

SANTA CLARA GATEWAY

5455 Great America Way, Suite 101
Santa Clara, CA
±4,846 SF



WORKPLACE HIGHLIGHTS

WORKSPACE

- Certified LEED® Gold by U.S. Green Building Council & ENERGY STAR® by U.S. Environmental Protection

WORKDAY CONVENIENCES

- Energize at the premier KINETIC fitness center featuring cardio and strength training, stretching areas, studio with group-led aerobics, locker rooms, and an outdoor sports court where you can host team building events
- Conference Center and Lounge offer 6,951 sq. ft. of meeting/training space, and a game room - fully equipped with high-tech video teleconferencing camera screens, and complimentary WiFi - a reception area and catering kitchen
- On-site dining at Market Café featuring a variety of breakfast and lunch options
- Chargepoint EV stations throughout

AREA

- Nearby dining at Santa Clara Square® Marketplace and @First Shopping Center including Chipotle Mexican Grill, Five Guys, Togos, Il Fornaio and many more
- Easy access to Highway 237, I-880, and 101 freeways
- Walking distance to ACE/Amtrak Great America Stations



WIFI ENABLED OUTDOOR WORKSPACE



SPORTS COURT



TECH-ENABLED CONFERENCE CENTER



PREMIER KINETIC PRIVATE FITNESS CENTER



DINING @ SANTA CLARA SQUARE®

WORKPLACE HIGHLIGHTS

MARKET CAFÉ

Market Café combines great food with the latest technology, in a bright, inviting space.

MORE DELICIOUS CHOICES

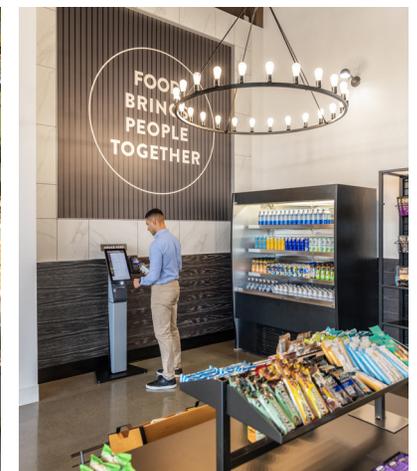
Market Café features a variety of breakfast and lunch options, including:

- Coffee bar serving made-to-order Verve coffee and lattes
- Grab-and-go meals, snacks, beverages and pantry provisions
- Rotating guest restaurants
- Products and treats from Apron Exchange, a program that supports small, women-owned & minority businesses

TECH-FORWARD

Powered by the latest technology, Market Café is designed for a seamless flow with limited contact, so you can conveniently find what you crave.

- Use the on-site digital kiosks to scan and pay for your food and beverages
- With the Foodworks app, you can browse the menu, customize your order, submit your payment and schedule a contactless pickup



BUILDING SPECIFICATIONS

5 AND 6-STORY BUILDINGS

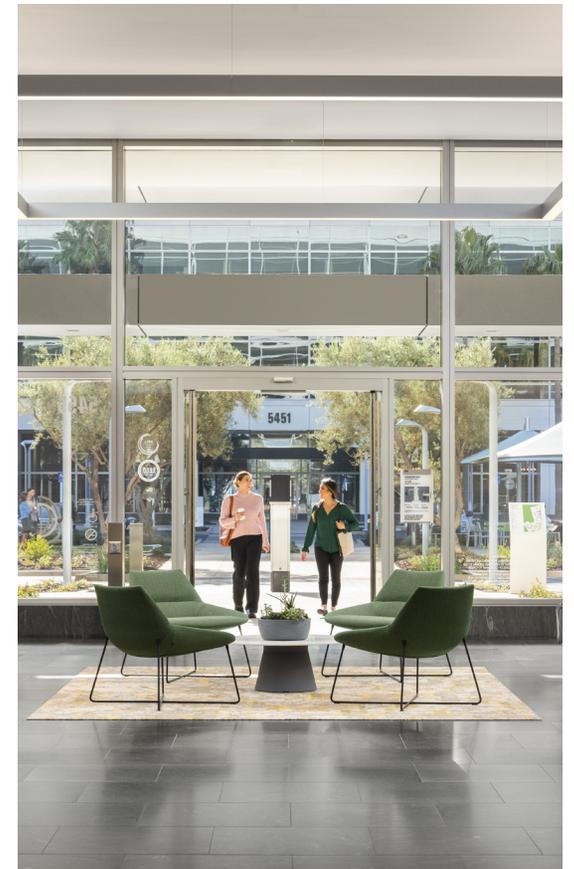
- Highly-efficient glass and architectural aluminum panelized window wall system
- Parking: 3.33:1,000
- Air conditioning provided by two custom rooftop variable air volume units with 100% outside air economizers
- LEED-Gold Certification

