

# STADIUM YARDS

Presence. Possibility.

The  
**SOBRATO**  
Organization

**NEWMARK**

# Presence. Possibility.

*Stadium Yards returns to the market reimagined* — an iconic 3-building, 453,000 square foot Santa Clara office campus rebuilt around a single idea: that the right environment unlocks what comes next. Tailored renovations, signature visibility on Silicon Valley's most prominent corridor, and a campus engineered for modern teams give your company the **presence** to lead and the **possibility** to grow without limits. This isn't just office space. It's where innovation meets ambition.

**4988**

Great  
America  
Pkwy

**140,536 SF**  
AVAILABLE

**4980**

Great  
America  
Pkwy

**140,814 SF**  
AVAIL. 6/1/27

**4880**

Great  
America  
Pkwy

**171,826 SF**  
AVAILABLE





# Stadium Yards Highlights



±453,176 Square Feet Available and Divisible to ±140,536 Square Feet



3.24/1,000 Parking, Including 1,422 Standard Parking Stalls and 45 EV Stalls



Reliable Silicon Valley Power Service Providing Up To ±25% Utility Savings Compared to PG&E



±12.32 Acre Site



Amenity and Spec Market Ready Work Underway (Q1 2027 Delivery)



Surrounded by Entertainment, Hotel and Retail Services Amenities



Branding and Visibility Opportunities on Santa Clara's Most Prominent Corridor and Across from Levi's Stadium

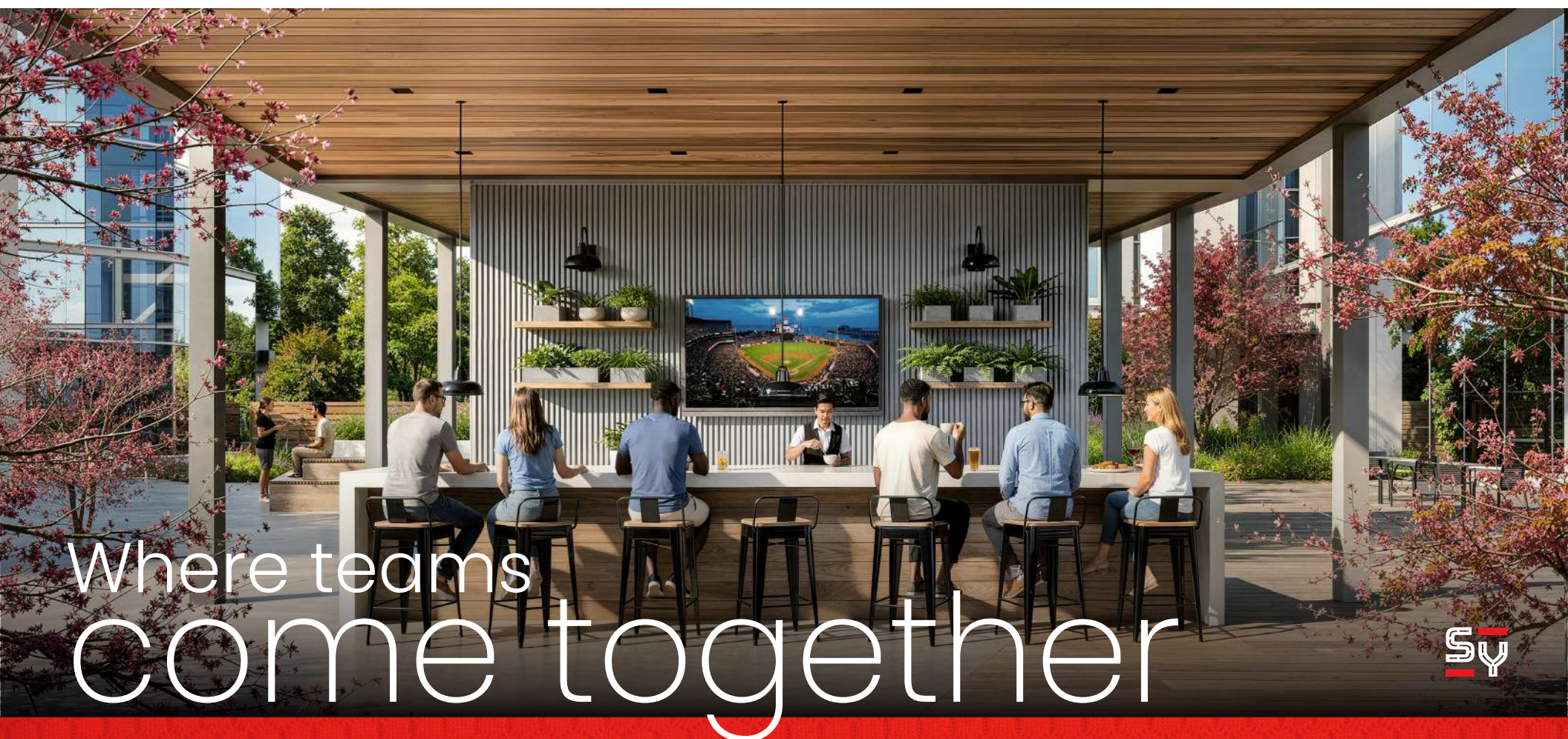


Active Sustainability Initiatives Including EV Car Chargers, Water Conservation, Energy Efficient Building System Upgrades and Electrification of 4988 & 4980 GAP



Adjacent to VTA Light Rail and Santa Clara Convention Center





Where teams  
come together



# Sustainability Plays



## On-site Solar

Solar installation planned adjacent to 4880 GAP to produce 1,200 MW of power annually with estimated savings of \$135,000 per year.



