



STADIUM TECHCENTER

±37,827 SF to ±234,096 SF



CBRE



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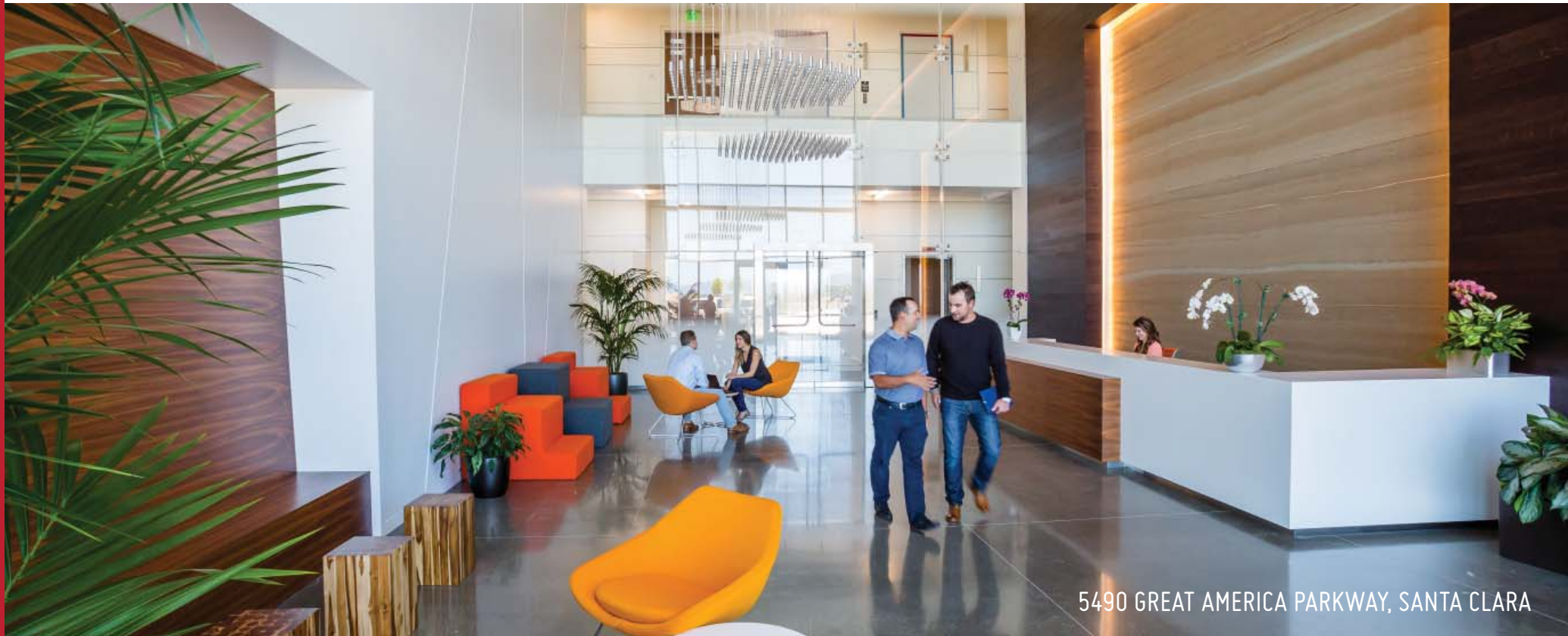
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PROJECT HIGHLIGHTS

- ±234,096 SF Class A Office Space
- 6 Floor with Floor to Ceiling Glass
- All Glass, 2 Story Lobby
- Large, Efficient Floor Plates
- 37-41K Open Office
- Slab to Slab 14'-16'
- Highly Efficient, Sustainable Design
- Excellent Signage Opportunity - 65' Monument Sign
- High-Profile, 4 Sides Building Top Signage
- ±3.3/1,000 Parking
- 4 Levels of Structured Parking
- 4000 Amps @ 277/480, Expandable to 8,000 with Ability and Infrastructure to Upgrade for Tenant Specific Needs
- 45-30-45 Column Space
- Onsite Café and Coffee Bar
- Lifestyle Fitness Center
- 4 x 130 Ton Rooftop Units for 520 Tons of Base Building Cooling (1/435 SF)
- Rooftop Pad and Infrastructure to Add Condensed Fluid Cooler for Additional or Spot Cooling
- 18 EV-Ready Stations



