



SANTA
CLARA
TOWERS

REACH NEW
HEIGHTS

3945 FREEDOM CIRCLE, SANTA CLARA

Hines



OAKTREE



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

The Newly Transformed Santa Clara Towers Features a Refreshed Entry Plaza, Striking New Lobbies, Expansive Tenant Lounge, Modern Fitness Center and Birk's Café Serving Breakfast, Lunch, Snacks & Coffee.

±1,516 - ±15,609 SF Available with expansion up to ±215,760 SF in Tower 2

- › Premier Class A Office Towers
- › Exceptional Identity on Highway 101
- › Building Top Signage & Branding Opportunities
- › On-Site Property Management and Maintenance Staff
- › 24/7 Security
- › Helipad on Tower 1
- › EV Charging Stations & Bike Lockers
- › Garage & Surface Parking: ±3/1,000 Ratio
- › ACE Train & Caltrain Shuttle Stops are 1 Block Away
- › LEED Gold and WELL Certified

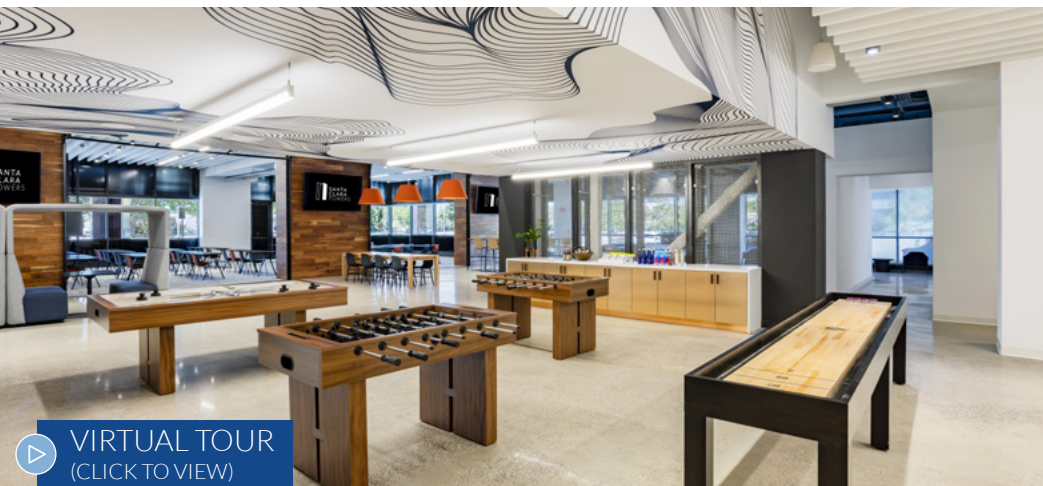


EXPANSIVE TENANT LOUNGE

The New Tenant Lounge in Tower 2 Features a Conference Center, Open Collaboration Seating Areas and Games including Virtual Golf, Foosball, Shuffle Board and Air Hockey.



[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)



[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)



[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)

The Modern Fitness Center is a Cutting-Edge Offering with Showers and Locker Rooms.

STATE-OF-THE-ART FITNESS CENTER

NEW ENTRY PLAZA

The New Entry Plaza Features Landscaping, Modern Directory & Monument Signage and Multiple Seating Areas.



The Class A Lobbies Feature Floor-to-Ceiling Glass Entryways, a Striking Living Wall and Seating Areas Directly Adjacent to the New Birk's Express.