## Efficient Building Systems:

Energy-efficient HVAC and LED lighting help reduce operating energy use while supporting tenant comfort.



## Water-Efficient Design:

Low-flow fixtures and water-efficient landscaping reduce potable water demand and operating costs.



## Electrification:

4988 & 4980 Great America to be converted to all-electric enabling tenants to pursue all-electric or low-carbon workplace strategies without requiring major base-building retrofits.



## Low-Carbon Materials Approach:

The project aligns with The Sobrato Organization's use of lower-carbon concrete and steel strategies to reduce embodied carbon where feasible.



## Outdoor Amenities:

The site includes significant outdoor spaces aimed at improving tenant quality of life, featuring a landscaped meadow, gaming lawn, and collaborative spaces.



## Transit-Oriented Location:

Stadium Yards offers direct VTA access, promoting alternative commuting options.



## LEED-Ready:

Spec suite and amenity build-outs designed to pursue LEED Commercial Interiors certification.



## STADIUM YARDS

- A highly connected environment surrounded by premier dining, retail, hotels and lifestyle amenities
- Year-round energy, hospitality and high-profile exposure with proximity to Levi's Stadium and the Santa Clara Convention Center

**Next Door  
to All of the  
Action**



# The Intersection of Technology, Entertainment, and Innovation



## SEAMLESS CONNECTIVITY

## TO BAY AREA AIRPORTS

**TO SFO**

32

mins

**TO SJC**

11

mins



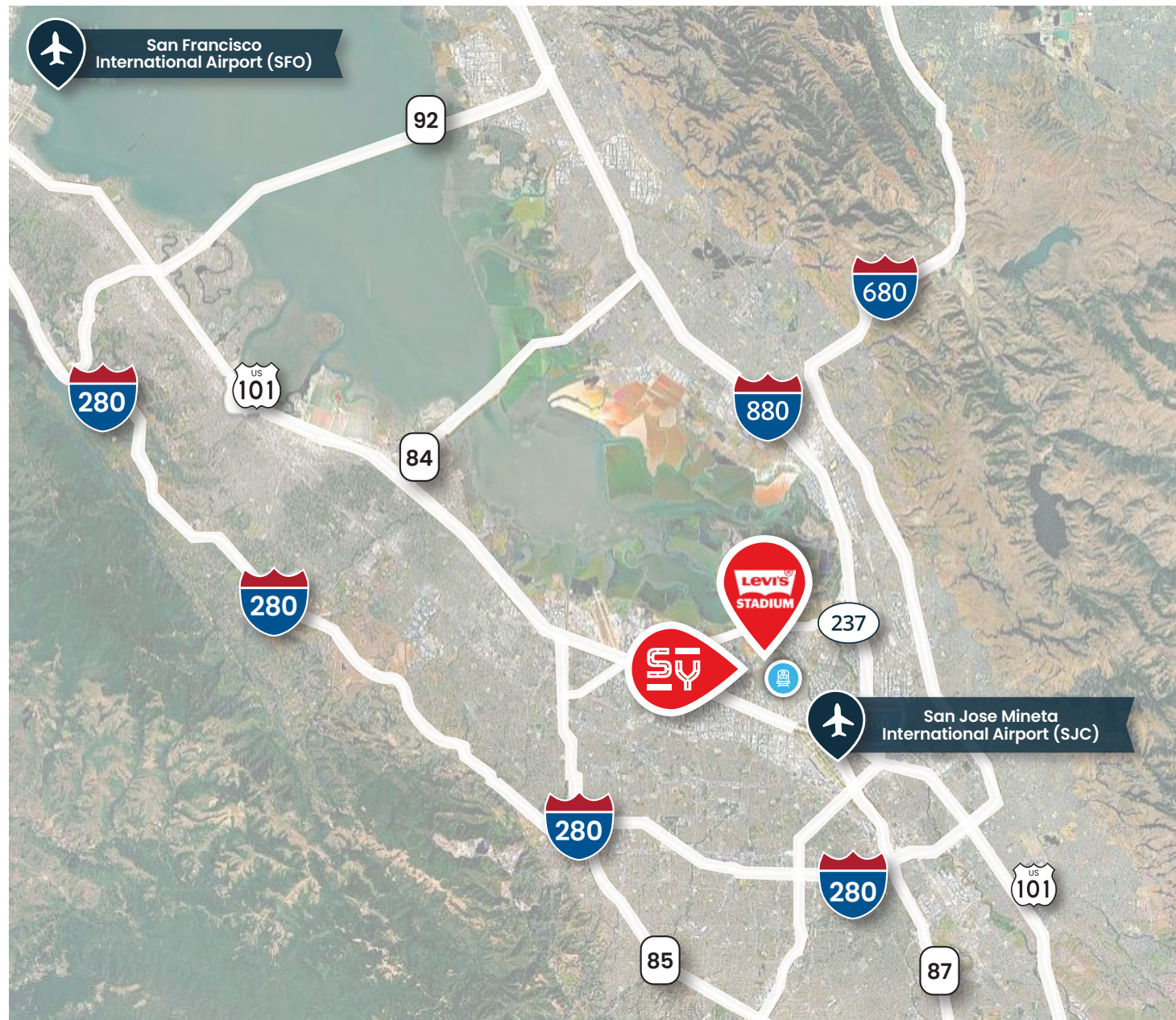
## QUICK ENTRY/EXIT

TO HIGHWAYS 237 & 101



## DIRECT ACCESS

TO VTA LIGHTRAIL



# Unparalleled Global Branding Experience

- **STRATEGIC SIGNAGE POSITIONING** with distinct exposure to commuters, visitors and large-scale event crowds
- **DYNAMIC BRAND PLACEMENT** with impactful visibility from both street level and aerial vantage points
- **WORLDWIDE MARKET RECOGNITION** within the Levi's Stadium footprint, reaching audiences through broadcast coverage and high-profile media distribution

Signage visibility across

**±75,500 cars**  
per day



