

Plug & Play Office/R&D Sublease | ±13,933 SF

490 N McCarthy Blvd. Suite 120, Milpitas

JLL SEE A BRIGHTER WAY

Alex Lagemann
408 221 2310
alex.lagemann@jll.com
Lic. #02024474

Mike Covell
650 704 4683
mike.covell@jll.com
Lic. #02040499

Sublease Highlights



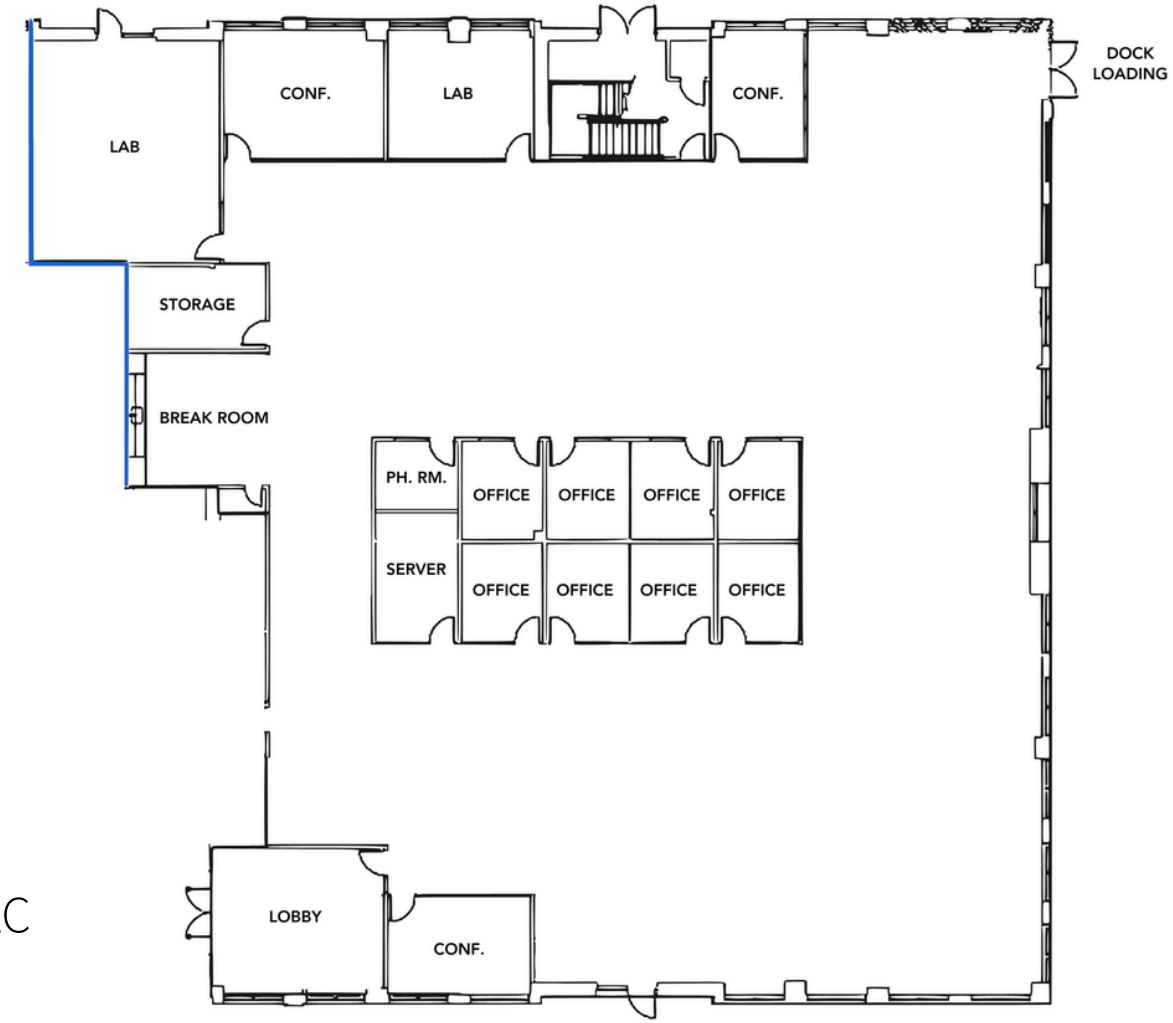


- Fully furnished & Move-In Ready Space
- Ground Floor Suite with Labs & Dock High Loading
- Premier Class-A “McCarthy Center” Office Project
- LED: 7/31/2031
- Walkable Dining, Retail & Entertainment
- On Site Café, Fitness Center & Conference Facility
- Convenient Access to Highway 237 and 880
- Access to VTA Bus Route 47