MODERN LOBBIES

BIRK'S RESTAURANT

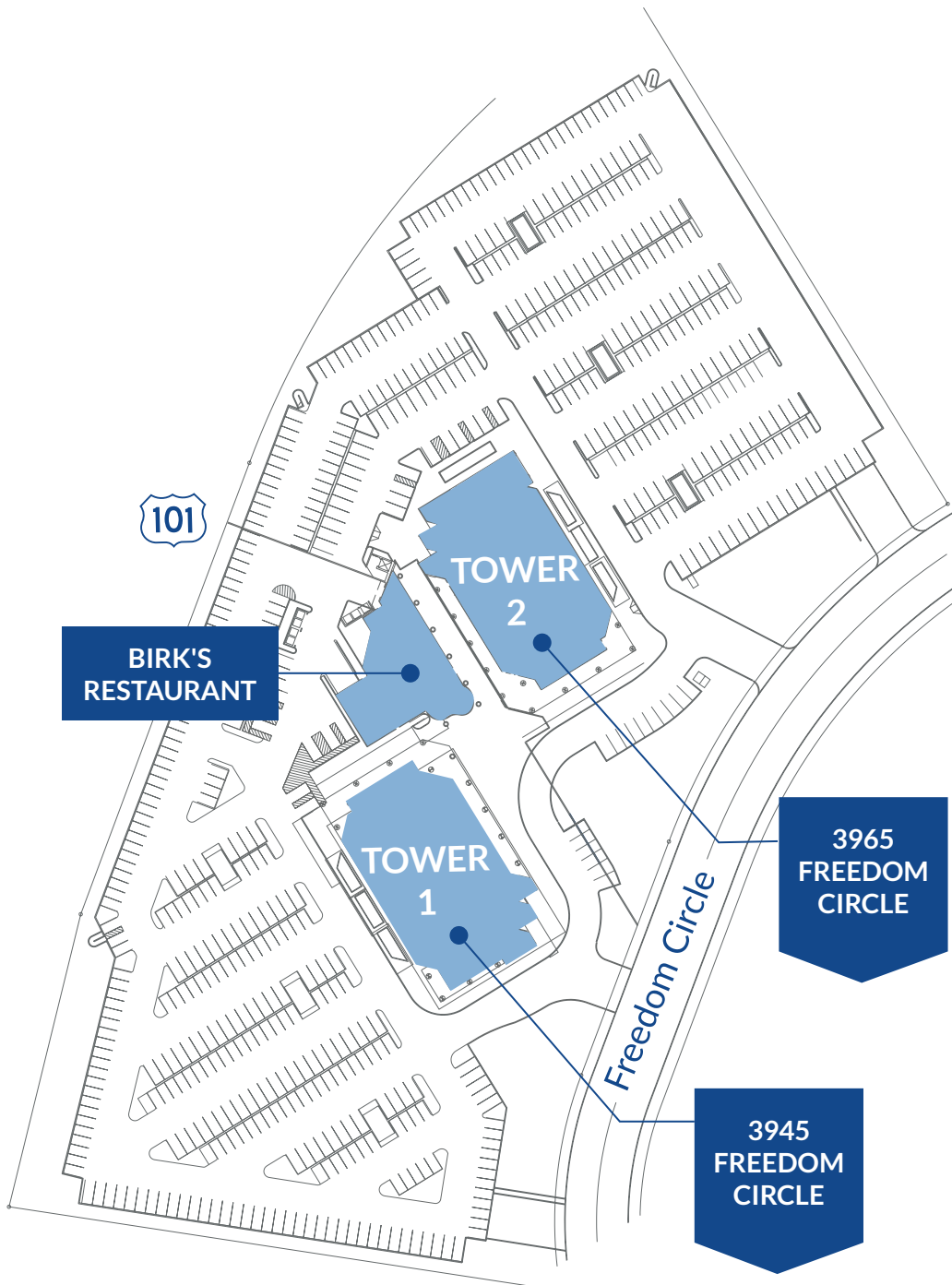
Birk's Restaurant, a South Bay Icon Since 1989, is Known for Serving Grilled Steaks, Chops and Seafood in a Classic Bistro Setting. Birk's Restaurant Serves Lunch and Dinner Monday through Friday.



The New On-Site Café Offers Breakfast, Lunch, Snacks & Coffee, which are Freshly Prepared On-Site.

NEW
BIRK'S CAFÉ

SITE PLAN & LOCATION



TOWER 1

3945 FREEDOM CIRCLE

| SUITE | SQUARE FOOTAGE |
|--------------------------------|------------------|
| Suite 660 | ±1,977 SF |
| ▷ Suite 320 | ±2,418 SF |
| Suite 770 | ±2,550 SF |
| Suite 260 | ±2,609 SF |
| Suite 150 | ±3,496 SF |
| Suite 720 | ±4,348 SF |
| Suite 130 | ±4,483 SF |
| Suite 640 | ±4,926 SF |
| Suite 700 | ±5,292 SF |
| ▷ Suite 200 | ±5,940 SF |
| Suite 850 | ±6,410 SF |
| Suites 640-660 | ±6,903 SF |
| ▷ Suite 240 | ±7,060 SF |
| Suite 540 | ±8,920 SF |
| Suite 900 | ±9,416 SF |
| Suite 1000 | ±12,295 SF |
| Suites 200-260 | Up to ±15,609 SF |