LOBBY FEATURES

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

BUILDING DIMENSIONS

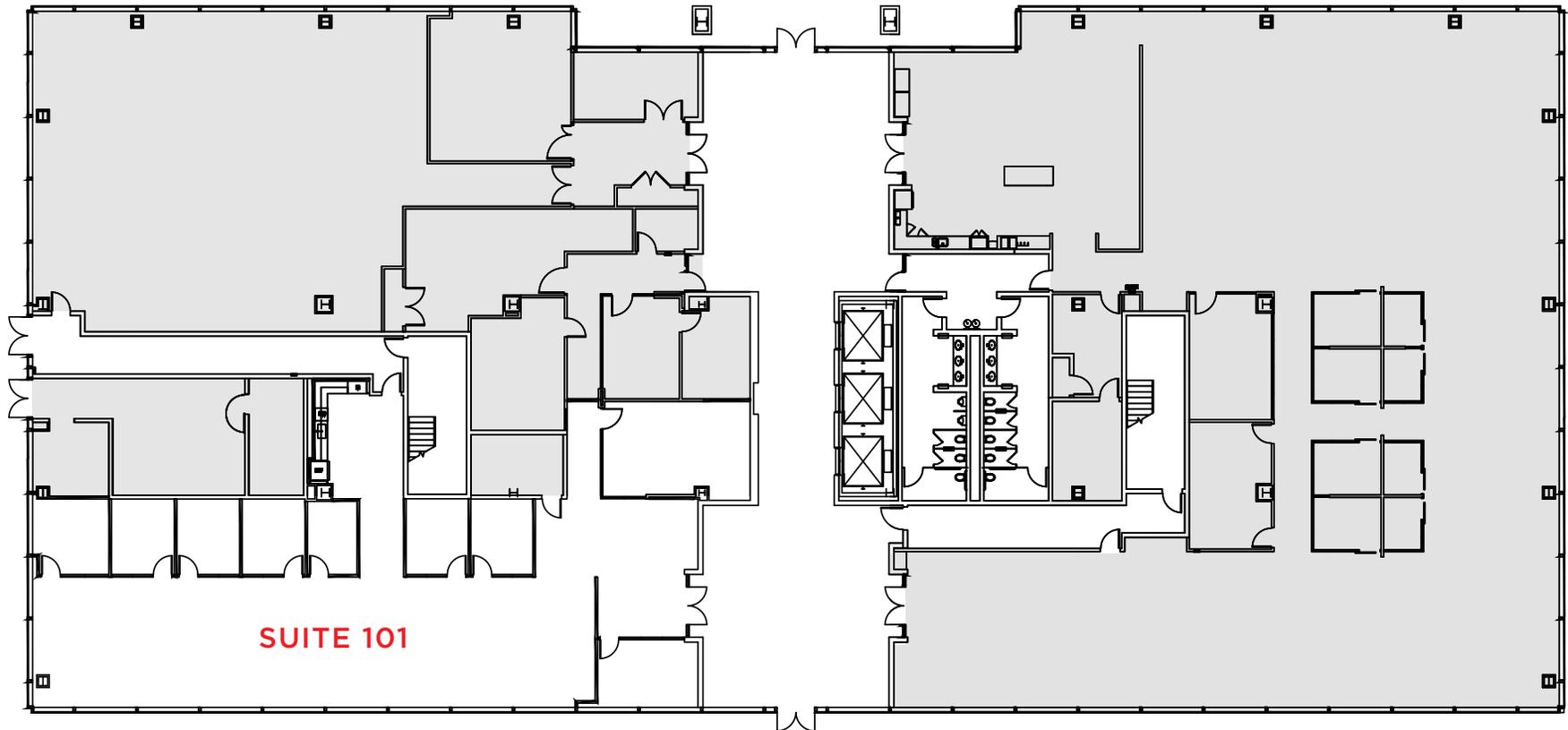
- 245' x 125'
- 15' finished ceiling height on 1st floor
- 10' finished ceiling height on floors 4-6
- 10' floor to ceiling glass with column free workspace



Flex+

5455 GREAT AMERICA PARKWAY

SUITE 101 • ±4,846 SF



- 6 Private Offices
- 2 Conference Rooms
- Reception Area
- Break Area
- Storage Room
- Open Workspace

PRIME SANTA CLARA LOCATION

10
MIN TO
CALTRAIN

4
MIN TO
ACE & VTA

13
MIN TO
BART

DINING • HOTELS • ENTERTAINMENT

@First Shopping Center

Chick-fil-A
Chipotle Mexican Grill
Fish's Wild
Five Guys
Panda Express
Panera Bread
Shan Tandoori Pizza
Rok Steakhouse & Grill

Santa Clara Square® Marketplace

Barebottle Brewing Co.
Bishops Cuts/Color
Carbon Health
Charisma Salon
Chase Bank
Chipotle
CorePower Yoga
Eureka!