JLL SEE A BRIGHTER WAY

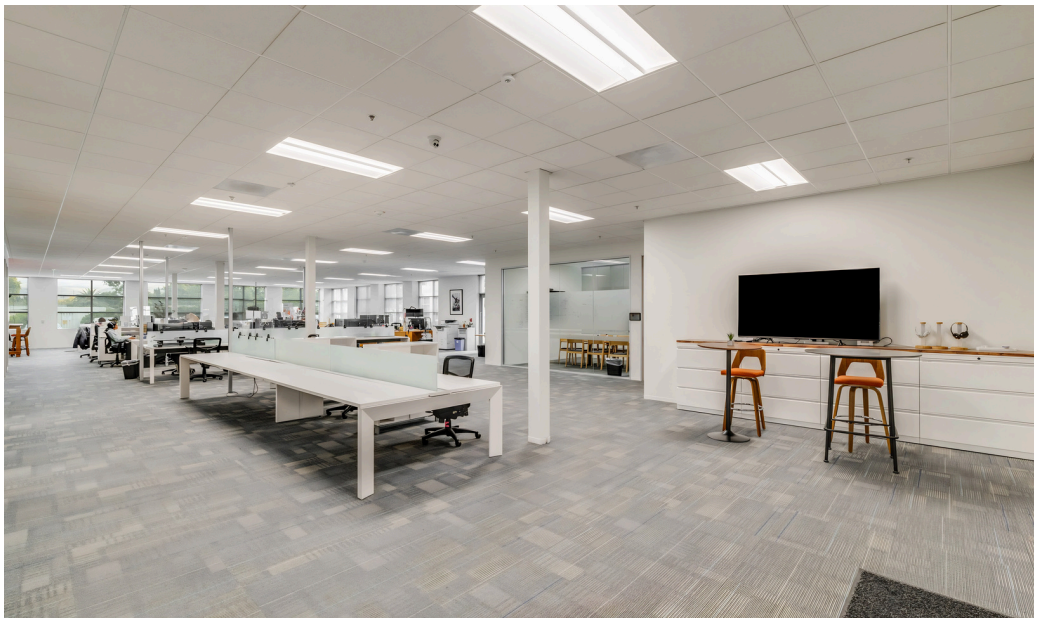
490 N McCarthy Blvd. Suite 120 | ± 13,933 SF

- 62 Workstations
- 8 Private Offices
- 3 Conference Rooms
- 1 Phone Room
- Open Break Room
- 2 Labs
- Dock Height Loading
- Server Room w/ Dedicated HVAC