1ST FLOOR

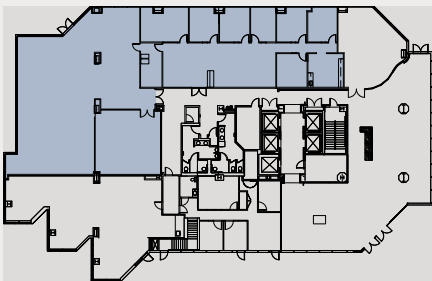
±3,496 to ±7,979 SF

SUITE 130

- › Exterior and Lobby Access
- › Lab
- › Eyebrow Signage

SUITE 150

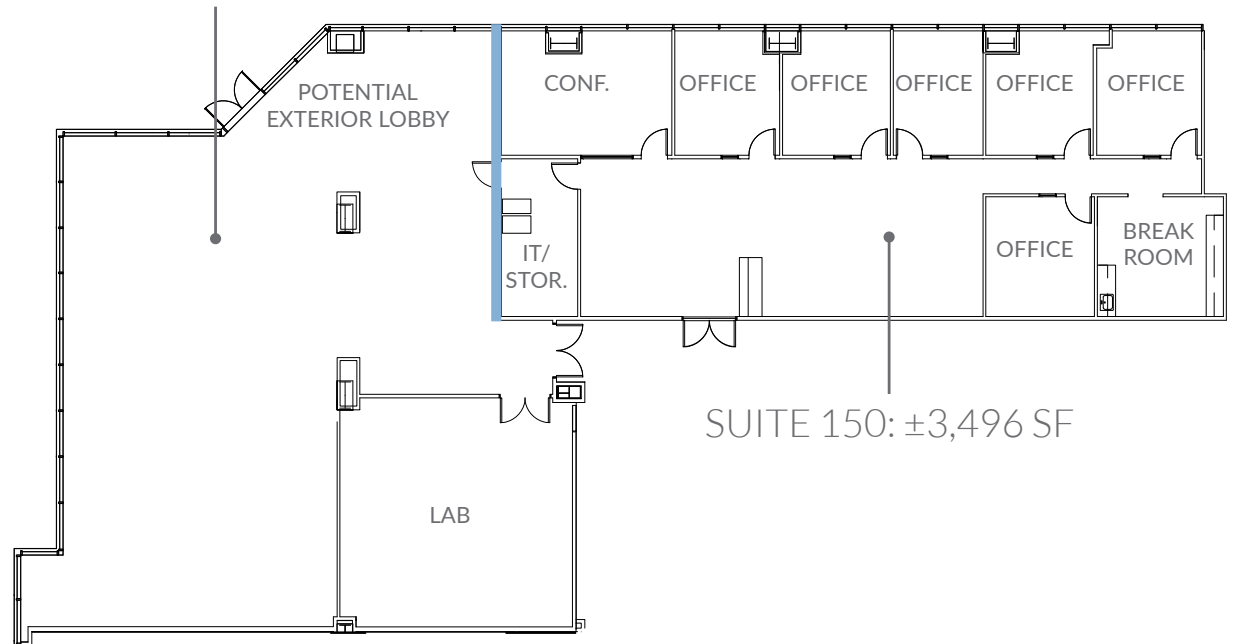
- › 6 Offices
- › 1 Conference Room
- › Break Room
- › IT / Storage Room



TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶

SUITE 130: ±4,483 SF



SUITE 150: ±3,496 SF

— DEMISING WALL

2ND FLOOR

±2,609 SF to ±15,609 SF

SUITE 200 [▶ VIRTUAL TOUR](#)

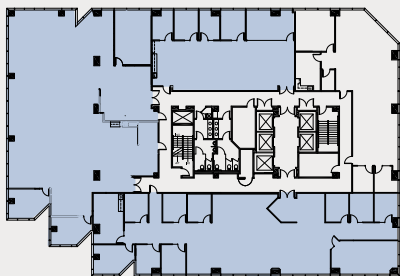
- › 2 Offices
- › 3 Conference Rooms
- › Break Room

