



601 MCCARTHY BOULEVARD

MILPITAS, CALIFORNIA



**RARE OPPORTUNITY TO ACQUIRE R&D ASSET FULLY LEASED TO
INVESTMENT GRADE TENANT FOR 10+ YEARS**

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 601 McCarthy ("the Property")—a premier Silicon Valley R&D building fully leased to KLA Corporation (NASDAQ: KLAC). The Property features a recently expanded data center and is located a short walk from the company's global headquarters.

Strategically positioned on the Milpitas and North San Jose border, the Property is 100% leased to KLA Corporation, a key supplier in the broader Silicon Valley chip / wafer fabrication process, through April 2037. KLA holds an 'A-' credit rating from S&P Global Ratings and has occupied the Property since 2023.

KLA has solidified 601 McCarthy's role as a critical operational hub, demonstrated by its recent lease extension, major expansion of the on-site data center, and planned tenant investment of \$8.3M into the space. Its strategic value is further enhanced by its direct connectivity to KLA's main headquarters, ongoing relocation of essential R&D and AI business units into the Property, and conversion of storage space to modernized R&D lab facilities. Positioned at the heart of the booming semiconductor industry, this asset directly benefits from the tenant's growth as they capitalize on the powerful AI wave.

601 McCarthy offers investors the opportunity to acquire a Property strategically located in the Golden Triangle and fully leased to one of the world's largest and most prominent semiconductor companies.

PROPERTY SUMMARY

Address	601 McCarthy Boulevard
City, State	Milpitas, CA
Tenant / Credit	KLA Corporation (S&P: A-)
Size	189,481 RSF
Leased	100%
Term (as of Sep-2026)	10.7 Years
Year Built / Renovated	1998 / 2017
Lot Size	9.66 Acres





Investment Highlights



**HIGH-QUALITY
INVESTMENT
GRADE TENANCY
(S&P: A-)**



**LONG-TERM
TENANT
COMMITMENT TO
MILPITAS WITH
ADJACENT HQ
CAMPUS**



**RECENT POWER
UPGRADE +
DATA CENTER
IMPROVEMENTS
UNDERWAY**



**CORE SILICON
VALLEY
LOCATION
WITHIN GOLDEN
TRIANGLE
& MILPITAS
HARDWARE
CLUSTER**

Opportunity To Acquire the Innovation Hub of a Crucial AI Chip Supplier

601 McCarthy is a 189,481 square foot R&D center for KLA Corporation, located adjacent to their corporate headquarters, which is situated 0.5 miles across the business park. Along with the in-process data center improvements, 601 McCarthy benefits from large floor plates (94,000+ square feet), high ceilings, and abundant natural light. On-site amenities include EV charging stations, dedicated parking, cafe, fitness center, and a conference center.

The Milpitas address signals KLA's commitment to the hardware / chip fabrication hub of Silicon Valley. Additionally, 601 McCarthy provides superior access to the broader Silicon Valley, the East Bay, and the San Francisco Peninsula through direct transit links with the VTA, BART, California Highway 237, and Interstate 880.