Interior Photos









Project Photos

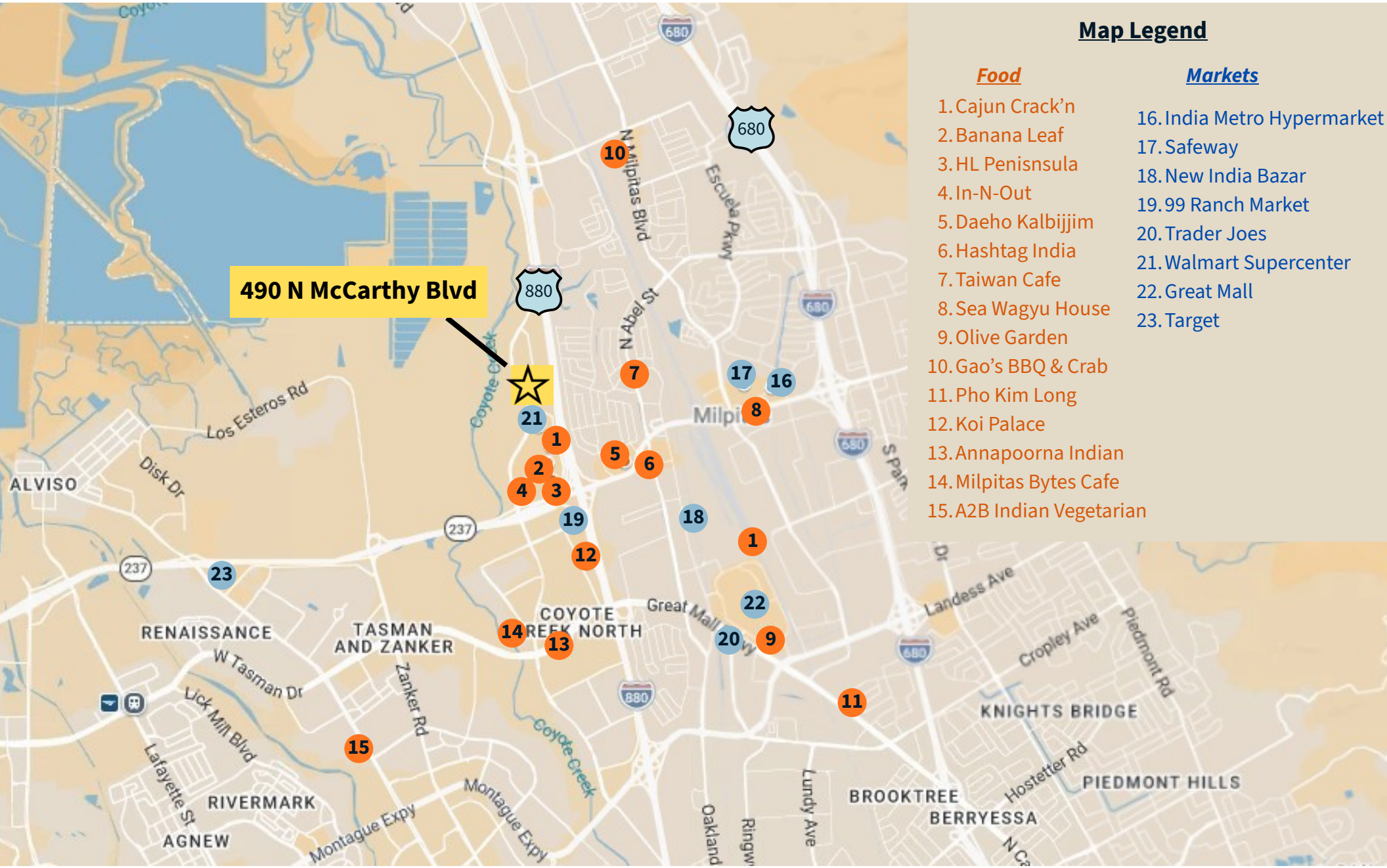








Amenity Map


490 N McCarthy Blvd
Map Legend
Food
1. Cajun Crack'n
2. Banana Leaf
3. HL Penisnsula
4. In-N-Out
5. Daeho Kalbijjim
6. Hashtag India
7. Taiwan Cafe
8. Sea Wagyu House
9. Olive Garden
10. Gao's BBQ & Crab
11. Pho Kim Long
12. Koi Palace
13. Annapoorna Indian
14. Milpitas Bytes Cafe
15. A2B Indian Vegetarian
Markets
16. India Metro Hypermarket
17. Safeway
18. New India Bazar
19. 99 Ranch Market
20. Trader Joes
21. Walmart Supercenter
22. Great Mall
23. Target
680
880
237
N Milpitas Blvd
Escuela Pkwy
N Abel St
Coyote Creek
Los Esteros Rd
Disk Dr
ALVISO
Milpitas
S Park
Great Mall Pkwy
Landess Ave
Cropley Ave
Piedmont Rd
RENAISSANCE
TASMAN AND ZANKER
COYOTE CREEK NORTH
W Tasman Dr
Lick Mill Blvd
Zanker Rd
Lafayette St
RIVERMARK
AGNEW
Montague Expy
KNIGHTS BRIDGE
Hostetter Rd
PIEDMONT HILLS
BROOKTREE
BERRYESSA
Oakland
Ringwood
Lundy Ave

490 N McCarthy Blvd. Suite 120 Milpitas ±13,933 SF



Contact:

Alex Lagemann
alex.lagemann@jll.com
+1 408 221 2310
Lic. #02024474

Mike Covell
mike.covell@jll.com
+1 650 704 4683
Lic. #02040499

Jones Lang LaSalle Americas, Inc. License #: 01856260

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.