SUITE 240 [▶ VIRTUAL TOUR](#)

- › 2 Offices
- › 1 Conference Room
- › Break Room

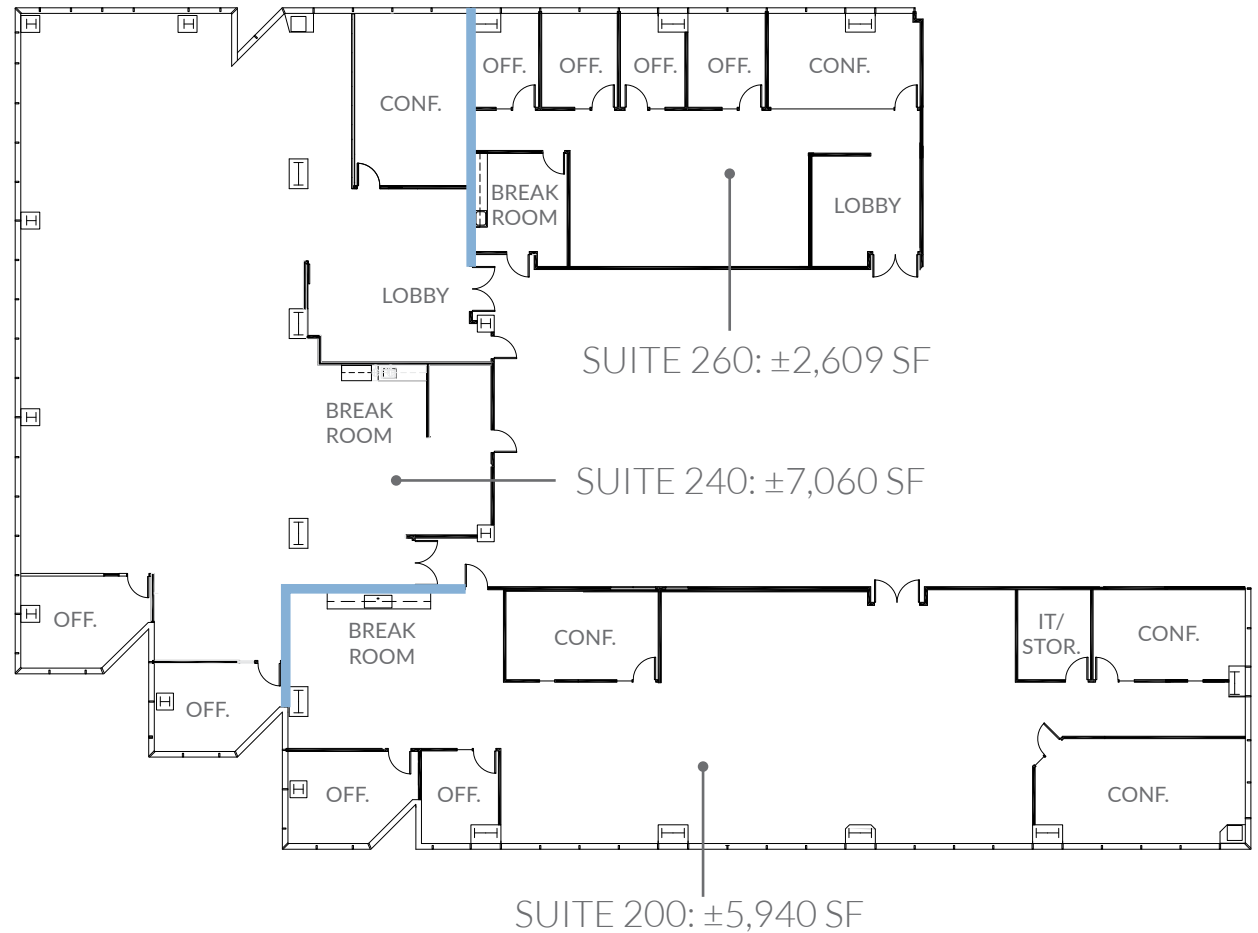
SUITE 260

- › 4 Offices
- › 1 Conference Room
- › Break Room



TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)