5490 GREAT AMERICA PARKWAY, SANTA CLARA



STADIUM
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EXCELLENT SIGNAGE OPPORTUNITIES

- FREEWAY IDENTITY
- 65 FOOT MONUMENT SIGN
- FOUR SIDES OF BUILDING TOP SIGNAGE



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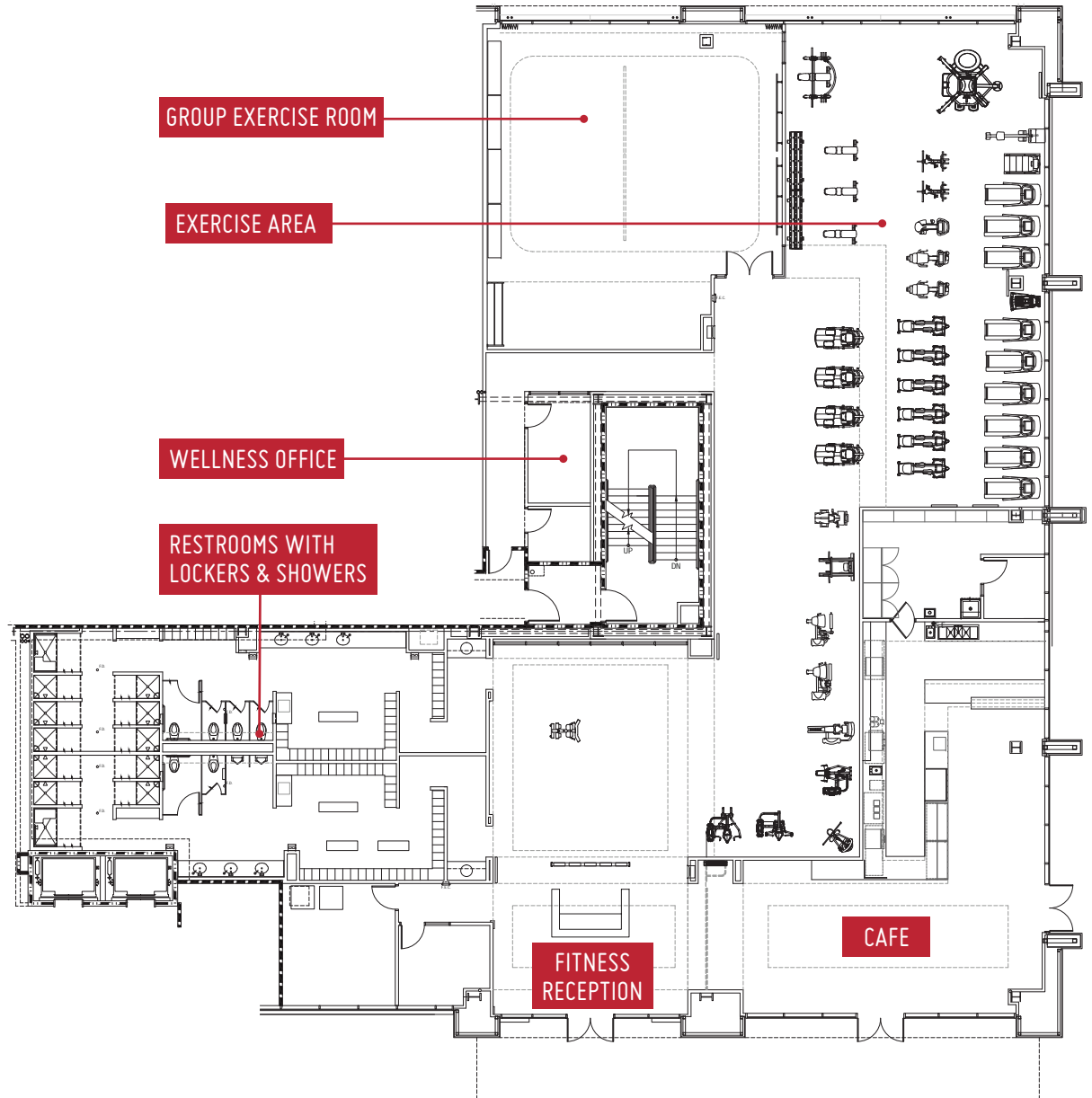
WELLNESS CENTER

- Fueled by High Performance Equipment
 - Adjacent to Onsite Cafe
 - First-Class Locker Rooms
 - Top Notch NorCal Instructors
 - Employee Wellness Programs Available
- Group Fitness:
 - Yoga
 - Zumba
 - Circuit Training
 - Body Sculpting
 - Spin
- Technology Integration:
 - Web Scheduling
 - Cardio Equipment
 - Customizable Workouts



