



# AMERICACENTER — PHASE II —

6220-6280 AMERICA CENTER DRIVE • SAN JOSE • CA

## INVESTMENT SUMMARY

**RARE OPPORTUNITY TO ACQUIRE A TROPHY OFFICE CAMPUS IN ONE OF SILICON VALLEY'S TOP PERFORMING SUBMARKETS**

# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor is pleased to present the opportunity to acquire the 100% fee simple interest in America Center Phase II (“the Campus” or “the Property”)—a premier Silicon Valley office campus featuring two trophy office buildings with best-in-class finishes, structured parking, and a dedicated amenity building.

Strategically positioned on the Santa Clara and North San Jose border, the Campus is 100% leased with a high-quality tenant roster with an average remaining lease term of 4.2 years. The Campus has maintained 100% occupancy since its delivery in 2018, demonstrating exceptional tenant retention and market appeal.

This recently constructed, institutionally managed asset is well-positioned to benefit from the continued flight to quality in a competitive leasing environment. The Campus distinguishes itself through superior architectural finishes, comprehensive on-site amenities, panoramic views, and exceptional transportation connectivity.

**America Center Phase II offers investors the opportunity to acquire one of Silicon Valley’s most distinguished and amenity-rich office campuses—a property that meets the evolving demands of today’s premier tenants while positioned for sustained value creation.**

100%  
LEASED

4.2  
YEARS  
WALT

2018  
VINTAGE

465,046  
RSF

12.54  
ACRES  
CAMPUS SIZE





# INVESTMENT HIGHLIGHTS



**Trophy Lifestyle Campus with Best-in-Class Finishes & Comprehensive Amenities**



**Diversified Cash Flow Stream from Premier Technology Tenants with 4.2 Years of WALT**



**Strategic Location on The Border of North San Jose/Santa Clara with Direct Access to Silicon Valley's Tech Leaders**



**Premier Multi-Tenant Campus Amid Limited New Construction**



**Core Silicon Valley Location, with Premier Frontage along SR-237**

## RARE OPPORTUNITY TO ACQUIRE A 100% LEASED MULTI- TENANT OFFICE CAMPUS OF SCALE

Delivered in 2018 as the second phase of the broader America Center development, America Center Phase II represents one of Silicon Valley's most significant office completions in the last decade. The Property encompasses two six-story office buildings totaling 465,046 square feet, complemented by a dedicated amenity building featuring a café, pub, fitness center, and rooftop deck—all designed to foster workplace efficiency and tenant collaboration.

The property achieved LEED Gold certification through integration of high-performance building systems, including advanced HVAC with energy-efficient economizers and enhanced filtration, low-flow plumbing fixtures, dynamic view glass for optimized solar control, and multiple EV charging stations



