

# GREAT AMERICA BUSINESS PARK

2952 BUNKER HILL LANE

SANTA CLARA, CA

±6,576 - 17,845 SF AVAILABLE ON 1ST FLOOR



Situated @



Old Ironsides Lightrail Station



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# GREAT AMERICA BUSINESS PARK

## 2952 BUNKER HILL LANE

- High Profile Business Park
- ±17,845 SF Available
- Entire First Floor
- 100% Drop Ceiling HVAC
- Extensive Glassline
- ±3.7/1000 Parking Ratio
- Expansion Potential within Project
- Across Street from Hyatt Regency Hotel and Santa Clara Convention Center
- Walk to Light Rail Station
- Excellent Access to Highways 101 and 237

## HIGHLIGHTS & MAP



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**GREAT AMERICA  
BUSINESS PARK**  
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**VTA LIGHT RAIL  
AND HOTELS**



**LIGHTRAIL TO  
DOWNTOWN  
MOUNTAIN VIEW**

**LIGHTRAIL TO  
DOWNTOWN  
SAN JOSE**

**OLD IRONSIDES STATION**

**GREAT AMERICA STATION**

**Levi's  
STADIUM**

**SITE**

**SANTA CLARA  
GOLF & TENNIS  
CLUB**

**HYATT  
REGENCY  
SANTA CLARA**

**HILTON  
SANTA CLARA**



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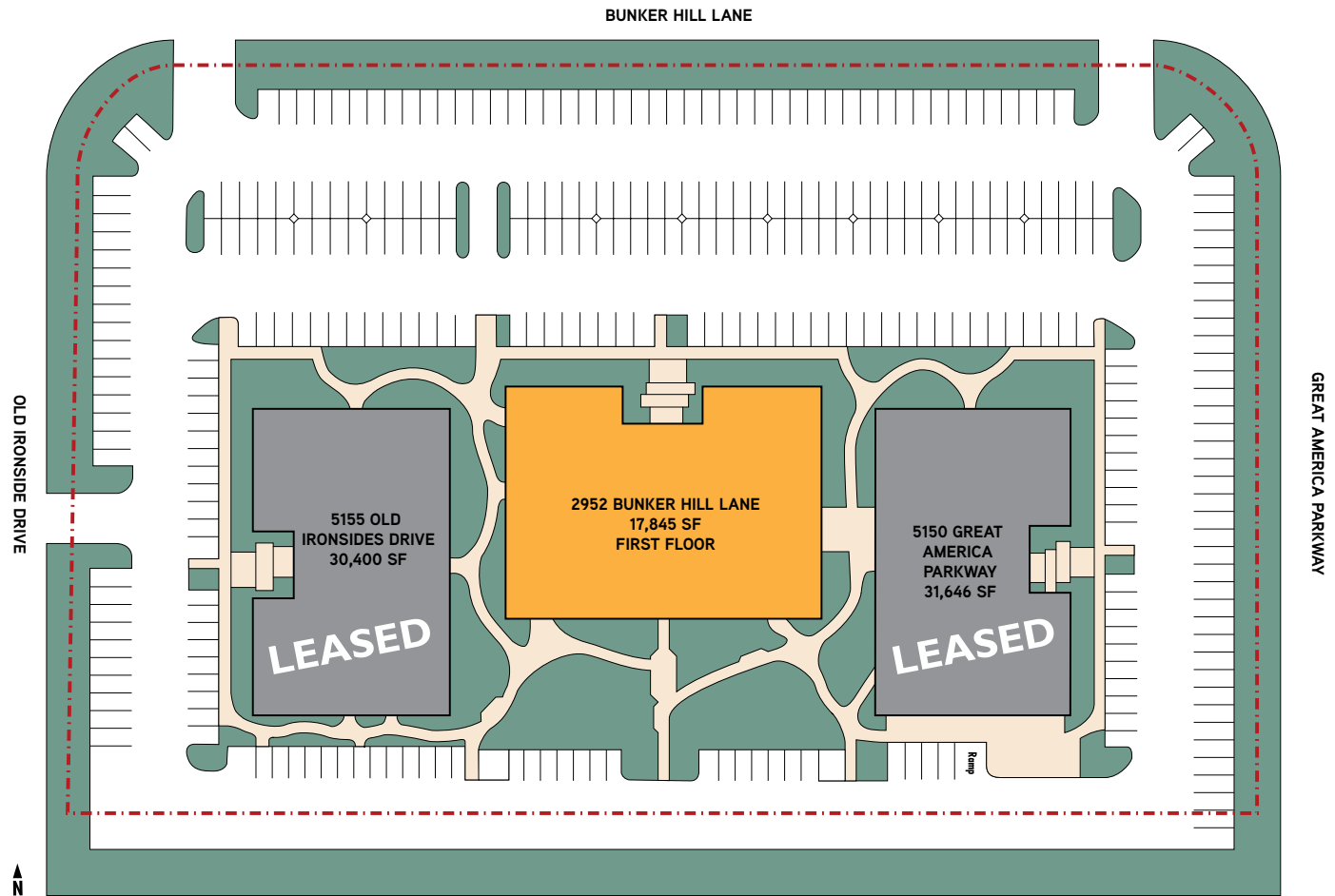
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**SITE PLAN**