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WELLNESS CENTER & CAFE FLOOR PLAN

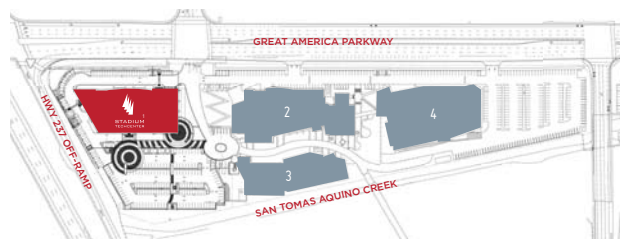
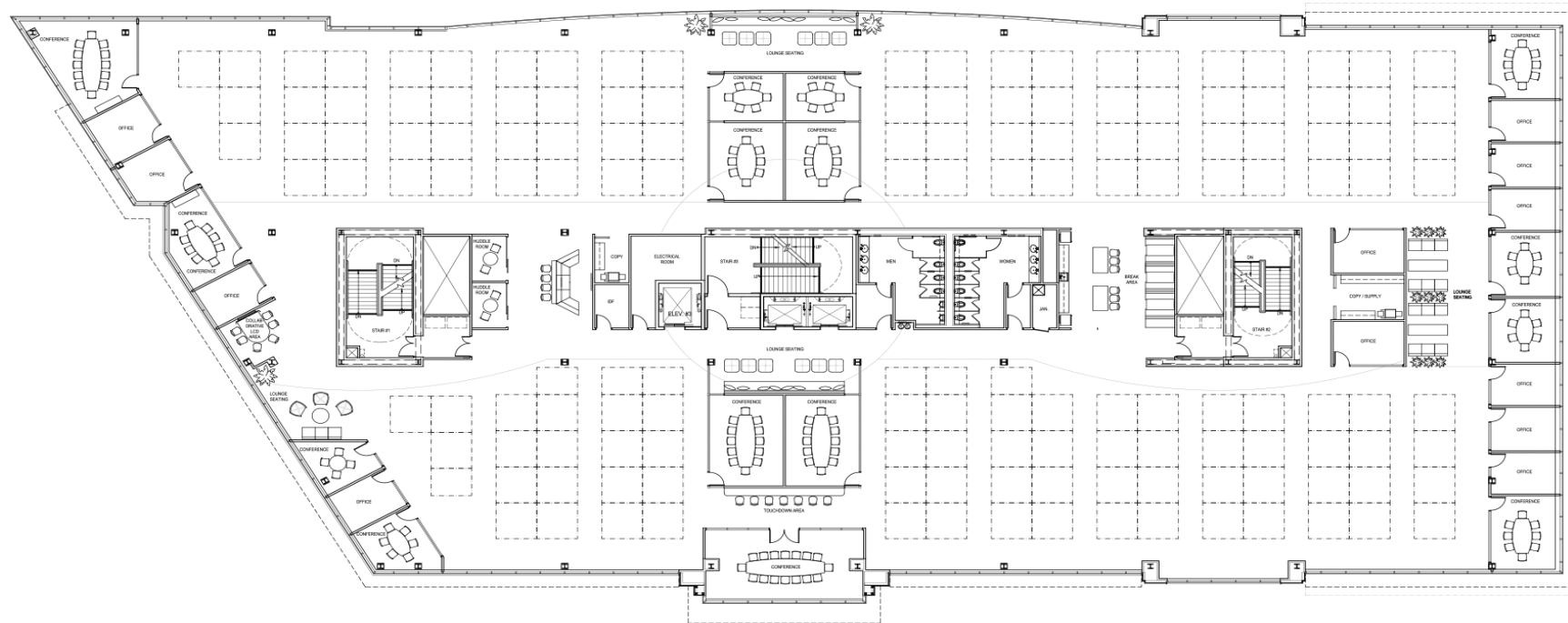


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FLOOR PLAN

Hypothetical Floor Plan:

- 143 8'x8' Work Stations
- 10 Offices
- Seven 6'x8' Work Stations
- 14 Conference Rooms



