

# ACWEST

AMERICA CENTER  
WEST



SHORENSTEIN

CBRE

CUSHMAN &  
WAKEFIELD

6201 AMERICA CENTER DRIVE | SAN JOSE



# ACWEST

SPORT COURTS &  
COLLABORATION SPACE



OUTDOOR AMENITIES  
Seating Area with Fire Pits & Collaboration Space



# PROPERTY HIGHLIGHTS



## 6-STORY CLASS A OFFICE BUILDING:

Suite 100: ±5,553 SF

Suite 120: ±4,696 SF

Suite 200: ±13,621 SF

Suite 220: ±9,272 SF



## OUTDOOR AMENITIES

Seating Area with Fire Pits & Collaboration Space

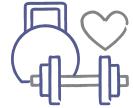
Basketball, Sport Court & Pickle Ball

EV Charging Stations



## CAFÉ

On-Site Café Serving Breakfast & Lunch



## FITNESS CENTER

State-of-the-Art Fitness Center with Showers & Lockers



## PARKING

33.3/1,000



## TRANSPORTATION

ACE Train Shuttle Stop on Site with Direct Connection to ACE Train



## ENERGY STAR SCORE

74



## SUSTAINABILITY

[Green Scorecard](#)







OUTDOOR SEATING & BBQ AREA



SPORT COURTS & COLLABORATION SPACE



ON-SITE CONFERENCE FACILITY





Café



FITNESS CENTER



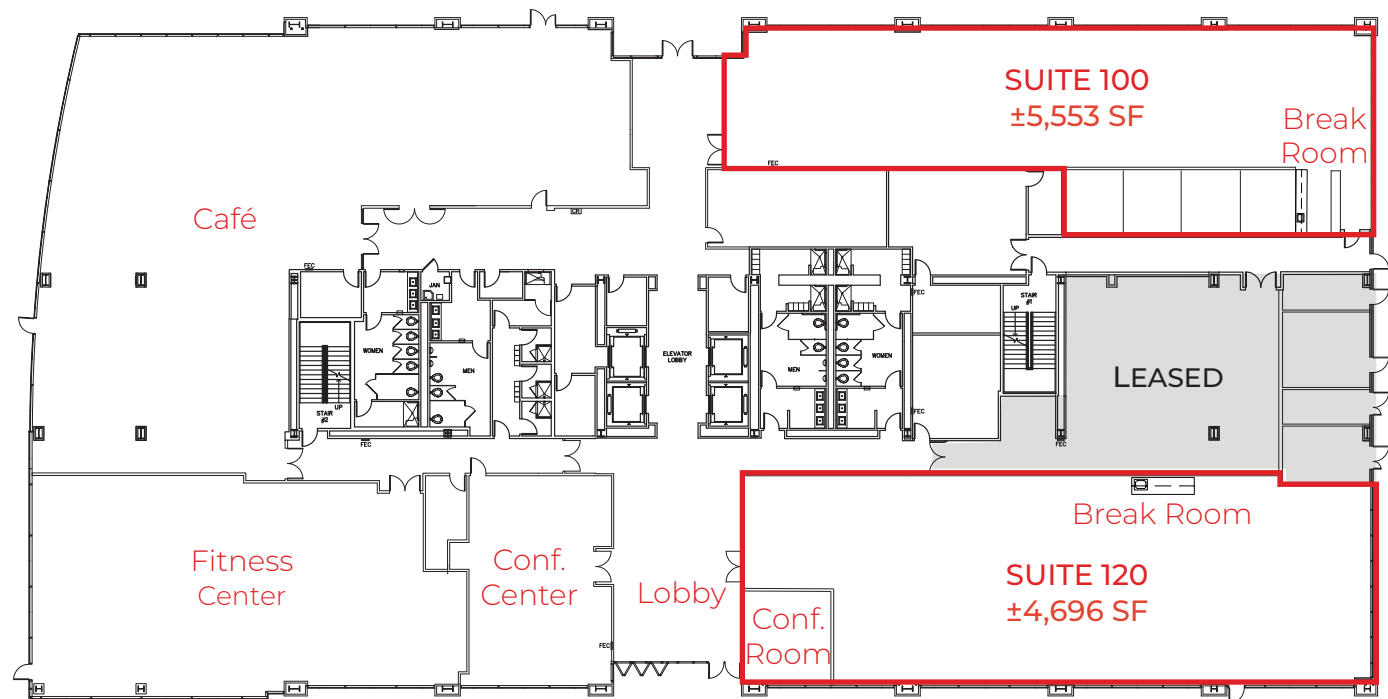
SUITE 100



SUITE 120

# ACWEST

## FIRST FLOOR



**SUITE 100**  
 ±5,553 SF  
 4 Offices  
 Break Room

**SUITE 120**  
 ±4,696 SF  
 1 Conference Room  
 Break Room





SUITE 200



SUITE 200



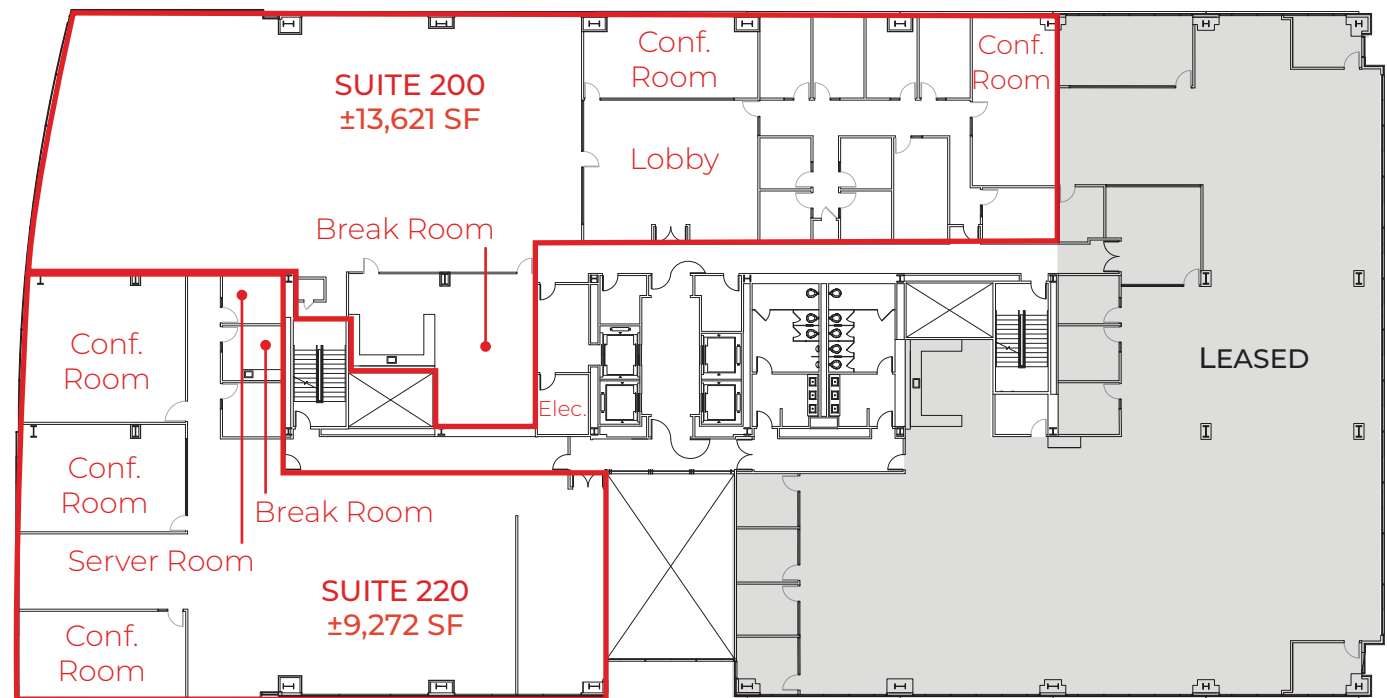
SUITE 220



SUITE 220

# ACWEST

## SECOND FLOOR



### SUITE 200

±13,621 SF

9 Offices