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**MENLO EQUITIES**

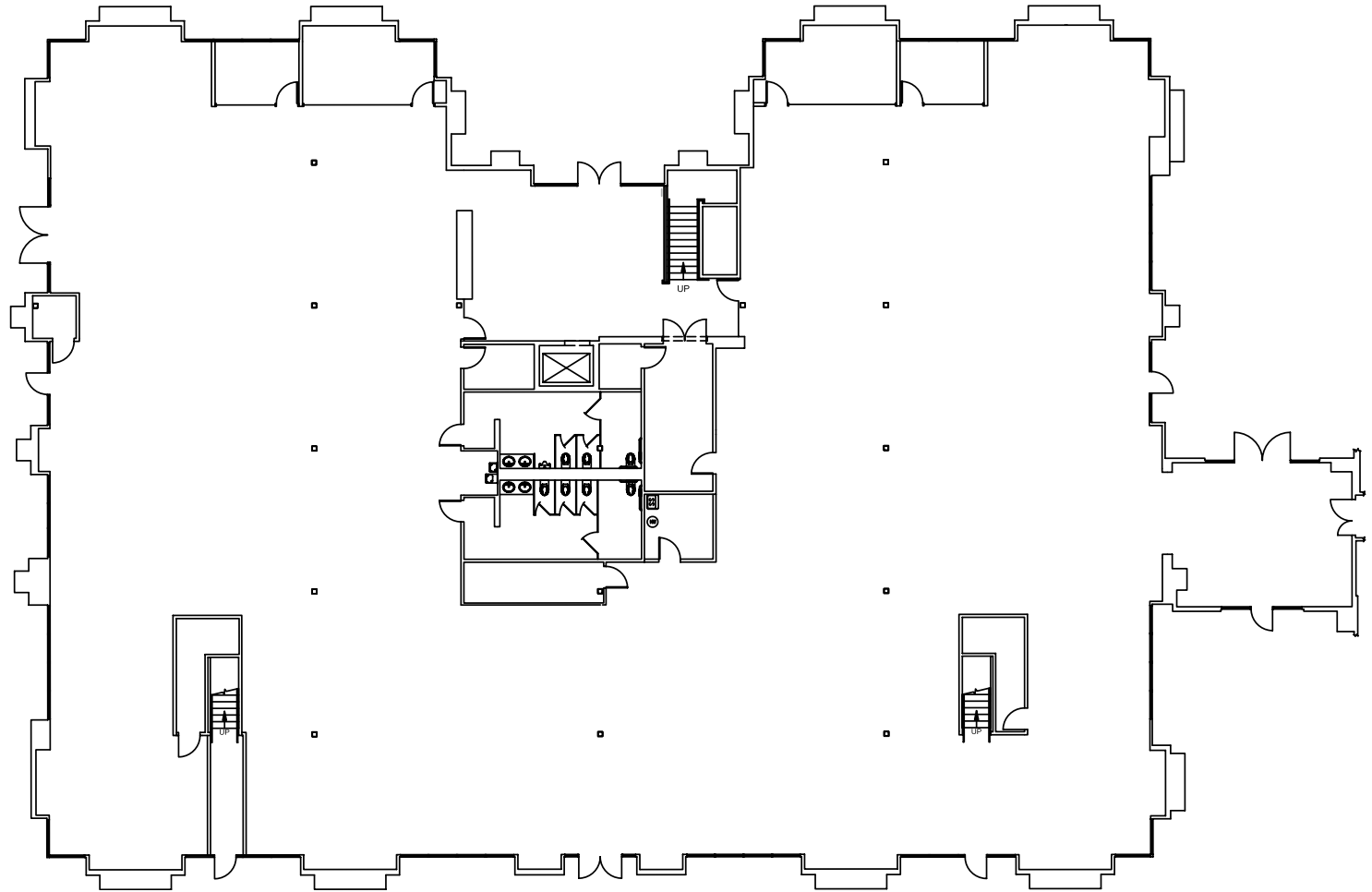
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**FLOOR PLAN**