# Stadium Yards Amenities

## From Fitness to Final Whistle



**7:00 AM**



Jump-start the morning at the Stadium Yards Wellness Facility

**9:00 AM**



Start your morning office session in a light-filled office space

**3:00 PM**



Impress clients in one of many well-equipped meeting spaces

**7:45 AM**



Post workout yoga flow and sauna at Stadium Yards Studio

**10:00 AM**



Take a breath of fresh air at your outdoor collaboration meeting

**5:30 PM**



Clock out and tee up on one of the Stadium Yards golf simulators

**8:15 AM**



Refuel, organize, or take first meeting over grab-n-go breakfast at Stadium Yards Market Hub

**12:00 PM**



Enjoy lunch on the terrace with gorgeous skyline views

**7:00 PM**



Stroll over to Levi's Stadium for an evening event just steps away

# Specs Summary

## SITE WIDE:

- 3 Class "A" 5-Story Buildings
- ±453,176 Square Feet (Divisible)
- 12.32 Acres
- Zoning: Office/R&D - High Intensity (HO-RD)
- Floor to Floor Height: 16' on ground floor, 14' on floors 2-5
- Solar installation planned adjacent to 4880 GAP (1,200 MW)
- 3.24/1,000 Parking, including 1,422 standard parking stalls and 45 EV stalls
- Ideal Location Across from Santa Clara Convention Center & Levi's Stadium
- 1 Mile from US 101 and SR 237



## 4880 GAP

- **Total Building:** ±171,826 RSF
  - Floor 1: ±33,832 SF
  - Floor 2: ±34,488 SF
  - Floor 3: ±34,488 SF
  - Floor 4: ±34,488 SF
  - Floor 5: ±34,530 SF
- **Available:** Now
- **Loading:** Dock High + Freight Elevator
- **Power:** 4,000 Amps @ 277/480v

## 4980 GAP

- **Total Building:** ±140,814 RSF
  - Floor 1: ±27,764 SF
  - Floor 2: ±28,203 SF
  - Floor 3: ±28,203 SF
  - Floor 4: ±28,203 SF
  - Floor 5: ±28,441 SF
- **Available:** June 2027
- **Loading:** Grade Level + Freight Elevator
- **Power:** 3,200 Amps @ 277/480v
- **Electrification of the Building**

## 4988 GAP

- **Total Building:** ±140,536 RSF
  - Floor 1: ±27,578 SF
  - Floor 2: ±28,130 SF
  - Floor 3: ±28,130 SF
  - Floor 4: ±28,138 SF
  - Floor 5: ±28,560 SF
- **Available:** Now
- **Loading:** Grade Level + Freight Elevator
- **Power:** 3,000 Amps @ 277/480v
- **Electrification of the Building**

