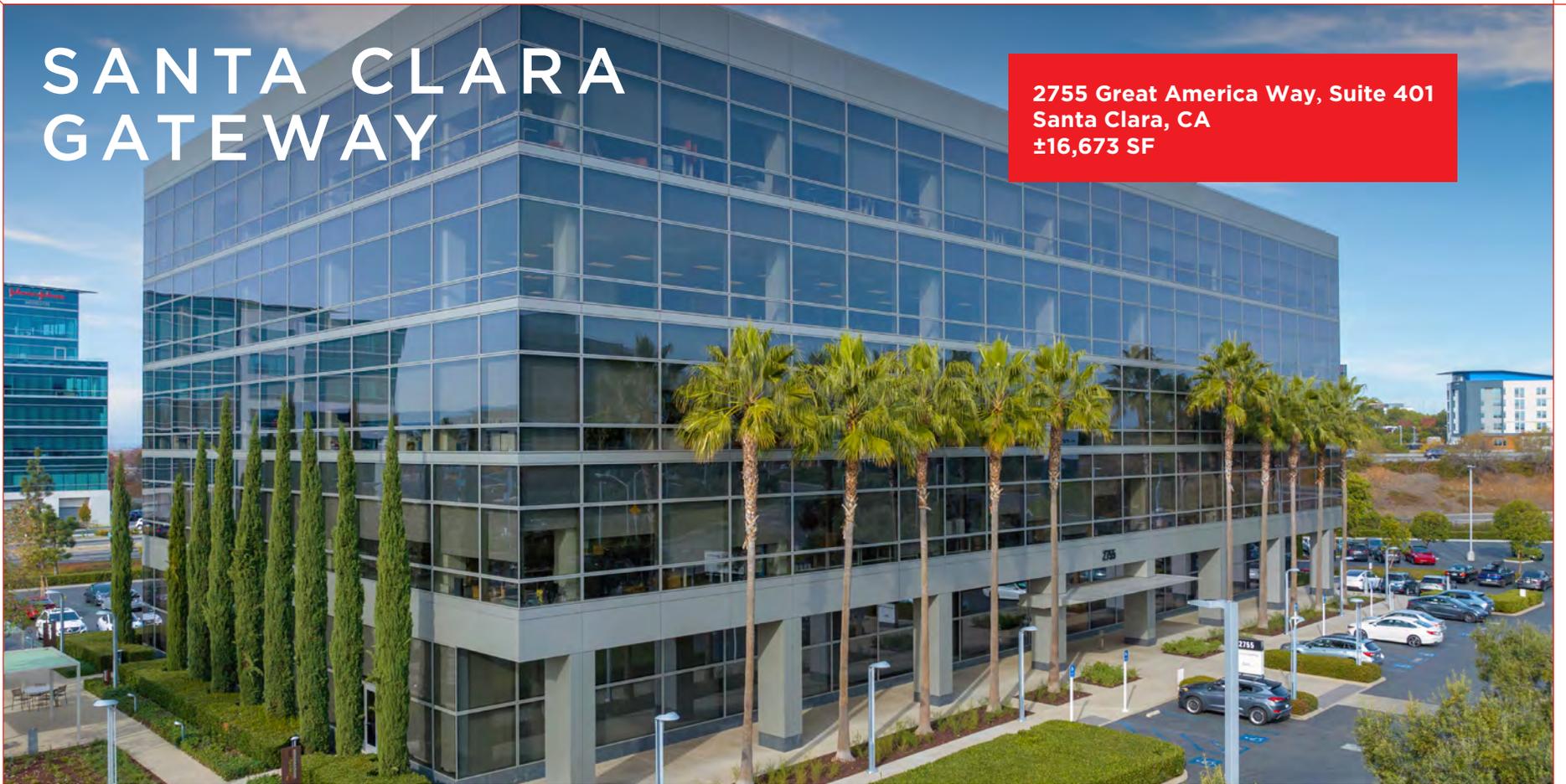


# SANTA CLARA GATEWAY

2755 Great America Way, Suite 401  
Santa Clara, CA  
±16,673 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



# WORKPLACE HIGHLIGHTS

## MARKET CAFÉ

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

## MORE DELICIOUS CHOICES

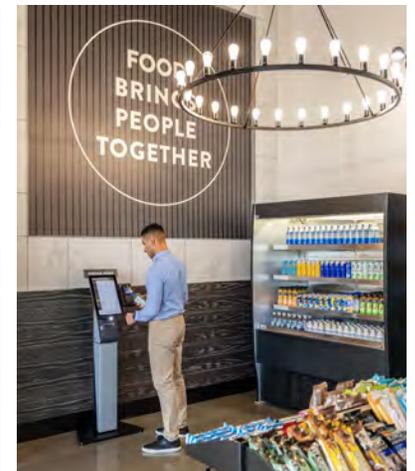
Market Café features a variety of breakfast and lunch options, including:

- 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

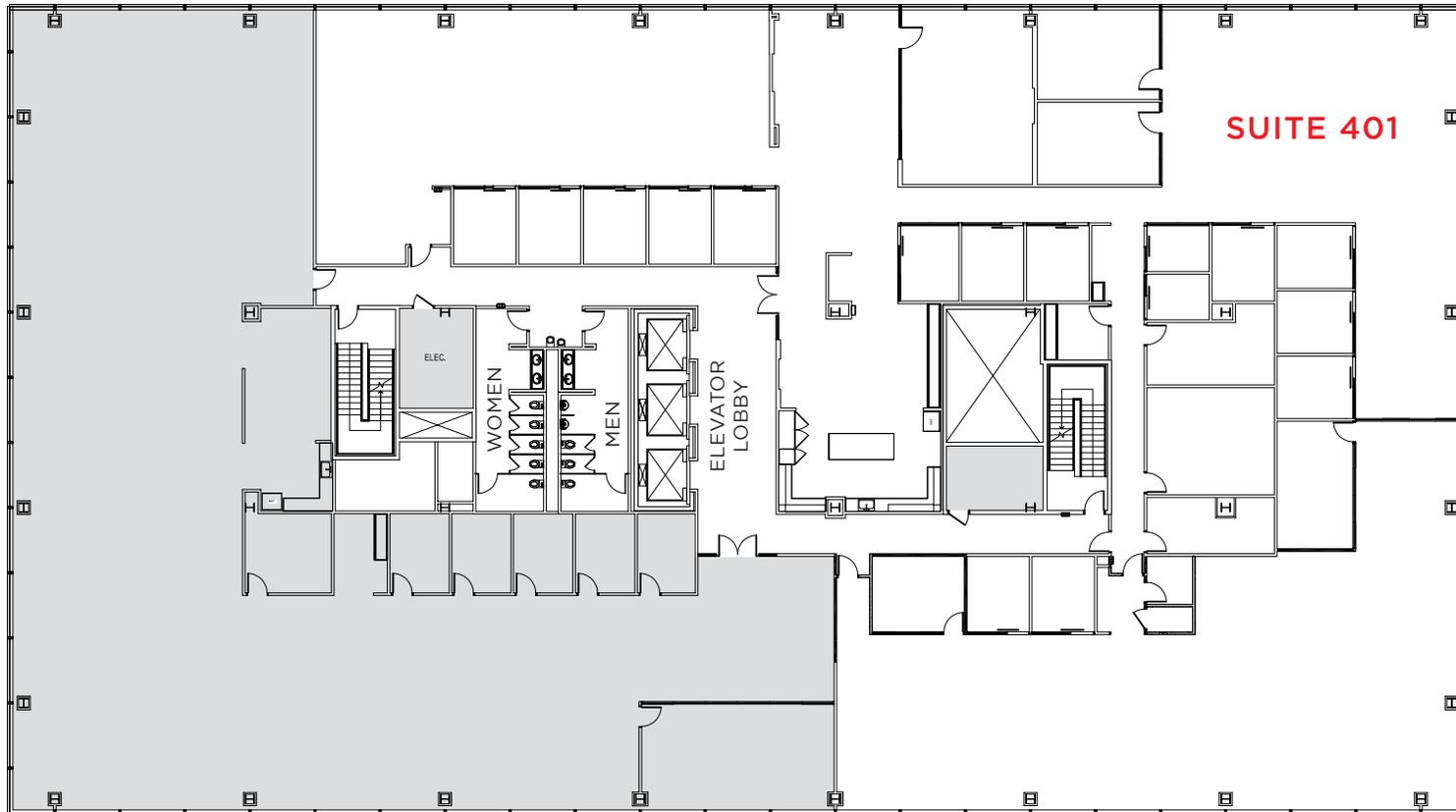
## BUILDING DIMENSIONS

- 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



2755 GREAT AMERICA WAY

# SUITE 401 • ±16,673 SF



- Available 12/1/2025
- 12 Private Offices
- 5 Conference Rooms
- 4 Huddle Rooms
- Reception Area
- Break Area
- Game Room
- Wellness Room
- Lab
- IDF Room
- 2 Storage Rooms
- Copy Area
- 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!

