












# Class-A Office/R&D Sublease

2600 Great America Way, Santa Clara | ±27,715 SF



# Sublease Highlights

-  Premier Class-A Office Project
-  6th Floor: ±27,715 SF
-  Market Ready & Furnished
-  Large Custom-Built Lab
-  LED: 03/31/2028
-  Fitness Center & Locker Rooms
-  Market Cafe & Outdoor Workspace
-  Conference Center & Lounge
-  ±3.33/1,000 Parking



## 6<sup>th</sup> Floor | ±27,715 SF

- 8 Private Offices
- 9 Conference Rooms
- 40 Wired 8x8 Cubicles
- Board Room
- Electronics Lab
- Open Break Area
- Coffee Bar
- 2 Copy/Supply Areas
- 3 Storage Rooms





# Interior Photos





# Interior Photos





# Project Photos





## Amenities & Transportation

**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!

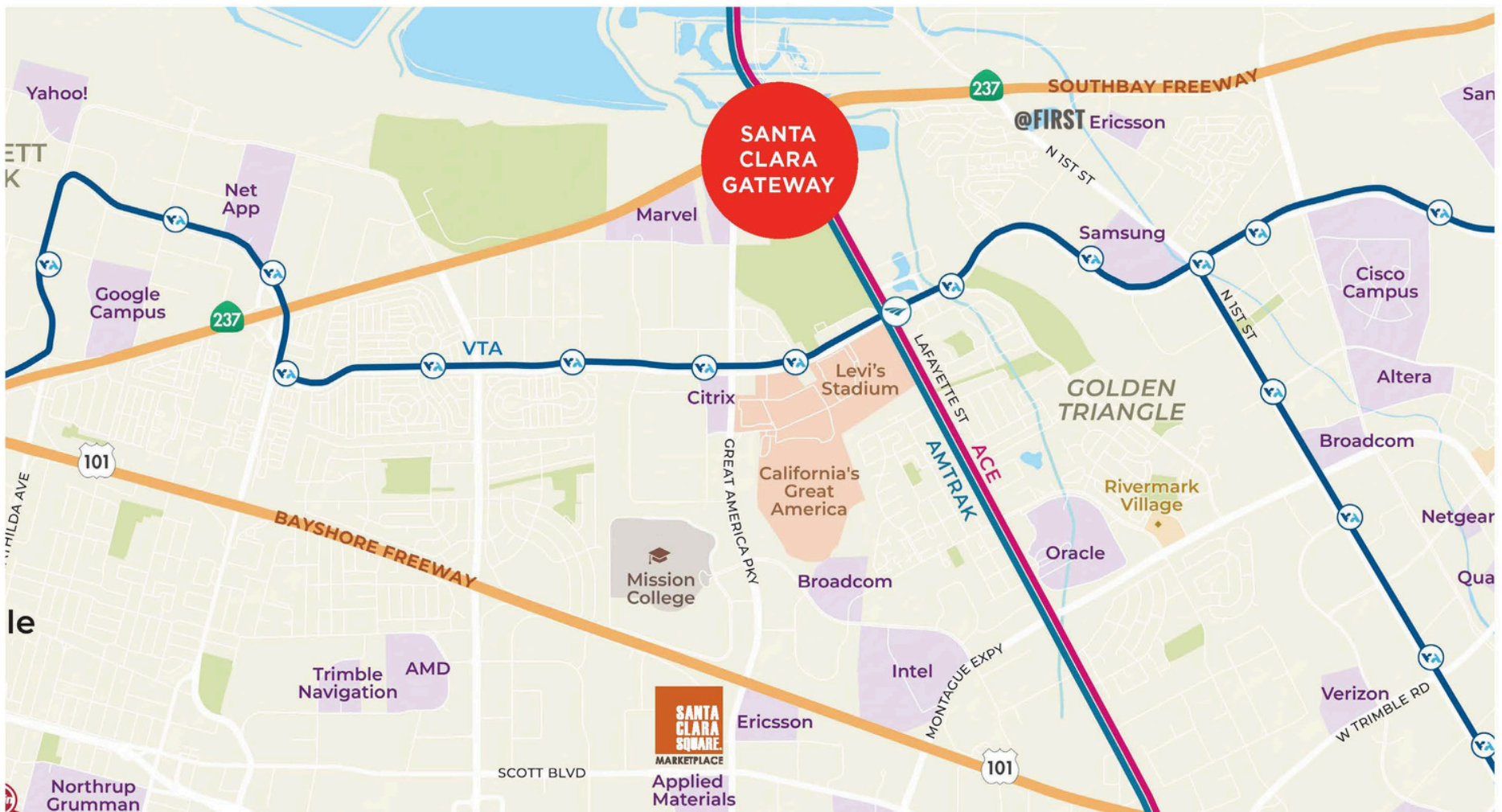
EyeXam Optometry  
Fleming's  
Il Fornaio  
Impress Orthodontics  
Opa!  
Pacific Catch  
Puesto  
Sephora  
Starbucks Coffee  
Whole Foods Market

## 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





# Project Aerial







#### Contact

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