

5451-5455 GREAT AMERICA PARKWAY
2550-2755 GREAT AMERICA WAY
SILICON VALLEY

Santa Clara Gateway™





OVERVIEW



Everything Innovators *Need to Succeed*

Six four- and five-story buildings designed by world-renowned architecture firm Pei Cobb Freed & Partners offer 900K SF of modern workspace and the lifestyle amenities talent wants.

// SANTA CLARA GATEWAY

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

Premium HQ, Flexible Lease Options

Choose from a variety of space options, including a full building opportunity with market-ready finishes, plus lease terms as agile as your business.

Transformed Outdoor Workspace

A complete reimagining of all three outdoor workspaces as central destinations to meet, play, dine and connect.

Central Silicon Valley Location

Building-top signage along Highway 237 and Great America Parkway builds your brand with exposure to 91K+ drivers daily.





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FEATURES

Hospitality-Inspired Amenities

Change how your team innovates with modern lifestyle amenities and a host of on-site conveniences that streamline the workday, including abundant parking, bike lockers and EV charging.



 6 mid-rises, 900K SF

 Market Café

 Kinetic Fitness

 The Commons outdoor workspace

 Venue Meetings & Events

Certifications



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@FIRST RETAIL AND DINING

NEARBY HOTELS

SANTA CLARA SQUARE® MARKETPLACE

LOCATION

Santa Clara Gateway Property Map

Santa Clara Gateway is the premier workplace destination with a range of on-site amenities and conveniences in a central Santa Clara location, surrounded by industry-leading companies and offering easy access to California Highways 237 and 101 and Interstate 880 as well as the Santa Clara Square Marketplace and nearby resort-style living.



WITHIN A 5-MILE RADIUS

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Move-in Ready *Workspaces*

Flex+ offers small businesses premium, move-in ready suites in the best locations — plus no upfront investment or long-term commitment.



premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 150+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at flexplus.com



// SANTA CLARA GATEWAY

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 Attract & 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.



 **IRVINE COMPANY**

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