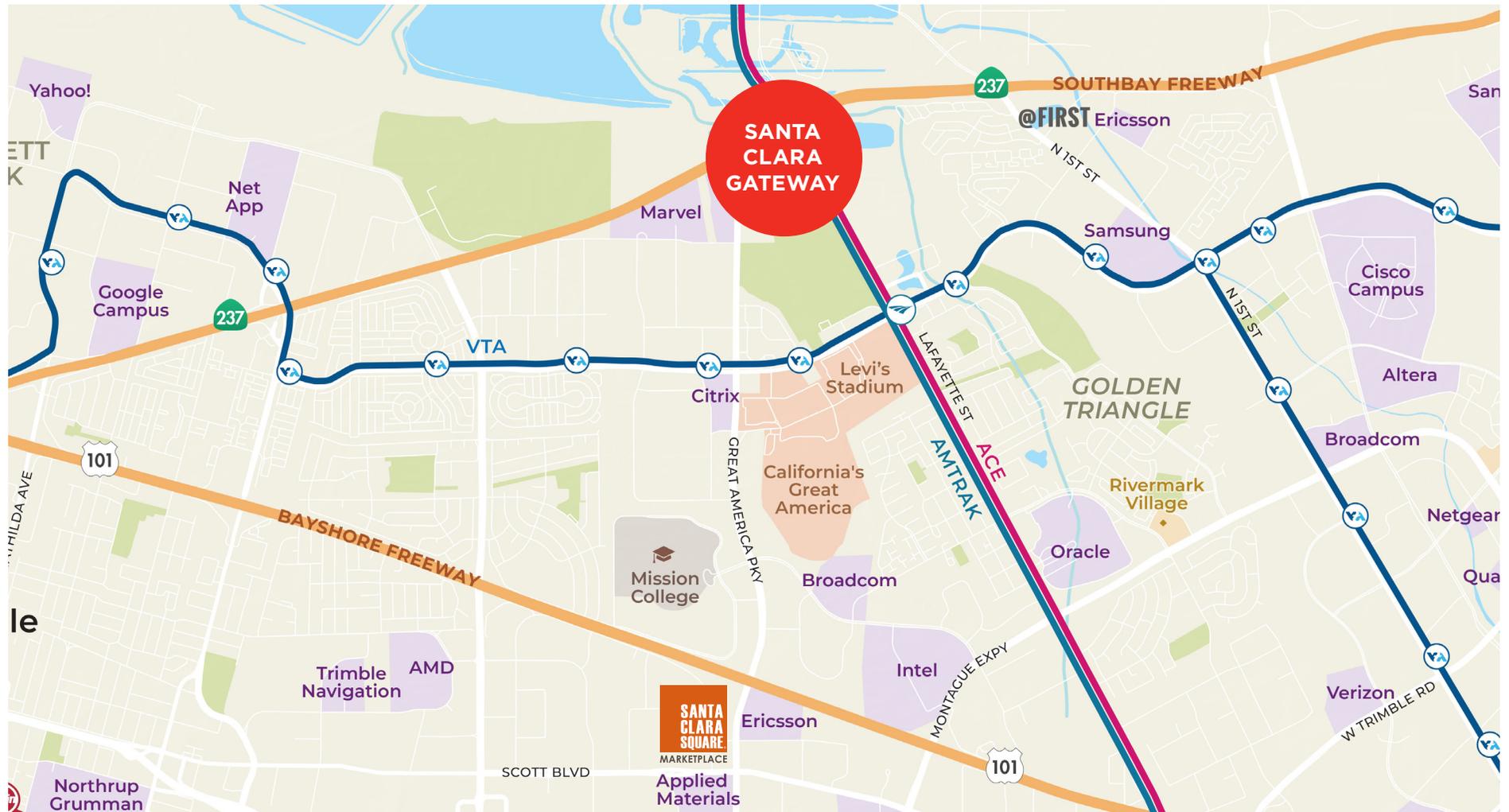
EyeXam Optometry
Fleming's
Il Fornaio
Impress Orthodontics
Opa!
Pacific Catch
Puesto
Sephora
Starbucks Coffee
Whole Foods Market

Hotels

Aloft Santa Clara
Hyatt Regency
Santa Clara
Santa Clara Marriott

Entertainment/Recreation

Santa Clara Convention Center
San Francisco 49ers Stadium
Santa Clara Square® Marketplace
@First Shopping Center





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 SUITE 101 ±4,846 SF



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