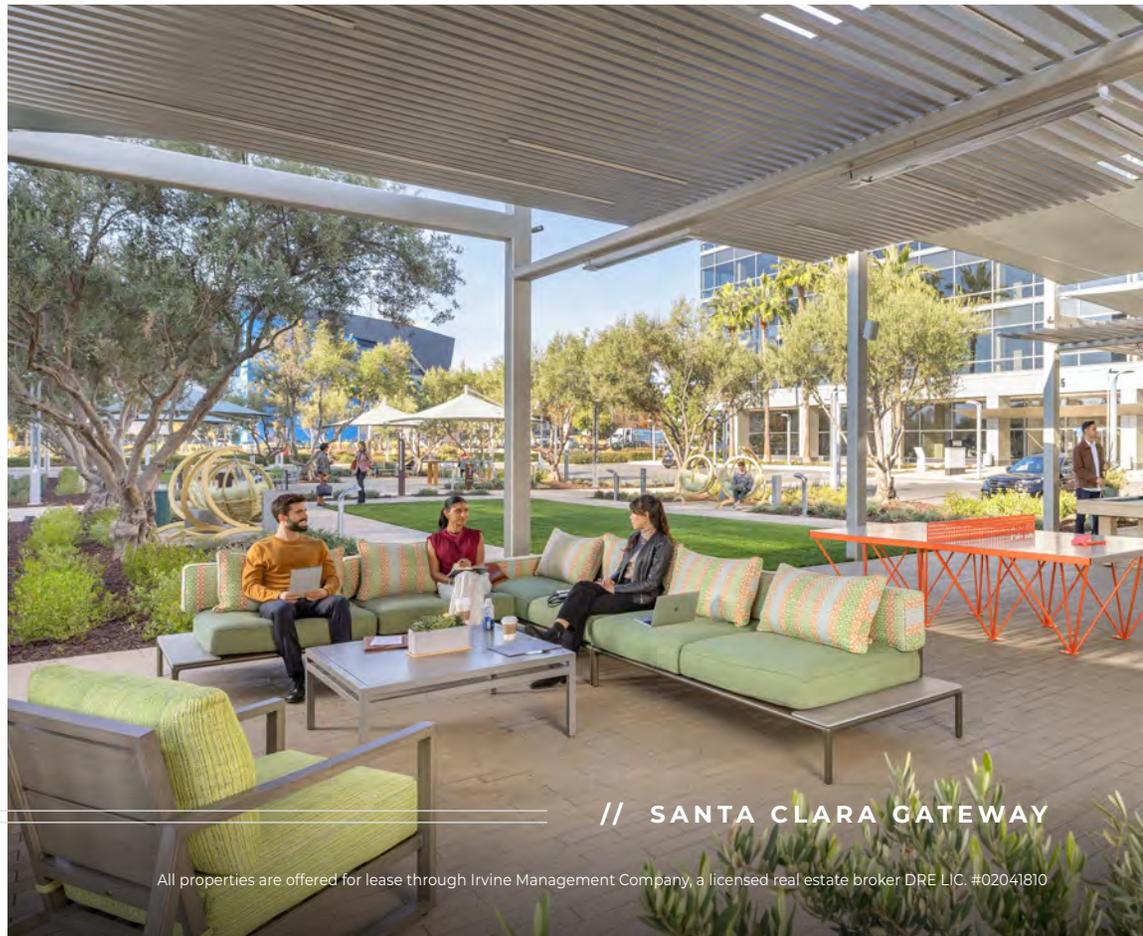
Venue Meetings & Events center with reception area and catering kitchen



Customer lounge and game room



With the Foodworks app, you can browse the menu, customize your order, submit your payment and schedule a contactless pickup



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LOCATION

PROPERTY MAP

Santa Clara Gateway offers everything innovators need to succeed—from on-site dining, fitness amenities and meeting space to open-air gathering areas, grill stations, game tables and a range of seating options for work, dining and socializing.

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LOCATION

SANTA CLARA GATEWAY AREA MAP

Santa Clara Gateway is the premier workplace destination with a range of on-site amenities and conveniences in a central Santa Clara location, surrounded by industry-leading companies and offering easy access to Highway 237, 880 and 101 freeway, Santa Clara Square® Marketplace and nearby resort-style living.



WITHIN A 5-MILE RADIUS

// SANTA CLARA GATEWAY

WE CREATE PLACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attract & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





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