



SANTA CLARA GATEWAY™

5453 GREAT AMERICA PARKWAY

SUITE 130 | ±7,708 SF



CBRE

5453 GREAT AMERICA PARKWAY

BUILDING FEATURES

- Highly efficient glass and architectural aluminum panelized window wall system
- 10' floor-to-ceiling glass with column-free workspace
- Parking 3.33:1,000

LOBBY

- Jet Mist granite floors
- White wood wall panels
- Stainless steel elevator doors and frames with programmable destination dispatch system
- Electronic directory system

BUILDING SPECIFICATIONS

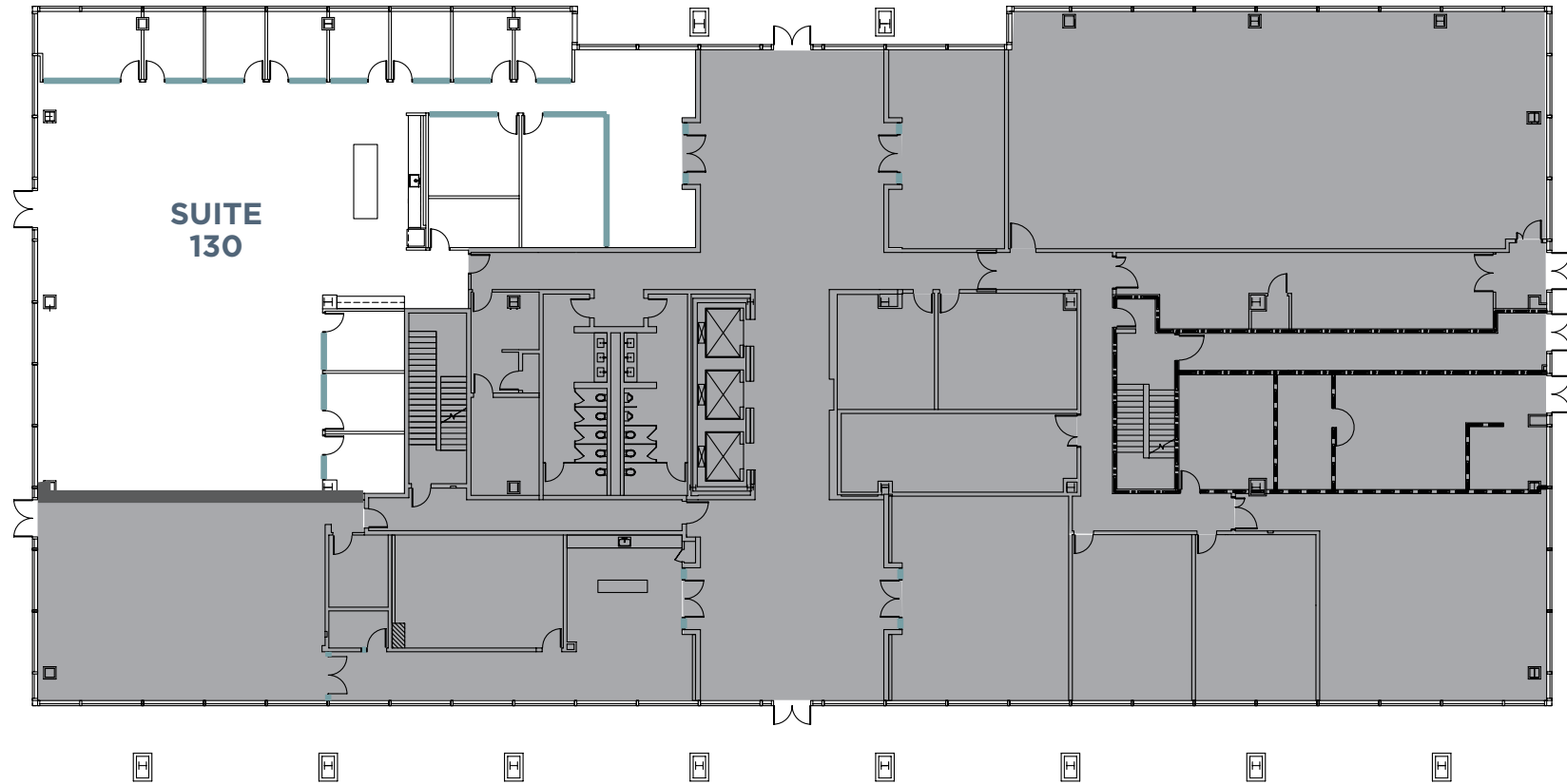
- Cooling towers (supplemental air)
- Two (2) 400-ton Smardt SAC 150
- Supplemental cooling
- IEC, Daikin and Williams air conditioning units
- Server, lab, UPS and IDF rooms
- 6 Mitsubishi fan coil units with air cooled rooftop condenser
- 8,000 AMP, 480/270V main electrical service via two (2) 4,000 AMP services
- 200 AMP panel on 4th floor feeds labs & IDF on 3rd and 4th floors



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5453 GREAT AMERICA PARKWAY, SUITE 130

TOTALING ±7,708 SF | FLEX+ MOVE-IN READY



- Available 9/1/27
- 1 Reception area
- 1 Large conference room
- 1 Small conference room
- 11 Private offices
- 1 Break area
- 1 IT/storage room
- Open workspace

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AMENITIES

MODERN LIFESTYLE 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.



On-site breakfast and lunch options at Market Café



Kinetic Fitness locations with group fitness classes & sports court



The Commons outdoor workspace featuring shade structures, barbecues, and outdoor games



Venue Meetings & Events with reception area and catering kitchen



Customer lounge and game room



With the Foodworks app, you can browse the menu, customize your order, submit your payment and schedule a contactless pickup



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



LOCATION

PROPERTY MAP

Santa Clara Gateway offers everything innovators need to succeed — from on-site dining, fitness amenities, and meeting space to open-air gathering areas, grill stations, game tables, and a range of seating options for work, dining, and socializing.

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SANTA CLARA GATEWAY AREA 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 Highway 237, 880, and 101 freeways, Santa Clara Square Marketplace, and nearby resort-style living.



WITHIN A 5-MILE RADIUS

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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 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.





OWNED AND MANAGED BY



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