**HIGH BRAND VISIBILITY**  
VIA STATE ROUTE 237

**12.5**  
ACRE SITE

**1,483 (3.3/1,000 SF)**  
PARKING STALLS (INCLUSIVE OF  
106 EV CHARGING STATION STALLS)

**STATE-OF-THE-ART**  
AMENITY BUILDING

**STEEL-FRAME**  
CONSTRUCTION



**6**  
STORIES

**465,046**  
RSF (BOMA)

**2018**  
CONSTRUCTION

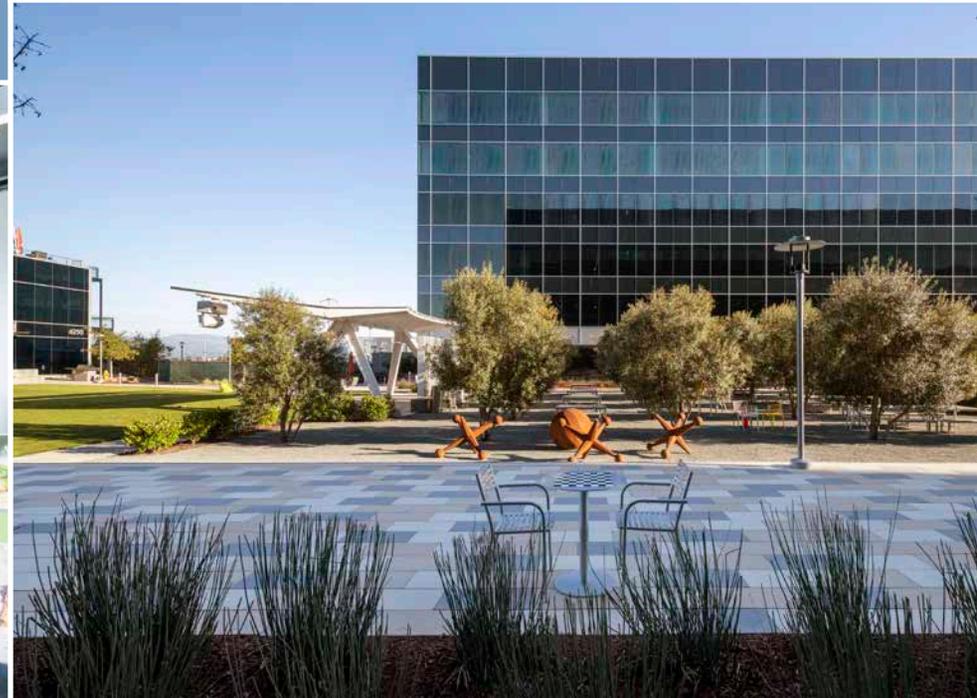
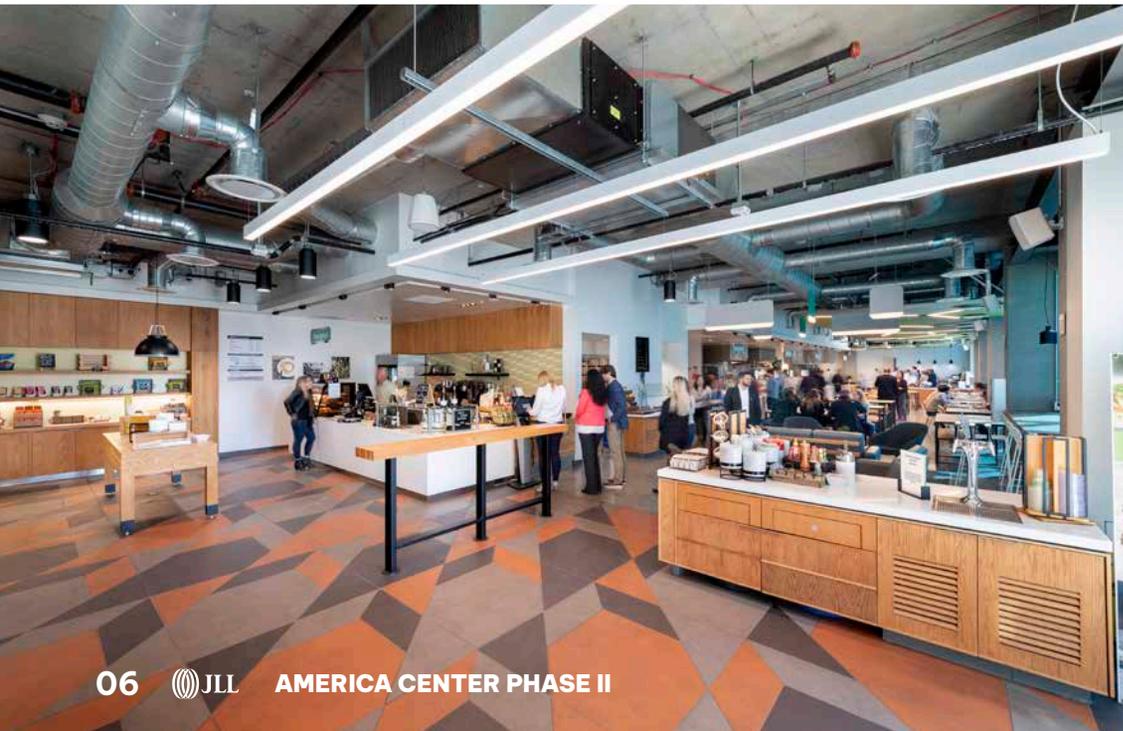
- 15' FIRST FLOOR HEIGHT
- 13'6" FLOORS TWO-FIVE
- 14' SIXTH FLOOR HEIGHT
- ±35,600 RSF AVERAGE FLOOR PLATE