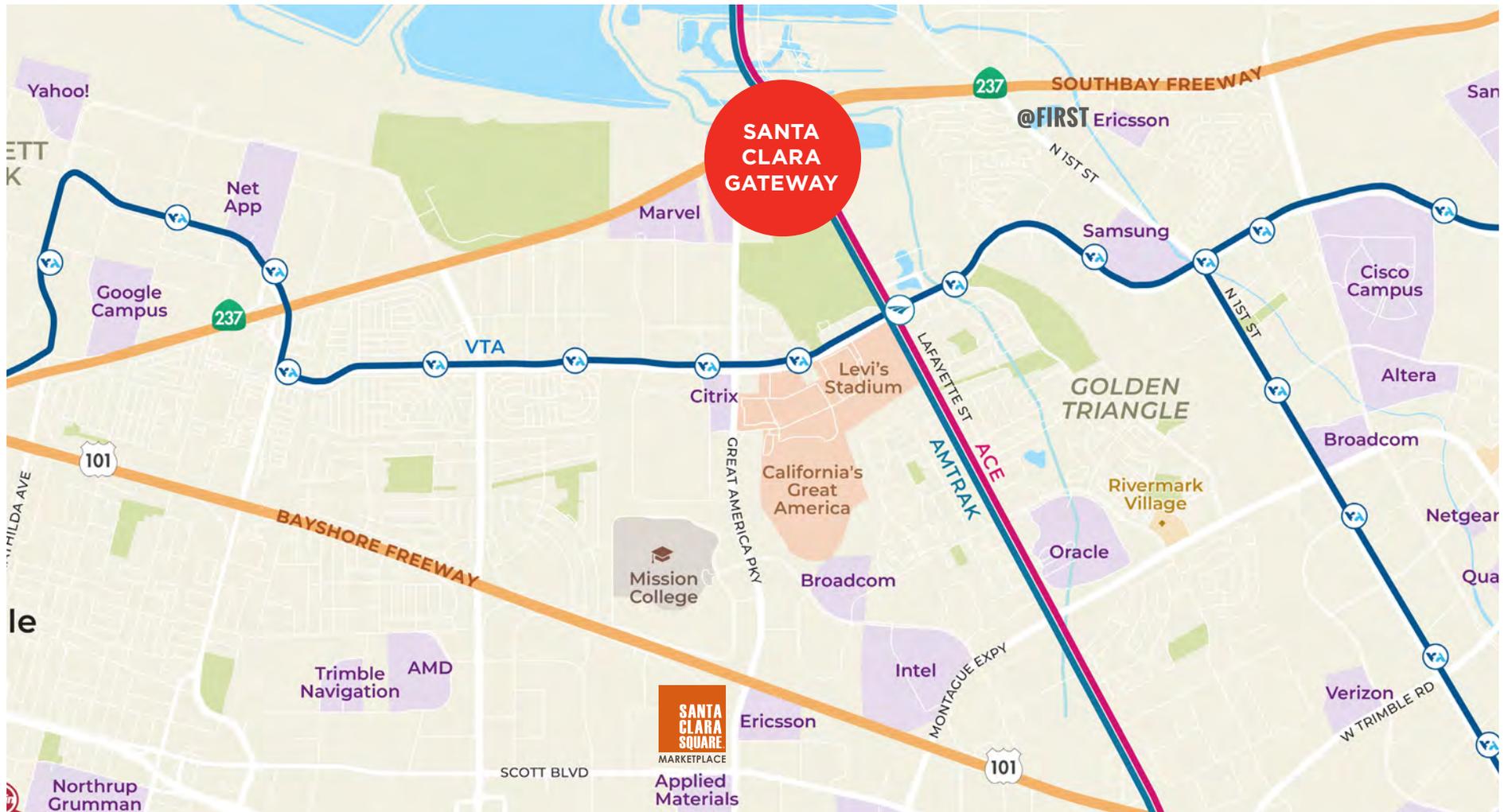
EyeXam Optometry  
Fleming's  
Il Fornaio  
Impress Orthodontics  
Opa!  
Pacific Catch  
Puesto  
Sephora  
Starbucks Coffee  
Whole Foods Market

### 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





OWNED AND MANAGED BY

FOR LEASING



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