

**CHOOSE THE  
HIGH GROUND**

6220 America Center Dr  
San Jose, CA

*5,812 SF  
Class A Office for Lease*





# A NEW PERSPECTIVE



## *Superior Central Location*

Dedicated Shuttles to  
Caltrain, BART, ACE,  
and VTA

Immediate Freeway  
Access

Shorter Commute  
Times for Employees



## *Prominence & Presence*

The world headquarters  
of Hewlett Packard  
Enterprise, Flex, McAfee,  
Poly and Bill.com

Highest Elevation along  
Hwy 237 corridor

65 Acre Campus







## ENHANCED EMPLOYEE PRODUCTIVITY

### *Wellness*

- Health and well-being are integrated throughout the entire Project—which attracts top talent, improves employee productivity, and reduces cost.
- NanaWall doors in each building provide fresh air from the Bay. Studies have shown that daylight and views matter, by relieving boredom, anxiety and stress, while increasing productivity.
- Spa-quality fitness center and on-site sport amenities deliver countless exercise options.

### *Unmatched Amenities*

- Fully-furnished 21,274 SF Amenity Building with Roof Deck, Putting Green, Fitness Center, Yoga Studio, Café and Bar
- Sports Park, Outdoor Amphitheater, Fire Pits and Plaza with multiple meeting areas
- Surrounded by Open Space, Immediate Access to Bike and Jogging Trails
- EV Charging Stalls and sunken 4-story parking garage

### *Technology*

- View Dynamic Glass automated windows maximize natural light while reducing heat and glare, eliminating the need for blinds, and creating a comfortable, productive and energy efficient environment
- Enterprise-grade technology services and amenities, including advanced fiber optic backbone network
- Fully WiFi enabled Campus

# UNMATCHED AMENITIES



*Fitness Center / Yoga Studio*



*Bar*



*Rooftop Lounge & Putting Green*



*Presentation Theatre*



*Sports Park*



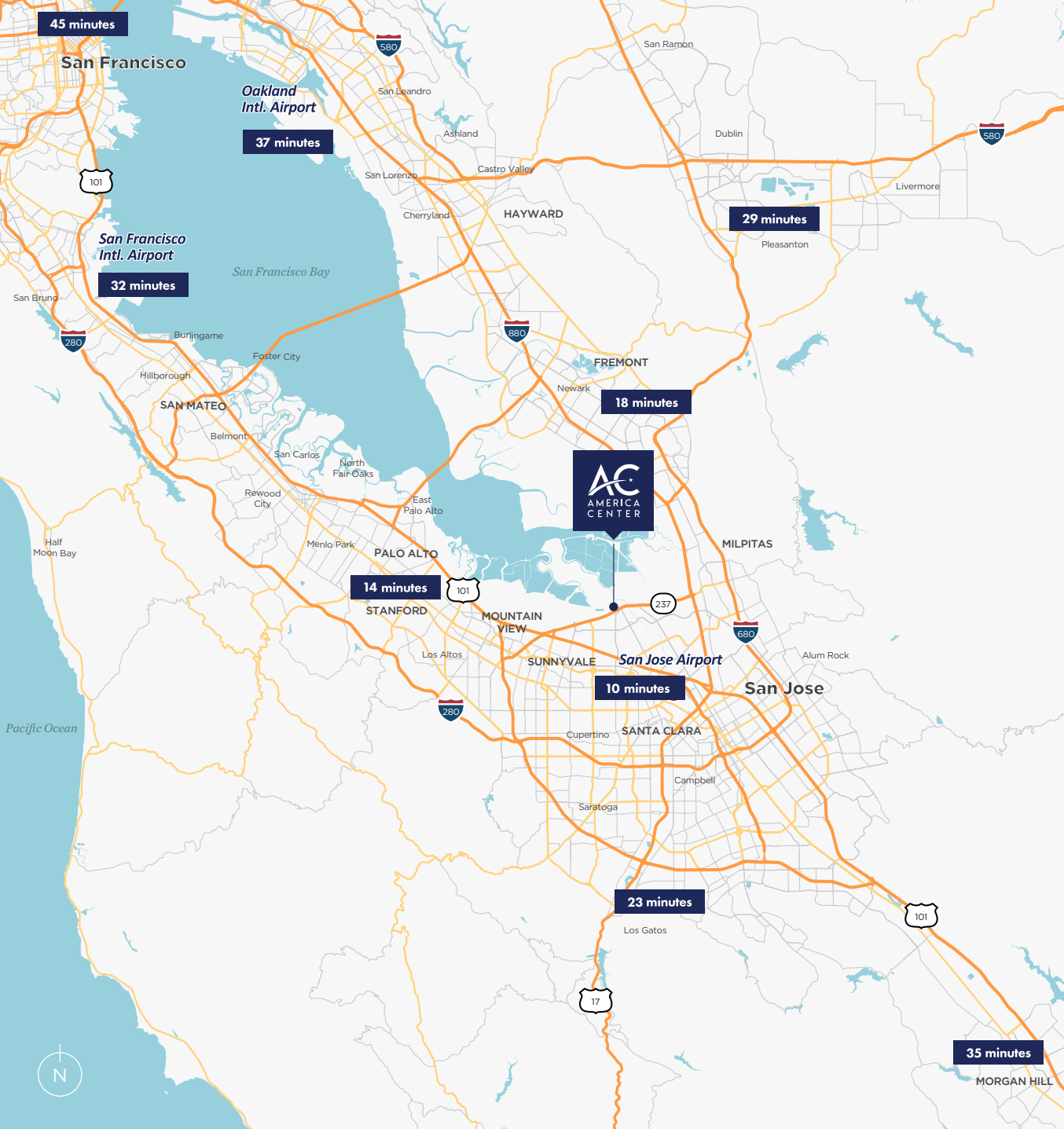
*Café*



*Collaboration Area with Fire Pit*







## PROXIMITY TO AMERICA CENTER

City	Drive Time	Mile
SJC Airport	10 min	7 mi
Palo Alto	14 min	11 mi
Fremont	18 min	14 mi
Los Gatos	23 min	20 mi
Pleasanton	29 min	23 mi
Morgan Hill	35 min	30 mi
SFO Airport	32 min	30 mi
OAK Airport	37 min	33 mi
San Francisco	45 min	42 mi