HEALTH-CLUB QUALITY EXERCISE FACILITIES WITH SHOWERS AND LOCKER ROOMS



PREMIER OUTDOOR MUSIC AND EVENTS PAVILION



FULL SERVICE CAFETERIAS

## UNIQUE AMENITY OFFERINGS IN CORE SILICON VALLEY LOCATION

America Center Phase II distinguishes itself in Silicon Valley's competitive landscape through its comprehensive amenity offerings. As tenants increasingly favor properties that combine superior accessibility with extensive amenity offerings, market demand has intensified for assets that deliver both operational functionality and elevated user experiences.

The campus exemplifies this flight-to-quality trend through its health club-caliber fitness facilities, full-service dining options, expansive sports park, premier outdoor music and events pavilion, and LEED Gold-certified building infrastructure. America Center Phase II is well-positioned to attract and retain quality tenants while commanding premium rental rates in Silicon Valley's discerning office market.



Unparalleled Access, Visibility, and Signage along State Route 237



Premier Silicon Valley Campus Environment



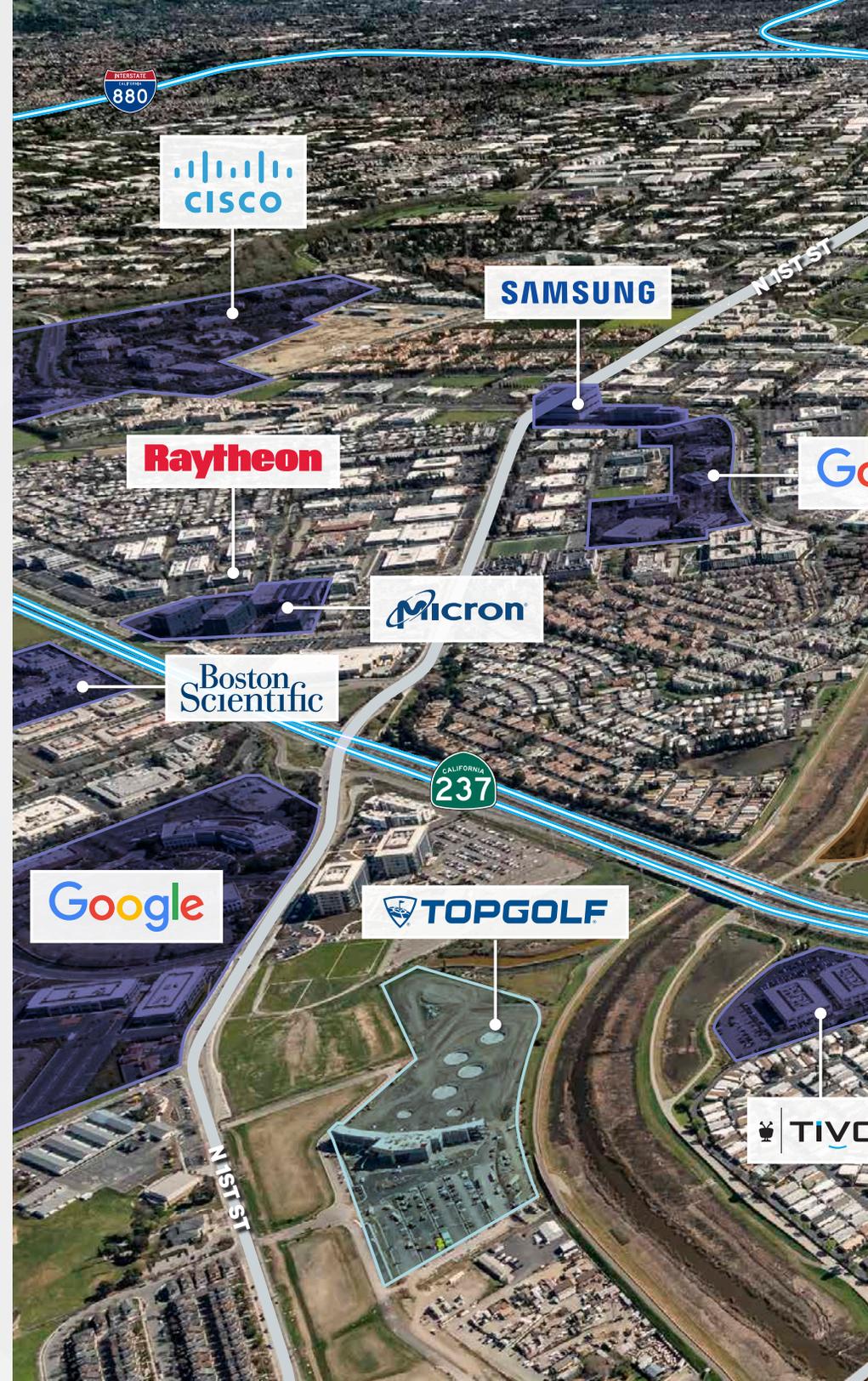
Pristine Park Setting with over 30 Acres of Adjacent Open-Space with Access to Jogging and Biking Trails