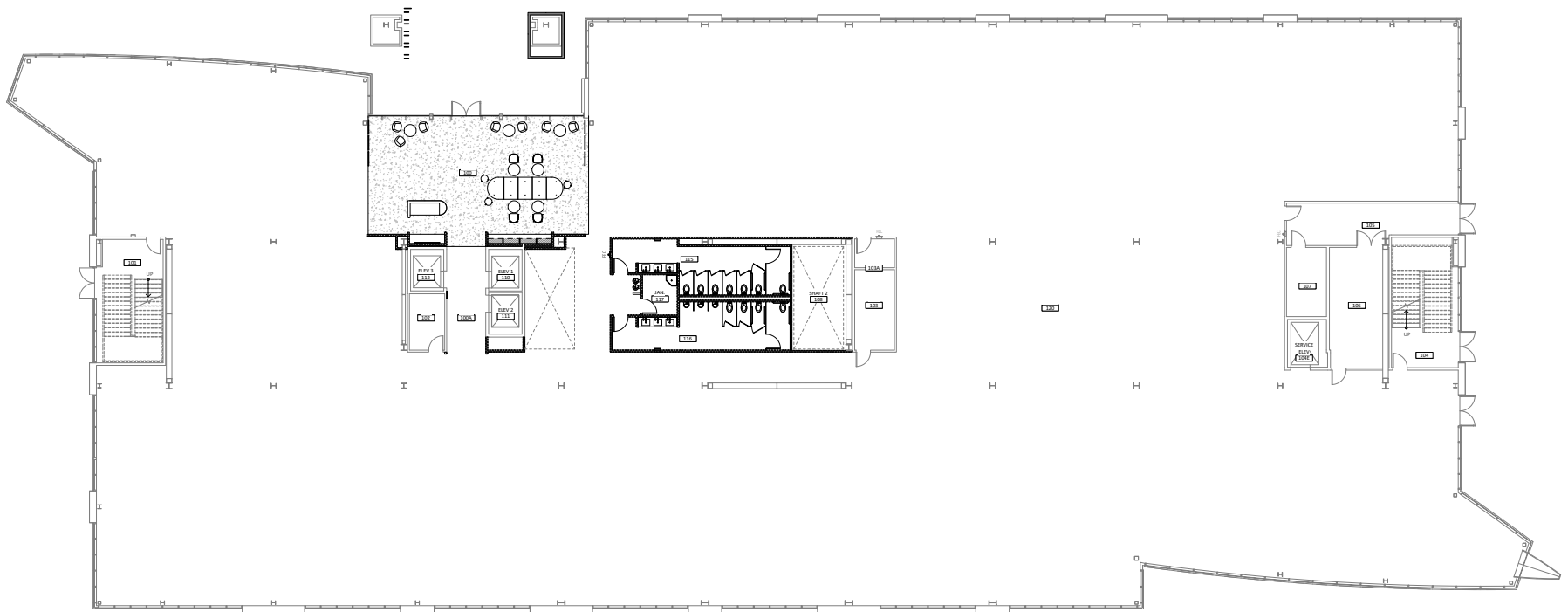
# 4880

Great America Parkway

4880



**1<sup>st</sup>** FLOOR : 33,832 SF



## Spec Work Underway: Deliverable Q1 2027

- Remodeled Building Lobby Experience
- New Bathroom Cores on All Floors
- Dock-High Door and Loading Area



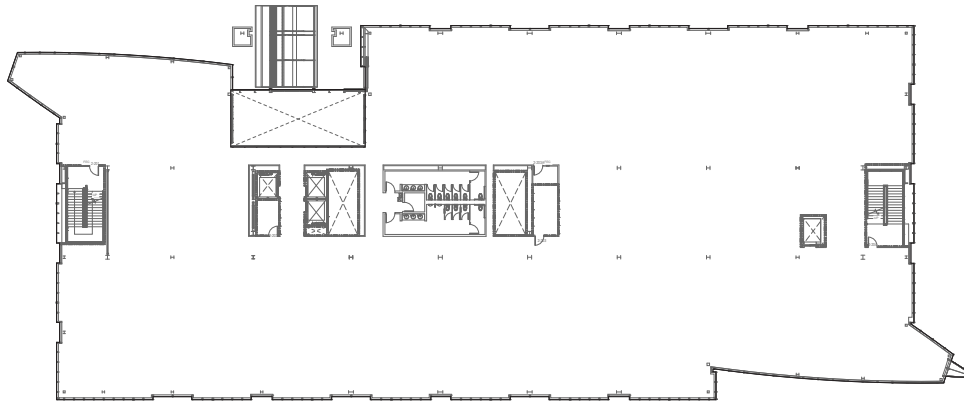
# 4880

Great America Parkway

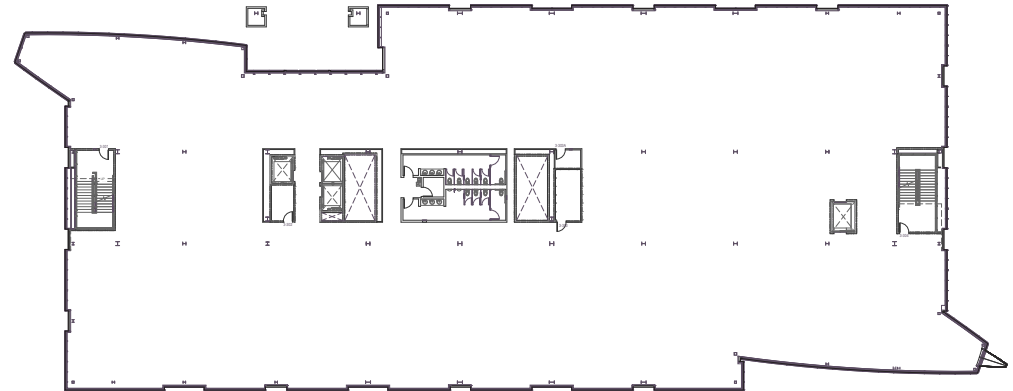
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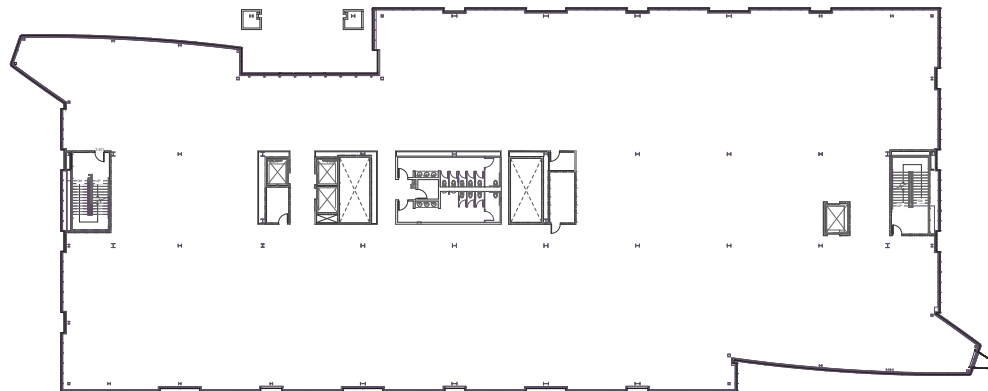
**2<sup>nd</sup>** FLOOR : 34,488 SF