2 Conference Rooms

Breakroom

### SUITE 220

±9,272 SF

4 Offices

3 Conference Rooms

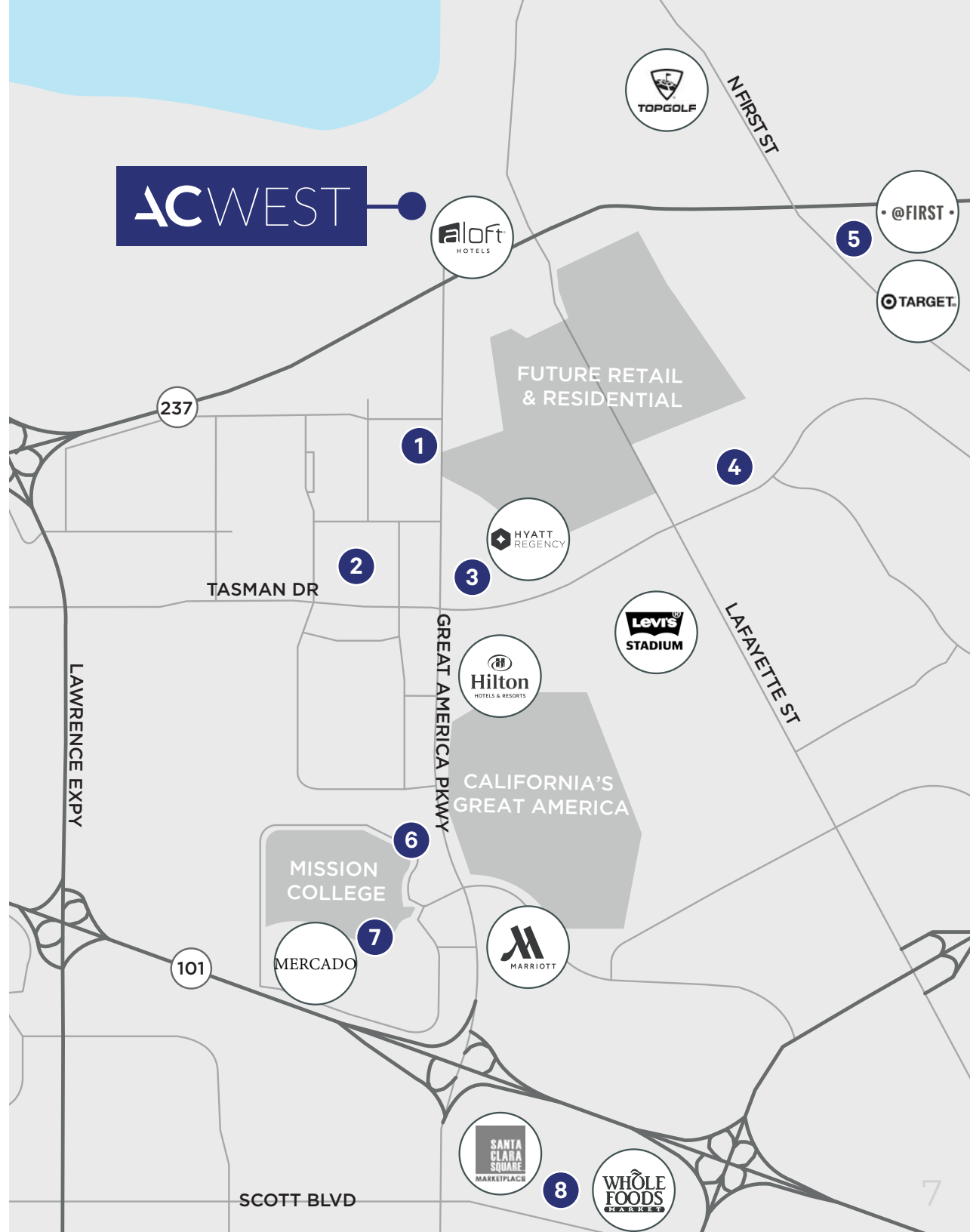
Server Room

Break Room



# AMENITIES

- 1** Loop Neighborhood Market  
Chick'nCone  
Golkonda Indian  
Joe Chinese  
TOGO's Sandwiches
- 2** 1 Oz Coffee
- 3** Hyatt Regency & Convention Center  
Hilton Santa Clara  
La Fontana  
Evolution Restaurant & Bar  
Market Cafe  
Truya Sushi
- 4** Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Café
- 5** @FIRST  
Hyatt House  
Courtyard by Marriott  
Target  
Fish's Wild  
SAJJ Mediterranean  
Blue Water Seafood and Crab  
Panda Express  
Shan Restaurant  
Chick-fil-A  
Chipotle Mexican Grill  
CVS  
Starbucks
- 6** Avatar Hotel  
Santa Clara Marriott  
Tea Spot Cafe  
Iguanas Burritozilla  
House of Bagels  
Amakai Japanese  
HiroNori Craft Ramen
- 7** **MERCADO**  
In-N-Out  
Tomatina  
Krispy Kreme  
SmokeEaters  
Starbucks  
Jamba Juice  
World Wrapps  
Pho Hoa & Jazen  
Tostadas Prime  
The Roasted Crab  
Subway  
Paris Baguette  
AMC Theatres  
Homegoods  
Walmart
- 8** **SANTA CLARA SQUARE**  
Whole Foods Market  
CorePower Yoga  
Chipotle  
Gong Cha  
Kumar's  
Pacific Catch  
Puesto  
Tender Greens  
Fleming's Steakhouse  
Lula's Chocolates  
Barebottle Brewing Co.  
Opa! Santa Clara  
Floodcraft Taproom  
Il Fornaio  
Starbucks  
The Halal Guys  
Silverlake Ramen  
Eureka!