AMENITIES MAP

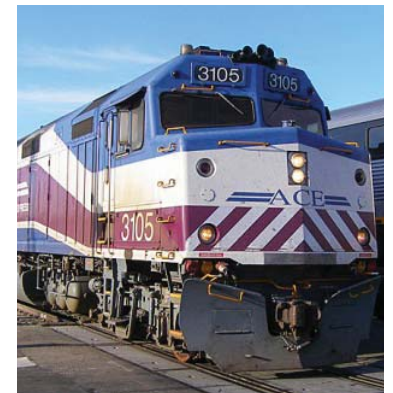
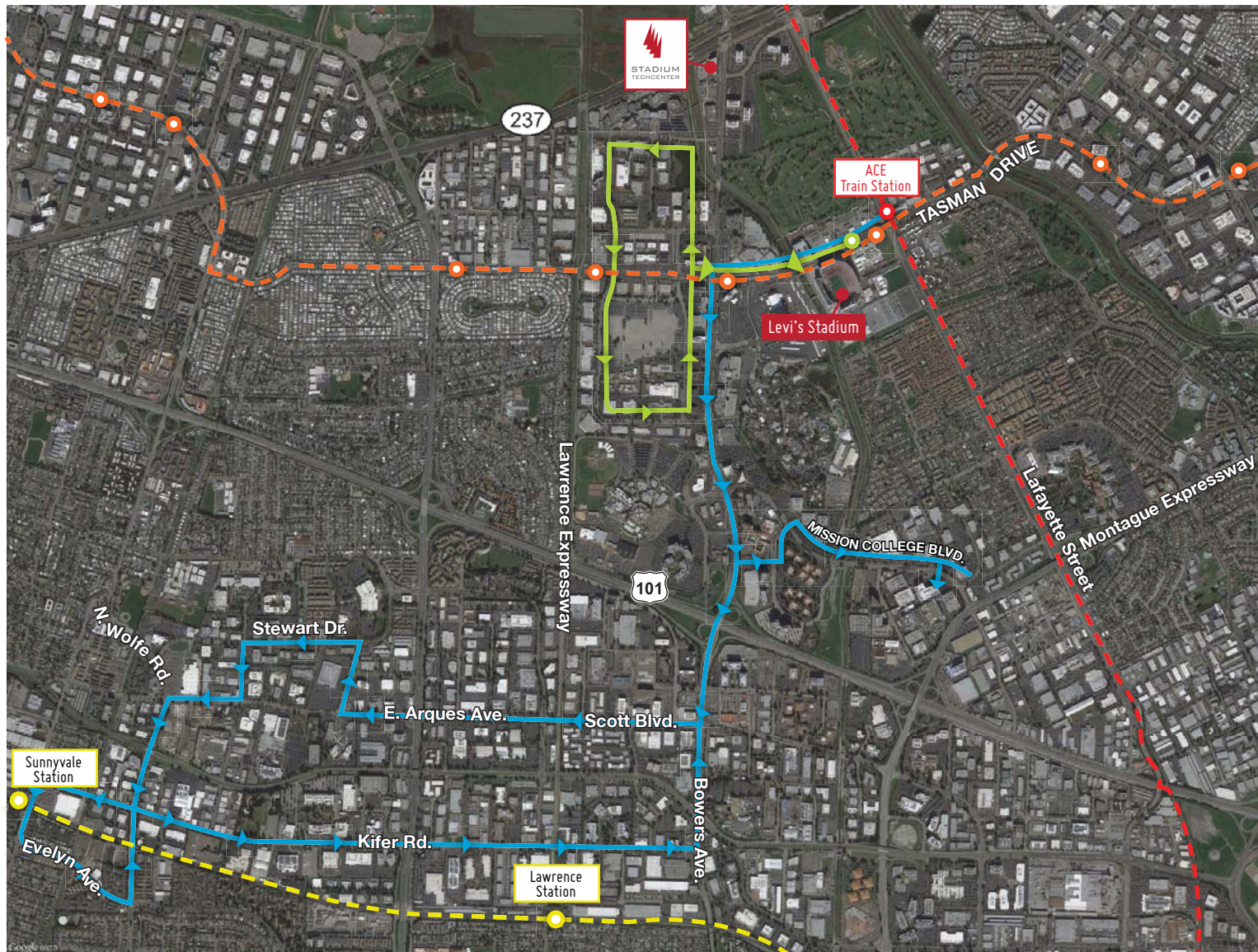
1 MILE TO LEVI'S STADIUM • 0.5 MILES TO LIGHT RAIL



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TRANSPORTATION MAP

1 MILE TO LEVI'S STADIUM • 0.5 MILES TO LIGHT RAIL • 1.4 MILES TO ACE TRAIN



- ACE TRAIN SHUTTLE
- CALTRAIN SHUTTLE
- - - LIGHT RAIL
- - - ACE TRAIN
- - - CALTRAIN

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STADIUMTECHCENTER.COM

VIDEO:

<https://app.vts.com/properties/1-stadium-techcenter-5490-great-america-parkway>

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