*Superior Central  
Location*



### 12 Hotels Within 2 Miles

- |  |                             |
|--|-----------------------------|
| - Aloft (on campus)                              | - Courtyard By Marriott     |
| - Fairfield Inn & Suites by Marriott (on campus) | - Extended Stay America     |
| - Residence Inn by Marriot (on campus)           | - Hyatt House Santa Clara   |
| - Candlewood Suites                              | - Hilton Santa Clara        |
| - Country Inn & Suites By Carlson                | - Homewood Suites           |
|  | - Hyatt Regency Santa Clara |
|  | - Quality Inn Santa Clara   |

### Key

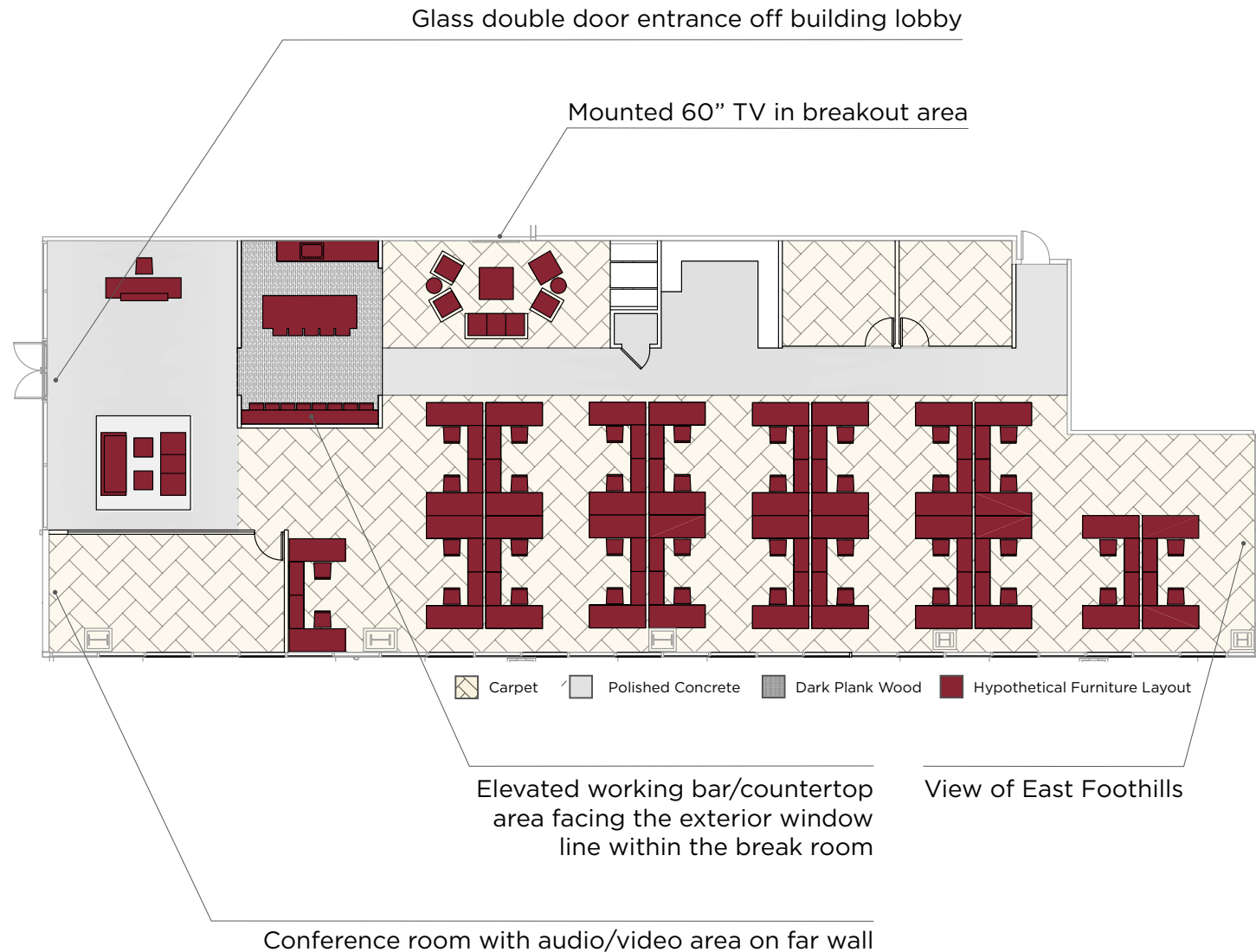
- ACE & VTA
- Caltrain
- BART
- San Jose Airport

*Dedicated shuttle route from America Center for both Caltrain and BART.*

# MARKET READY UNDERWAY

*Suite 120 | ±5,812 SF*

- Prominent Ground Floor Lobby Exposure
- Creative Open Ceiling Design
- 2 Private Offices
- 1 Conference Room
- Break Room





# AMERICA CENTER

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