# TRANSPORTATION

**20 MINUTES** on ACE Green Shuttle to ACE Train Station

**25 MINUTES** on VTA Light Rail to Mountain View Caltrain Station

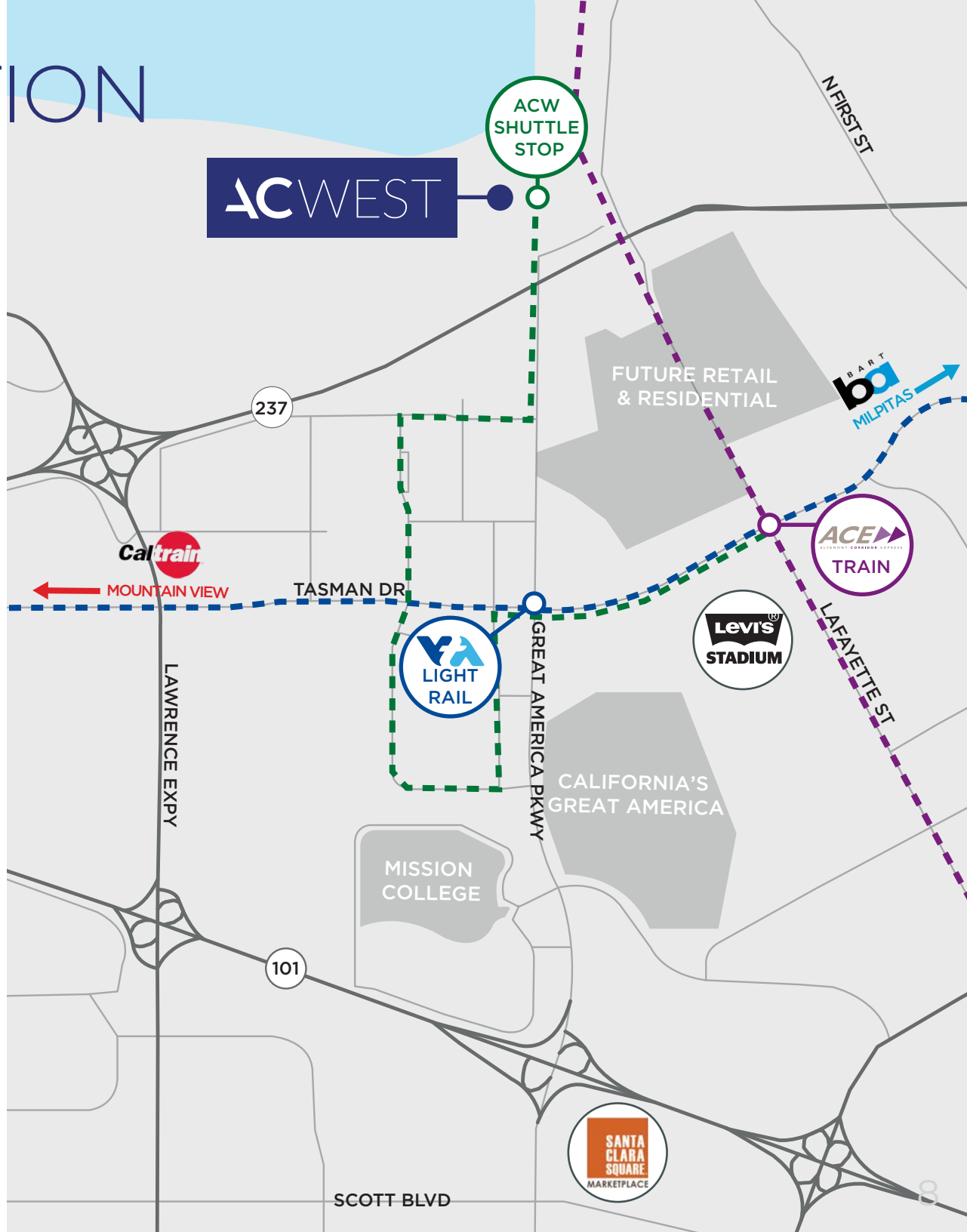
**52 MINUTES** on Caltrain to San Francisco from Mountain View Caltrain Station

**19 MINUTES** on VTA Light Rail to Milpitas Bart Station

**64 MINUTES** on Bart to Downtown Berkeley from Milpitas Bart Station

**39 MINUTES** on ACE Train to Pleasanton from Ace Train Station

VTA LIGHT RAIL ■■■■  
ACE GREEN SHUTTLE ■■■■  
ACE TRAIN ■■■■





# ACWEST

## AMERICA CENTER WEST

6201 America Center Drive | San Jose

Suite 100: ± 5,553 Square Feet

Suite 120: ± 4,696 Square Feet

Suite 200: ± 13,621 Square Feet

Suite 220: ± 9,272 Square Feet

**SHERMAN CHAN**

CBRE  
Lic. 01046769  
408 453 7488  
Sherman.chan@cbre.com

**STEVE HORTON**

Cushman & Wakefield  
Lic. 01127340  
408 615 3412  
steve.horton@cushwake.com

**COLIN FEICHTMEIR**

Cushman & Wakefield  
Lic. 01298061  
408 615 3443  
colin.feichtmeir@cushwake.com

**KELLY YODER**

Cushman & Wakefield  
Lic. 01821117  
408 615 3427  
kellyyoder@cushwake.com



**CBRE**