**17,845 SF  
FIRST FLOOR**



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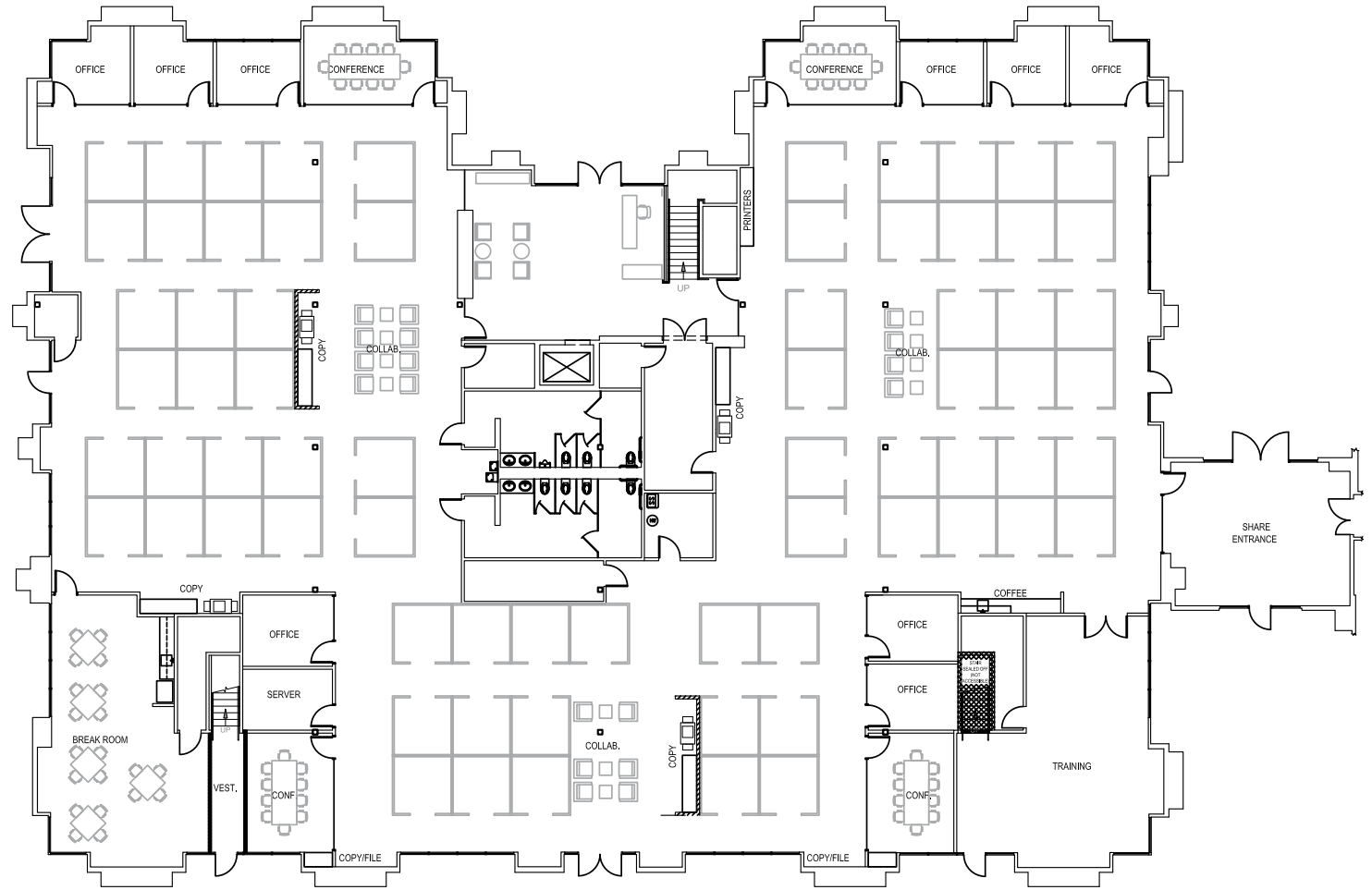
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**GREAT AMERICA  
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2952 BUNKER HILL LANE