# PREMIER OFFICE CAMPUS IN SANTA CLARA'S THRIVING LIVE-WORK-PLAY DISTRICT

America Center occupies a strategic position within the rapidly evolving Highway 237 and Santa Clara Stadium corridor, which has established itself as Silicon Valley's premier corporate destination. The campus benefits from proximity to industry leaders including Nvidia, Amazon, Applied Materials, and Intel, creating a concentrated ecosystem that continues attracting high-caliber companies and reinforcing long-term tenant demand in this premier business destination.

Leasing momentum throughout the Highway 237 corridor and Santa Clara has accelerated significantly over the past 12 to 24 months, with multiple transactions exceeding 100,000 square feet rapidly absorbing the region's top-tier office inventory. This absorption occurs against a backdrop of virtually zero new construction, creating supply constraints for quality assets. America Center Phase II further distinguishes itself by serving as the headquarters location for two of its three tenants, Bill.com and McAfee, demonstrating the property's appeal to established technology leaders seeking premium Silicon Valley locations.

The prevailing flight to quality trend has driven large, well positioned developments toward full occupancy, enabling owners to secure creditworthy tenants at premium rental rates. With the development pipeline remaining inactive and large block leasing activity continuing, rent growth for top tier assets in this integrated live, work, play environment is positioned to accelerate. The district's connectivity advantages, including San Jose International Airport, Santa Clara University, Levi's Stadium, Topgolf, and complementary lifestyle amenities, further enhance its appeal to innovative companies and the talent they seek to attract and retain.





US 101

NORMAN Y. MINETA  
SAN JOSE  
INTERNATIONAL  
AIRPORT

  
Santa Clara  
UNIVERSITY

 NVIDIA

 Hitachi Vantara  
amazon AMD  
ERICSSON  
netskope  
PURESTORAGE

 APPLIED  
MATERIALS

servicenow

 intel

 zscaler

ORACLE

Levi's STADIUM

 Sutter Health

APPLE  
LinkedIn

 paloalto  
NETWORKS

google

LAFAYETTE ST

TEXAS INSTRUMENTS  
FUJITSU  
AMPERE

CITRIX

GREAT AMERICA PKWY

RELATED  
SANTA CLARA

ARISTA

DELL

MARVELL

LG

Johnson & Johnson

CALIFORNIA  
237



AMERICACENTER  
— PHASE II —

**LEGEND**

-  Subject Property
-  Commercial Office
-  Mixed-Use Commercial
-  Recreation
-  Development

# AMERICACENTER — PHASE II —



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