6,000 AMPS

**EXPANDED DATA
CENTER**

**ON-SITE CAFE +
COMMERCIAL KITCHEN**

**TRAINING + CONFERENCE
FACILITIES**

**2017
RENOVATION**

**FITNESS CENTER W/
LOCKER ROOM FACILITIES**



189,481
RSF

9.7
ACRE SITE

620 (3.3/1,000 SF)
PARKING STALLS, INCLUDING
EV CHARGING STATIONS

HIGH BRAND VISIBILITY
AT THE INTERSECTION OF STATE ROUTE 237 AND HIGHWAY 880

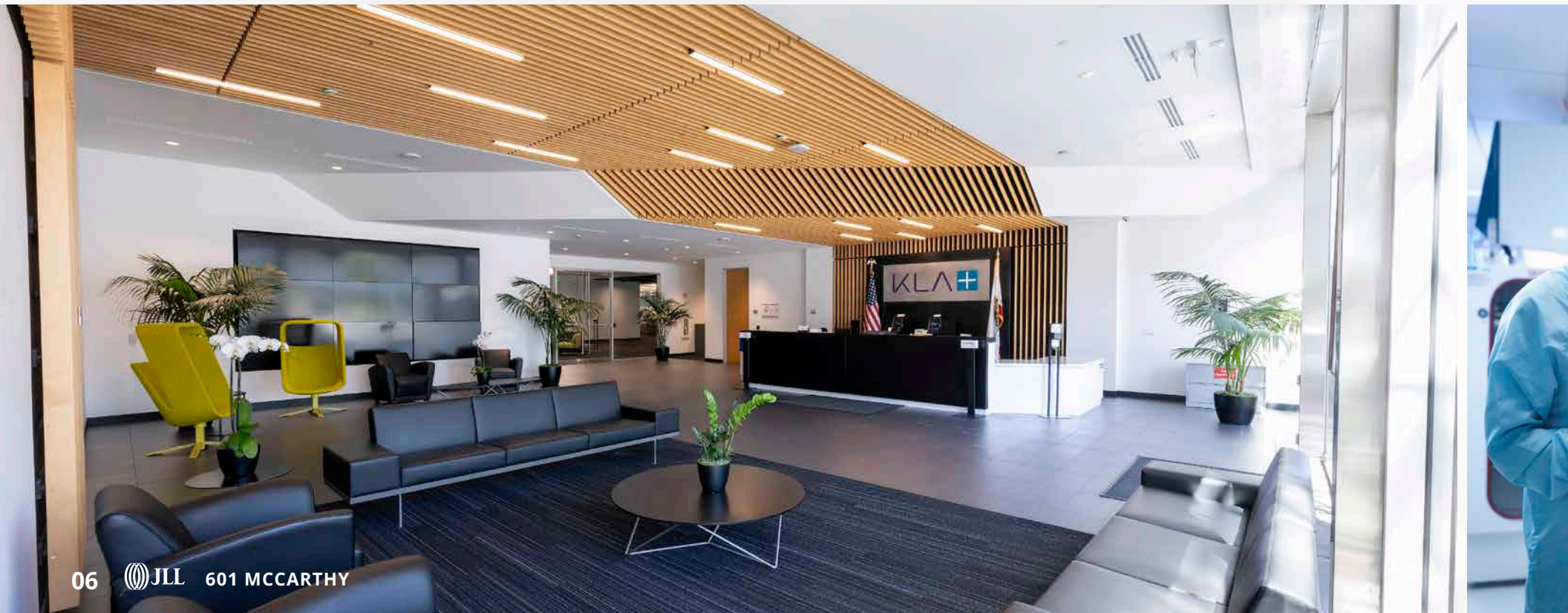
KLA: STRONG GROWTH OUTLOOK MEETS SECURE CREDIT RATING



The Property is leased for over 10 years to KLA Corporation, a tenant distinguished by an investment-grade S&P credit rating of 'A-'. This high rating is a significant differentiator, placing KLA in an elite category of corporate tenants in Silicon Valley, a distinction typically held only by the largest global technology firms. KLA's exceptional financial strength is bolstered by its critical position within the booming semiconductor industry and a formidable market capitalization exceeding \$230 billion. The tenant's robust financial health and strong growth outlook provide an exceptionally secure and reliable income stream, significantly mitigating risk and ensuring long-term stability for the asset.

A- (S&P)

KLA CREDIT RATING





KLA CORPORATION FACTS AND FIGURES

Year Founded	1975
Headquarters	Milpitas, California, USA
Industry	Semiconductors / Advanced Manufacturing
Global Employees	15,000
Stock Ticker (NASDAQ)	KLAC
Credit Rating	A- (S&P)

2025 KLA FINANCIAL HIGHLIGHTS

Market Cap (Apr-2026)	\$234.6B
Revenue	\$12.2B
Net Income	\$4.1B
Net Profit Margin	34%
Free Cash Flow	\$3.7B
Assets	\$16.7B
Cash / Cash Equivalents	\$4.5B
Capital Expenditures (2023-2025)	\$954.2M



ABOUT KLA

KLA Corporation is a foundational company within the technology industry, providing the critical quality control systems needed to manufacture semiconductors, the essential electronic brains inside every modern device from smartphones to data centers. Manufacturing semiconductors is a complex process involving hundreds of precise steps to build microscopic circuits on large silicon discs. KLA designs and sells highly advanced inspection and measurement equipment that act as the “eyes” of the semiconductor factory. This equipment scans silicon wafers during production to find and analyze microscopic defects or inconsistencies. By catching these errors early, KLA enables chipmakers to fix their manufacturing processes, improve their production efficiency, and ultimately produce more reliable semiconductors. KLA’s major customers include global technology players such as TSMC, Samsung, Intel, and Micron.

The current boom in AI and data centers has made KLA’s role more critical than ever. As modern chips become more intricate, they also become exponentially more difficult to produce without flaws. This increased difficulty makes KLA’s technology indispensable, as the need for precise inspection and defect control grows in direct proportion to the complexity of the semiconductor. Essentially, as chip designs for AI become more advanced, KLA provides the enabling process control technology that allows manufacturers to successfully produce these next-generation semiconductors at the scale required, making the company a fundamental pillar supporting the entire AI infrastructure boom.

Premier R&D and Manufacturing Corridor in Silicon Valley

601 McCarthy is centrally located within the Milpitas-North San Jose innovation corridor, a globally significant hub for the semiconductor, hardware, and advanced manufacturing industries. This district has become a powerful magnet for the world's leading technology firms, creating a dense ecosystem of innovation. The Property benefits from its strategic proximity to the headquarters and major campuses of industry leaders including Cisco, Sandisk, Micron, Applied Materials, and Western Digital, reinforcing the area's long-term appeal for mission-critical operations.

Market dynamics throughout this corridor are defined by intense demand for specialized R&D facilities, driven by global technology trends and strategic onshoring initiatives. This demand occurs against a backdrop of extremely limited supply, as high barriers to entry and significant infrastructure costs constrain new development of comparable, high-quality assets. As a result, the region is experiencing a pronounced flight to quality, with leading companies aggressively competing to secure space in well-located, modern facilities, ensuring robust tenant demand and creating a favorable environment for future rent growth.

The location offers unparalleled logistical advantages, situated at the nexus of I-880 and Highway 237, providing seamless access to key business centers across Silicon Valley, the Peninsula, and the East Bay. The nearby Milpitas BART station and proximity to San Jose International Airport (SJC) create exceptional connectivity, expanding access to a deep and highly skilled regional talent pool. This powerful combination of industry synergy, supply constraints, and superior infrastructure solidifies the area's position as a durable and strategic destination for the world's most innovative companies.





601 MCCARTHY
BOULEVARD

TOP 10 SEMICONDUCTOR COMPANIES IN THE US
(BY MARKET CAP)



Silicon Valley is home to the headquarters for **7 of the 10 largest** semiconductor companies in the U.S.

Note: Market Caps as of April 2026. Companies in green have HQs in Silicon Valley.

601 MCCARTHY BOULEVARD

KLA



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