**HYPOTHETICAL  
FLOOR PLAN**

**17,845 SF  
FIRST FLOOR**



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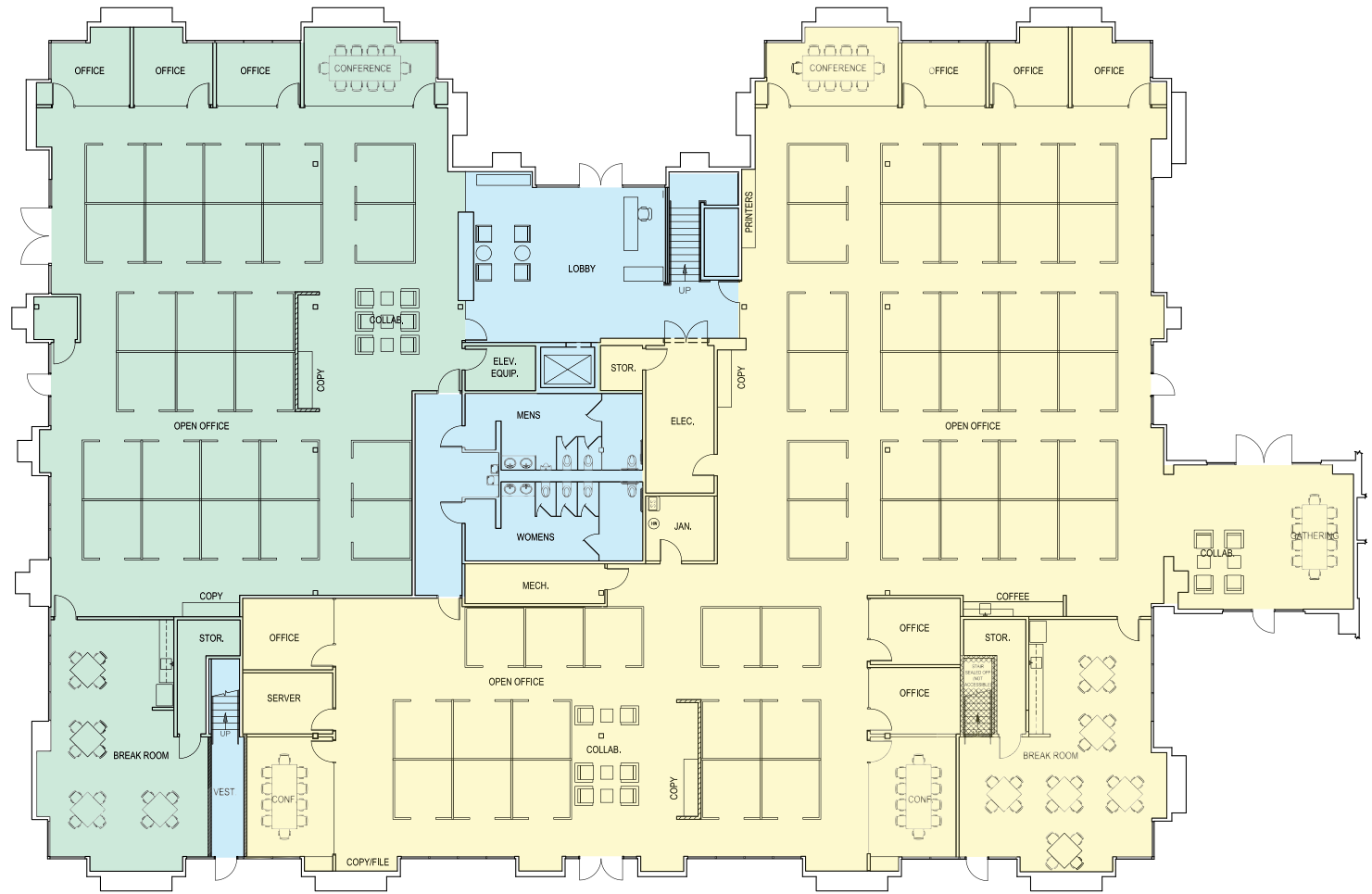