**3<sup>rd</sup>** FLOOR : 34,488 SF



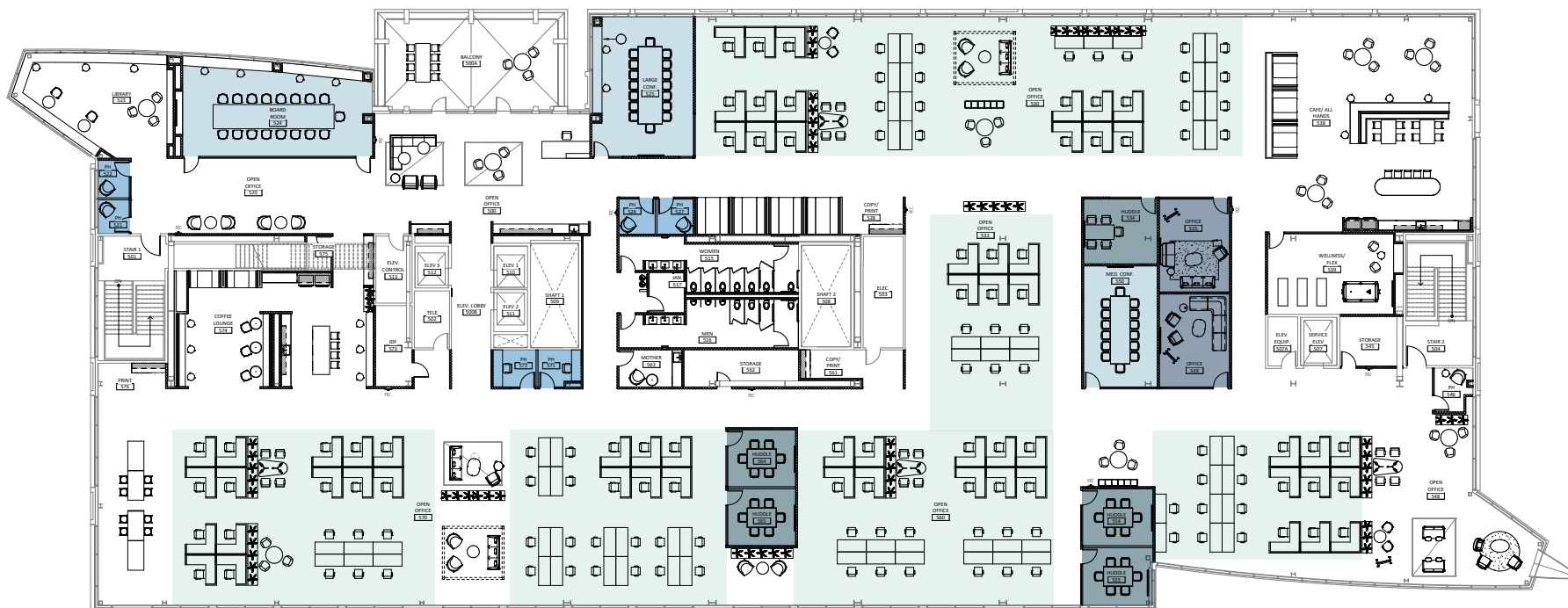
**4<sup>th</sup>** FLOOR : 34,488 SF



**4880**  
Great America Parkway

4880

## 5<sup>th</sup> FLOOR : 34,530 SF

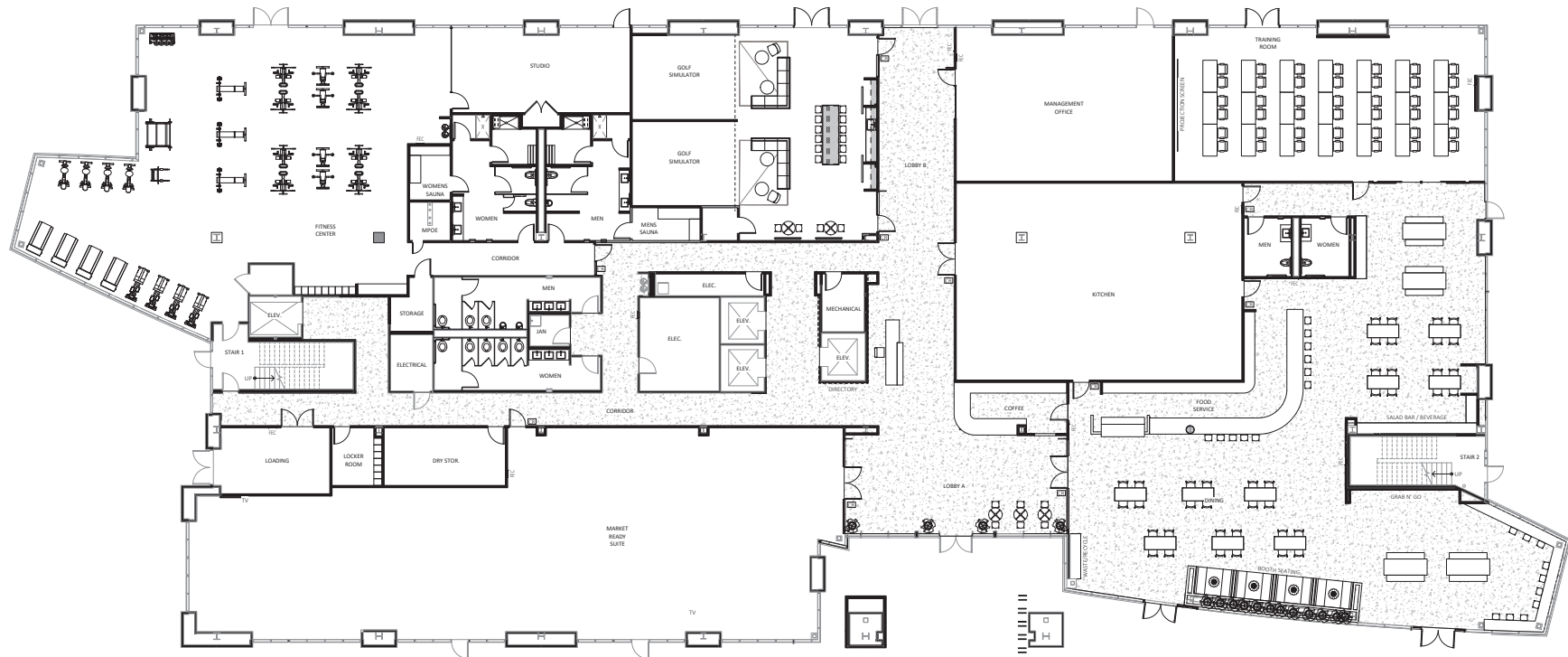


**Spec Work Underway:** *Deliverable Q1 2027*

- 129 Workstations
- 2 Private Offices
- 2 Conference + 1 Board Room
- 6 Phone Rooms
- 5 Huddle Rooms
- Coffee/Lounge
- Café/All-Hands Multi-Purpose
- Wellness/Flex Room
- Library
- Lobby Balcony



## 1<sup>st</sup> FLOOR : 27,578 SF



### Spec Work Underway: Deliverable Q1 2027

- Market Ready Suite
- Gym, Studio, Saunas + Showers
- Training Room
- 2 Golf Simulators
- Coffee Bar
- Full-Service Kitchen w/ Indoor/Outdoor Seating
- On-Site Building Management Suite
- Grade Level Door and Loading Area

