

McCARTHY CENTER

400-940 N. MCCARTHY BLVD.
MILPITAS, CALIFORNIA





OVERVIEW

POSITIONED For Success

Put more of what matters within reach for your business at McCarthy Center, a newly refreshed 1.1M SF, 19-building campus workplace in a convenient Silicon Valley location.

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



OVERVIEW



LIMITLESS INSPIRATION, Exceptional Value

Discover Silicon Valley's best value: a newly refreshed campus with modern design, engaging amenities and flexible solutions for companies of all sizes.

Flexible Space of All Sizes

From move-in ready suites to full floors and growing companies with office, R&D and lab space.

Positioned for Success

Put more of what matters within reach for your business at a newly refreshed workplace in a convenient Silicon Valley location.

A Full Suite of Amenities

Get more from your workplace with 10+ outdoor workspaces, fitness, dining and meeting and event space.

Certifications



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REINVESTMENT

EXPLORE THE Modernization

Reimagined outdoor workspaces, cafe, exteriors and entries create an energizing atmosphere, adding to a collection of sought-after amenities like fitness, conferencing and sports courts.

Set the tone for the workday with new, modern building portals at 620, 640 and 660 N McCarthy, refreshed building entries with bold colors and a revitalized amenity building featuring an iconic, Milpitas-inspired mural.



WHAT Teams Want

McCarthy Center positions your business for success with experience-driven amenities that bring teams together.



The Eatery



Kinetic fitness center
& sports courts



The Commons
outdoor workspace



Venue meeting
& event center





LOCATION

McCARTHY CENTER

Area Map

Be where teams want to work with convenient access to Highway 237 and Interstate 880, resort-style living at North Park, and dining, retail and entertainment at McCarthy Ranch Marketplace.



266

APARTMENT
COMMUNITIES



233

ENTERTAINMENT
VENUES



46

FITNESS
CENTERS



81

HOTELS



722

RESTAURANTS



1,120

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

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MOVE-IN READY Workspaces

Private, premium spaces where experience-driven amenities and HQ-quality design meet the speed and flexibility your team needs.



premium private suites

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.



move-in ready

Move in fast, thanks to work-ready space with no upfront capital and available furniture.



scalable options

Unmatched flexibility, with lease terms starting at 6 months, makes it easy to scale across our portfolio.



frictionless experience

A simple leasing experience and concierge service keep you focused on what matters.

get started at flexplus.com



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WE CREATE PLACES THAT Bring People Together to Succeed

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — *all backed by our industry-leading financial stability and commitment to long-term ownership.*

Industry-leading Financial Stability

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

Future-Proof Flexibility

A range of lease options and our collaborative partnership support your growth.

Elevated Customer Care

Expert teams, fast response times and personalized service ensure worry-free workdays.

Ready for What's Next

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

Activated to Attracted & Engage Teams

Experience-driven amenities make your workplace an essential employee destination.

Sustainability By Design

We strive to lead and innovate for the preservation of environmental resources.





OWNED AND MANAGED BY



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