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**HYPOTHETICAL  
FLOOR PLAN**

**6,576 SF**

**11,269 SF**



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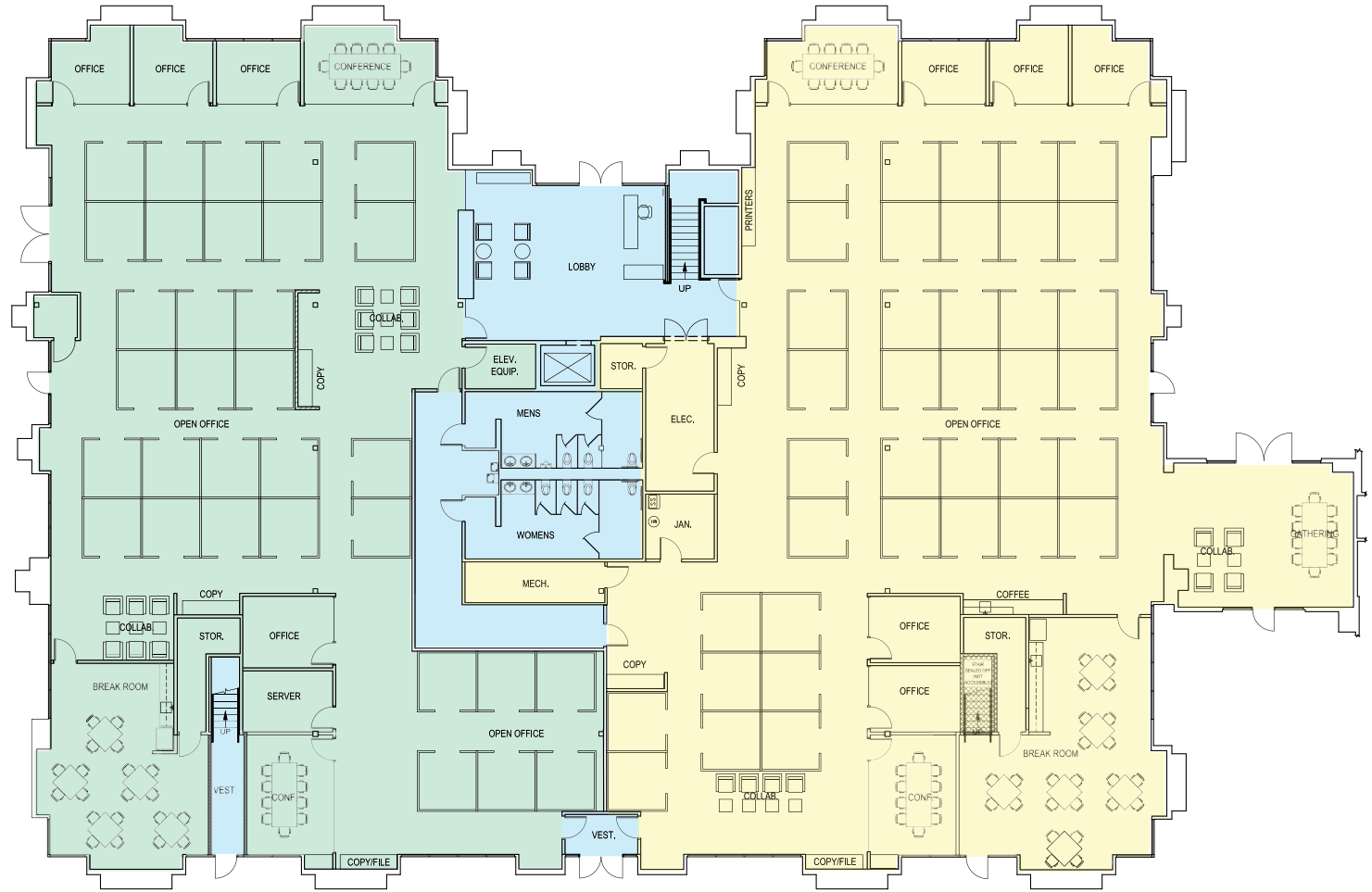


