

McCARTHY

CENTER

400-940 N. MCCARTHY BLVD.
MILPITAS, CALIFORNIA





OVERVIEW

Limitless Inspiration, *Exceptional Value*

Discover Silicon Valley's best value: a newly refreshed campus with modern design, engaging amenities and flexible solutions for companies of all sizes.

Flexible Space of All Sizes

From move-in ready suites to full floors and buildings, a range of options accommodate growing companies with office, R&D and lab space.

Positioned for Success

Put more of what matters within reach for your business at a newly refreshed workplace in a convenient Silicon Valley location.

A Full Suite of Amenities

Get more from your workplace with 10+ outdoor workspaces, fitness, dining and meeting and event space.

Certifications



// MCCARTHY CENTER

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

What Teams Want

McCarthy Center positions your business for success with experience-driven amenities that bring teams together.



19-building campus,
±1.1M SF



The Eatery



Kinetic fitness center
& sports courts

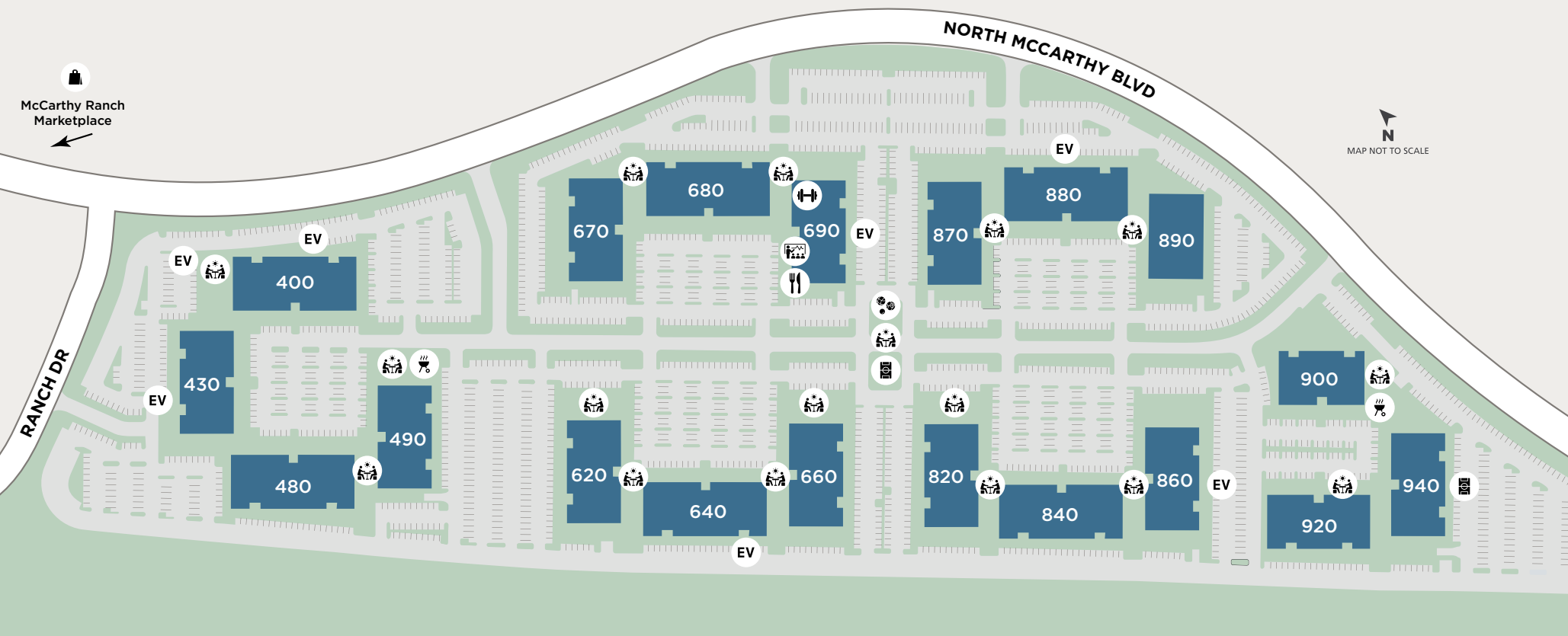


The Commons
outdoor workspace



Venue meeting
& event center














LOCATION

McCarthy Center *Property Map*

Be where teams want to work with convenient access to Highway 237 and Interstate 880, resort-style living at North Park, and dining, retail and entertainment at McCarthy Ranch Marketplace.

 BBQ	 BOCCE BALL	 THE EATERY	 EV CHARGING	 FITNESS CENTER
 OUTDOOR WORKSPACE (WIFI ENABLED)	 RETAIL	 SPORTS COURT	 VENUE MEETING & EVENT CENTER	



Move-in Ready Workspaces

Private, premium spaces where experience-driven amenities and HQ-quality design meet the speed and flexibility your team needs.



premium private suites

Access HQ-quality workspace backed by our high standards of excellence and long-term stability.



move-in ready

Move in fast, thanks to work-ready space with no upfront capital and available furniture.



scalable options

Unmatched flexibility, with lease terms starting at 6 months, makes it easy to scale across our portfolio.



frictionless experience

A simple leasing experience and concierge service keep you focused on what matters.

get started at flexplus.com



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 Attracted & 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.



 **IRVINE COMPANY**

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