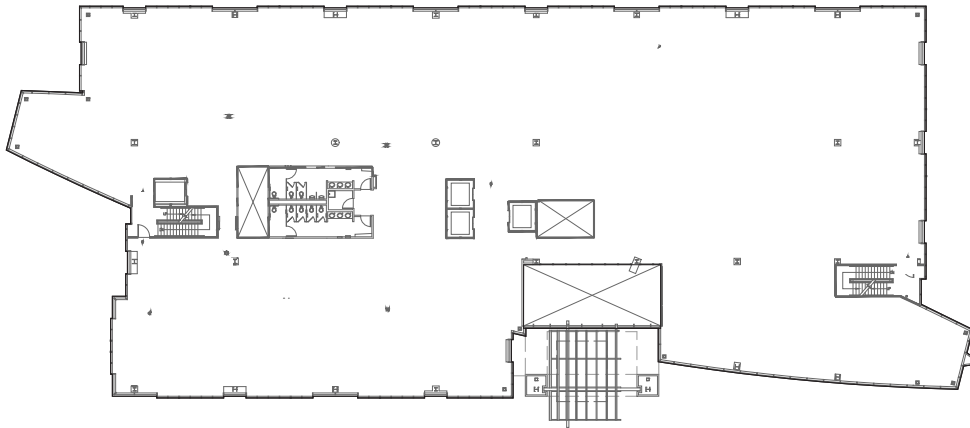


# 4988

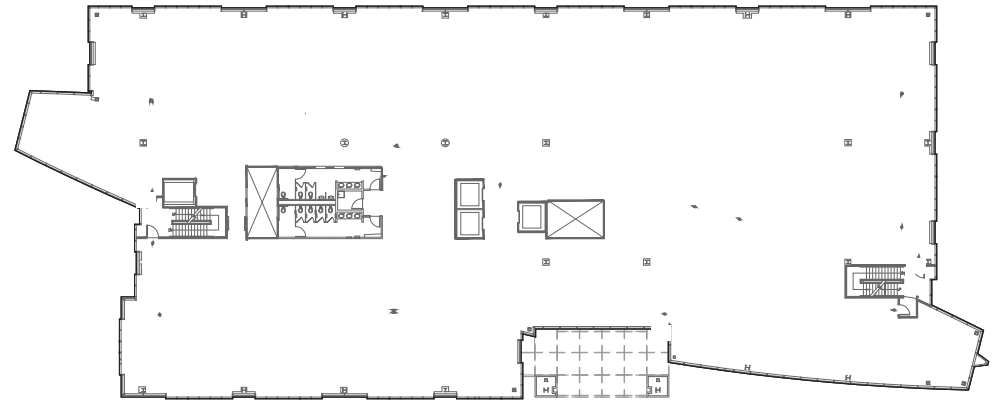
Great America Parkway



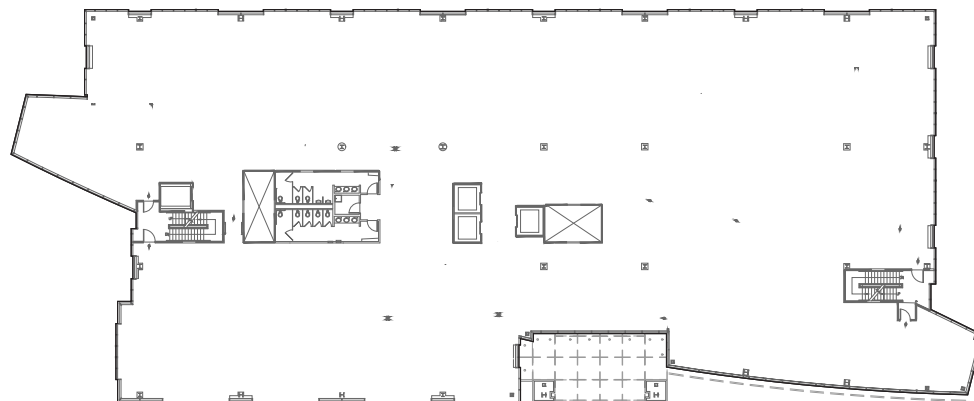
**2<sup>nd</sup>** FLOOR : 28,130 SF



**3<sup>rd</sup>** FLOOR : 28,130 SF



**4<sup>th</sup>** FLOOR : 28,130 SF

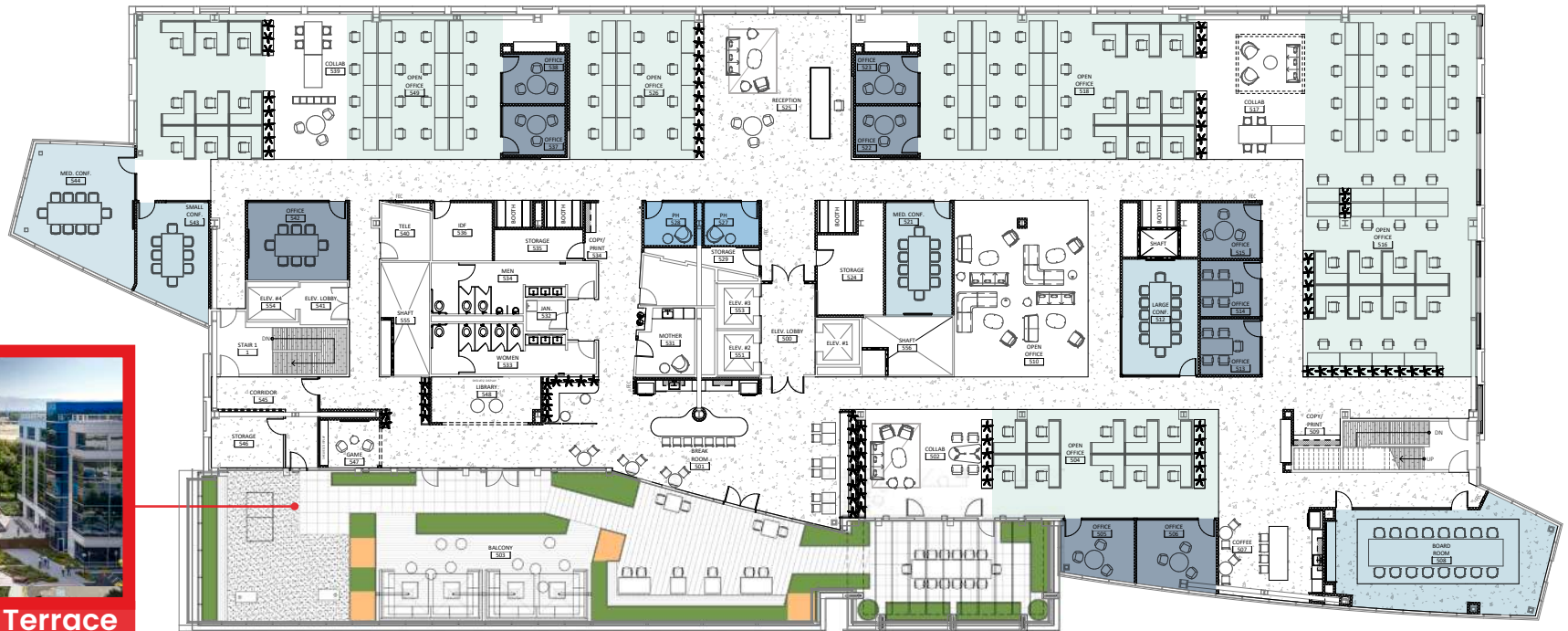


# 4988

Great America Parkway



5<sup>th</sup> FLOOR : 28,560 SF

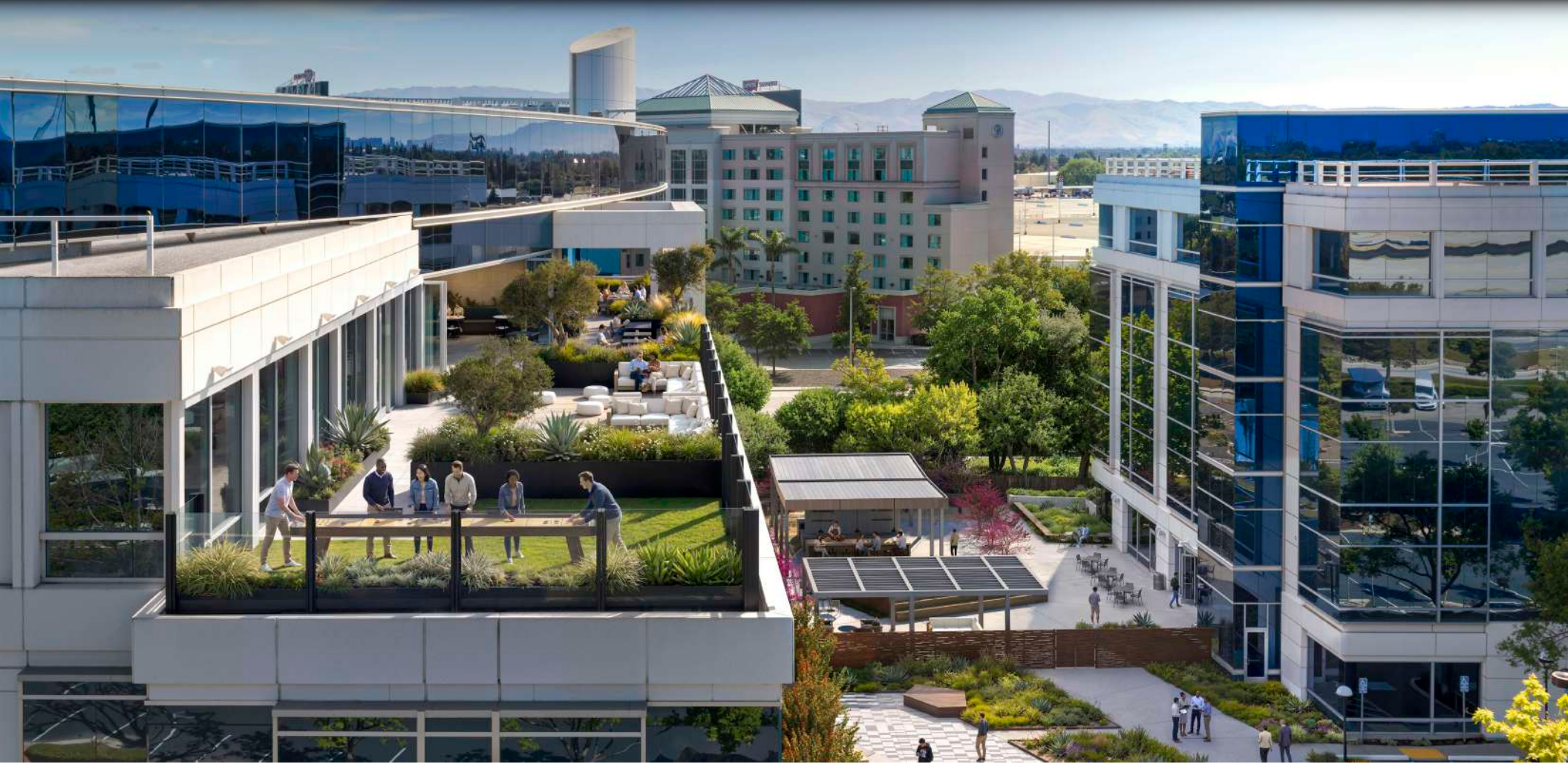


Outdoor Terrace

## Spec Work Underway: Deliverable Q1 2027

- 108 Workstations
- 10 Private Offices
- 4 Conference + 1 Board Room
- 2 Phone Rooms
- Open Office/Collaboration Areas
- Game Room
- Coffee/Lounge
- Kitchen w/ Indoor/Outdoor Seating
- Outdoor Terrace w/ Skyline Views







# STADIUM YARDS

SANTA CLARA



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Organization

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