**GREAT AMERICA  
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**HYPOTHETICAL  
FLOOR PLAN**

**8,298 SF**

**9,547 SF**



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AERIAL



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# GREAT AMERICA BUSINESS PARK

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## AMENITIES MAP

### Restaurants

1. La Fontana – Hilton Hotel
2. David's Restaurant
3. Taco Bell
4. KFC
5. Togo's
6. Joe's Chinese
7. Old Ironsides Café
8. Nicolino's Garden Café
9. Taco Bell, PhoQueen Noodles
10. Togo's, Round Table Pizza
11. Bennigan's Grill, IHOP
12. Mercado Center: In-N-Out Burger, Mexicalli Grill, Jamb Juice, Tomatino's
13. Birk's
14. Parcel 104 - Marriott Hotel
15. Pedro's
16. Rivermark: 11 eateries available
17. Starbuck's, Subway

### Lodging

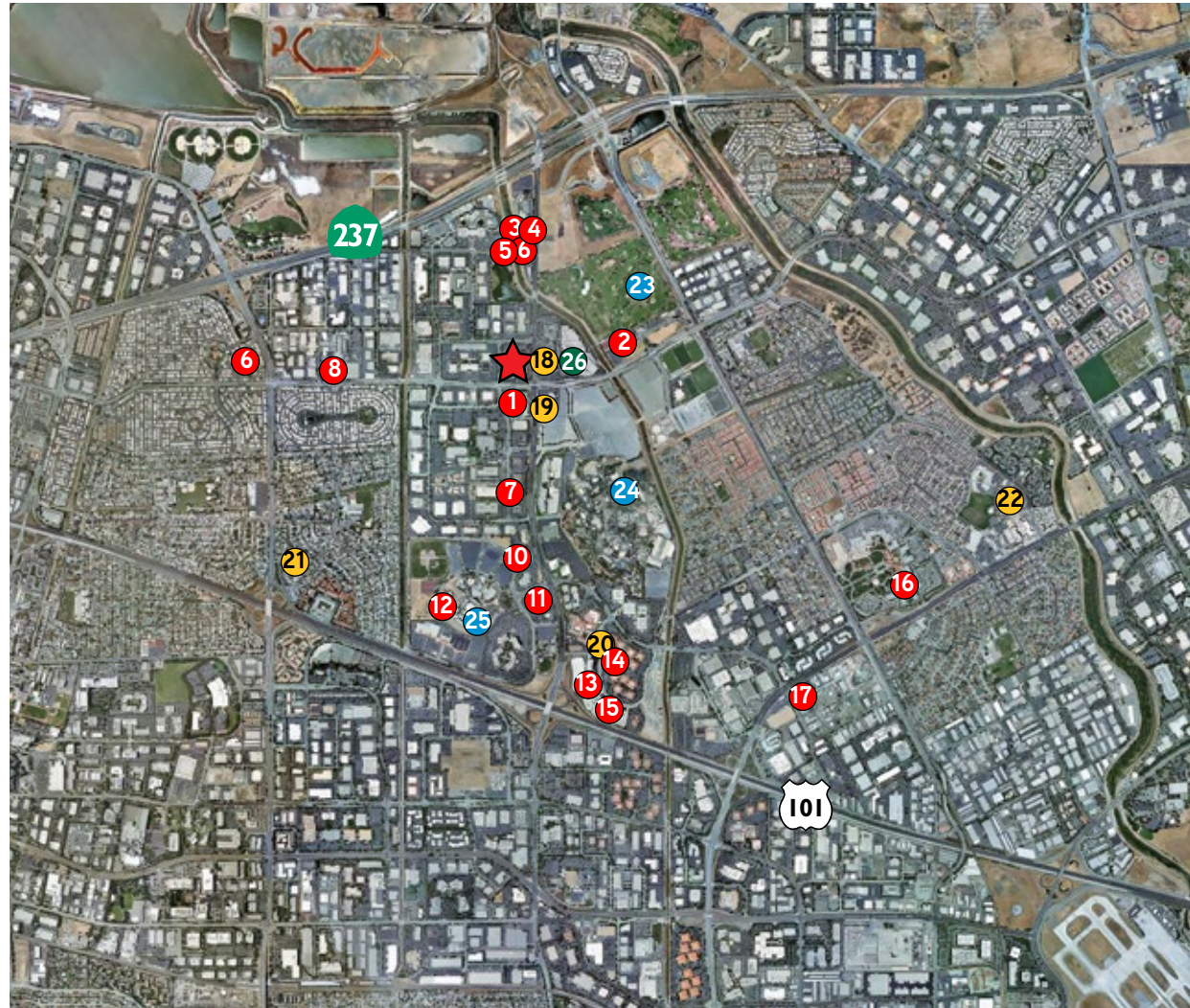
18. Hyatt Regency
19. Hilton
20. Marriott
21. Quality Inn
22. Sierra Suites

### Recreational

23. Santa Clara Golf & Tennis Club
24. Paramount's Great America
25. Mercado AMC Theatres

### Additional Amenities

26. Santa Clara Convention Center



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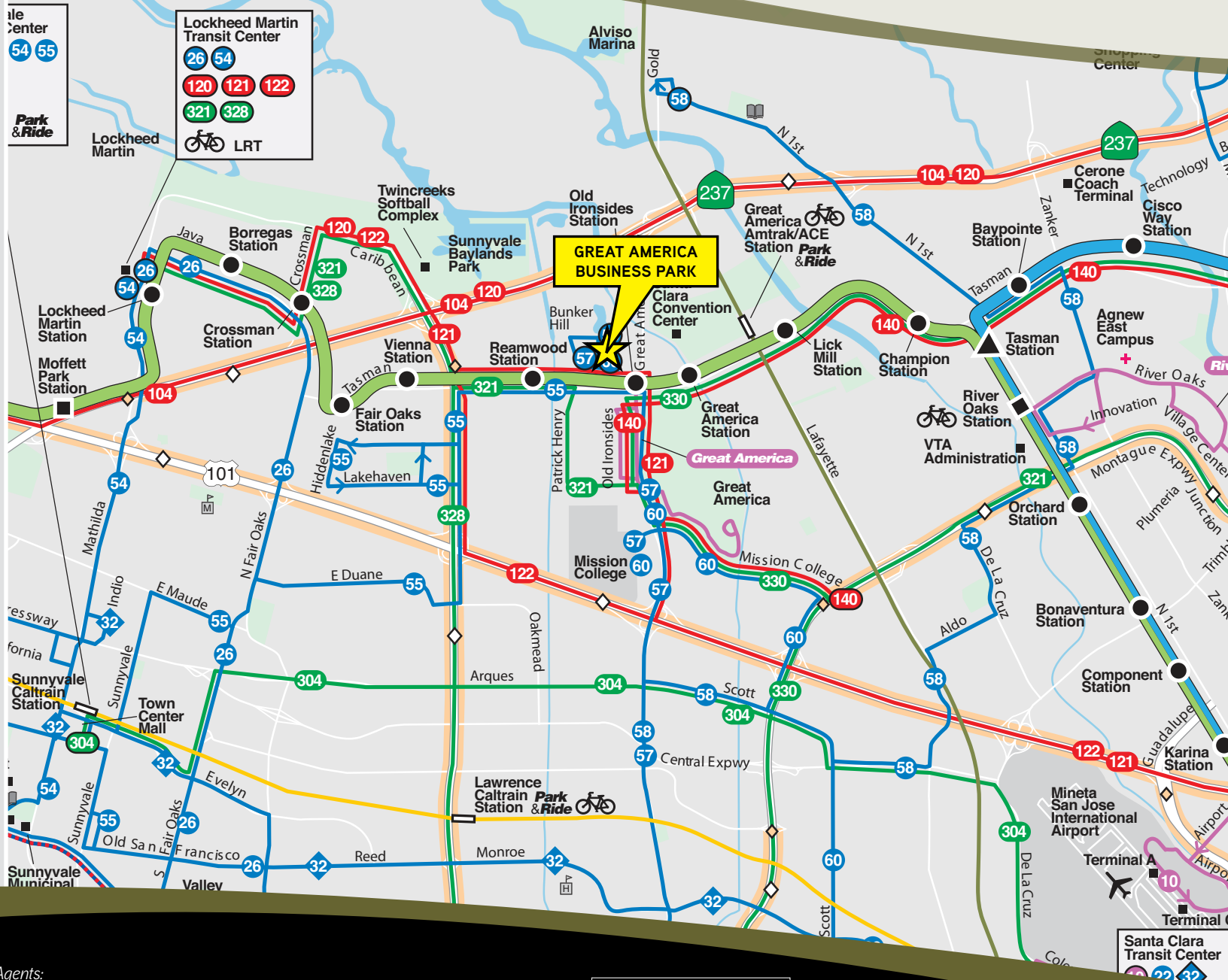
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## TRANSPORTATION

### Legend

- 35 Local Bus Routes
- 48 Community Bus Routes
- 304 Limited Stop Bus Routes
- 101 Express Bus Routes
- 522 Rapid 522
- 35 Route Terminus (final destination of specific route)
- Light Rail: Mountain View – Winchester
- Light Rail: Alum Rock – Santa Teresa
- Light Rail: Ohlone/Chynoweth – Almaden
- Free *SJC AIRPORT FLYER*
- Free Shuttles to Light Rail Stations
- DASH Free Downtown Area Shuttle (DASH)
- Caltrain
- Altamont Commuter Express (ACE)/Capitol Corridor
- 217 AC Transit Bus Routes
- 990 SamTrans Bus Routes
- DB1 Dumbarton Express Bus Routes
- HWY17 Highway 17 Express Bus Route
- MST 55 Monterey to San Jose Express Bus Route



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