— DEMISING WALL

SUITE 320

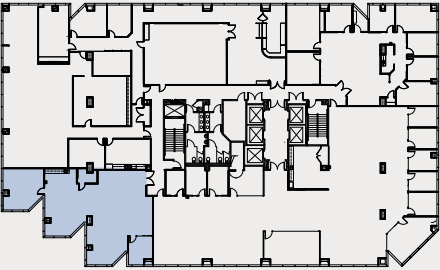
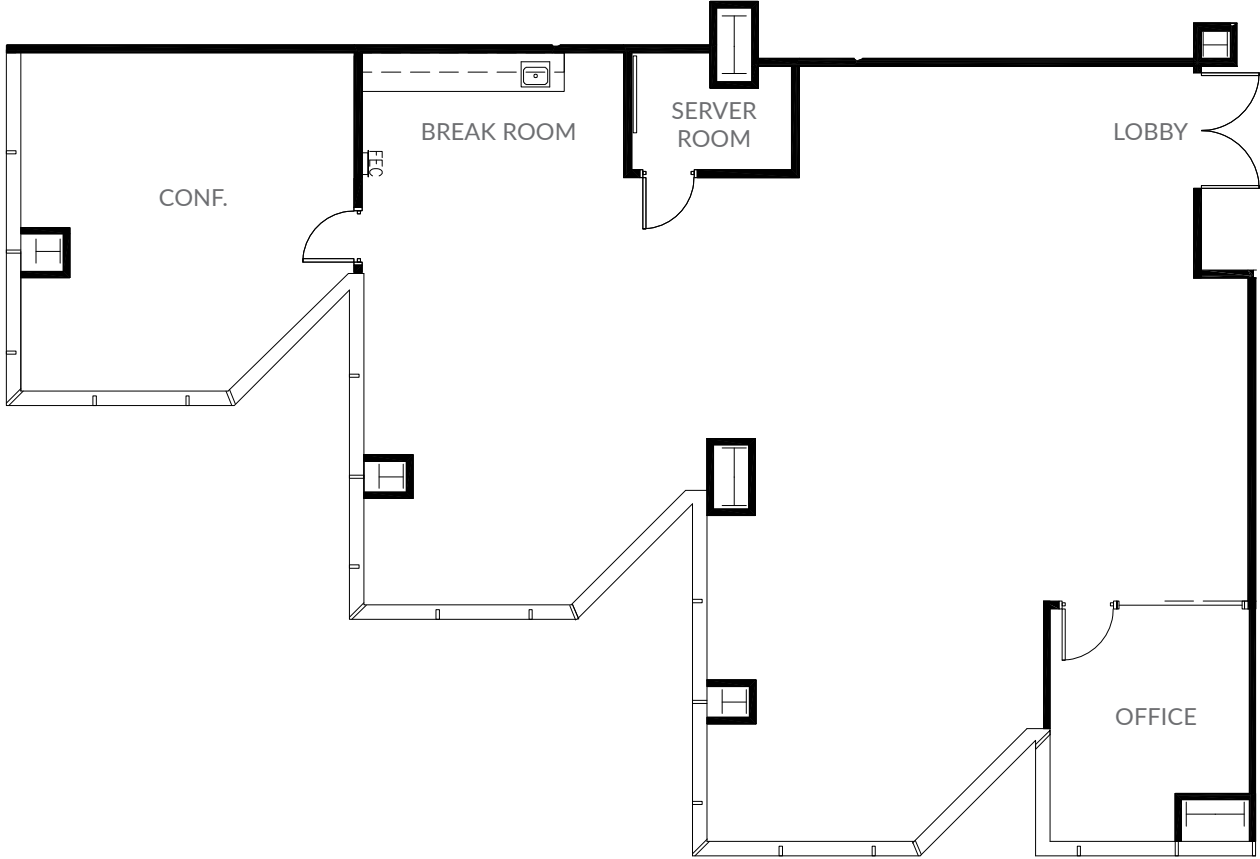
±2,418 SF | THIRD FLOOR

- > 1 Office
- > 1 Conference Room
- > Break Room

[▶ VIRTUAL TOUR](#)

TOWER 1 | 3945 FREEDOM CIRCLE

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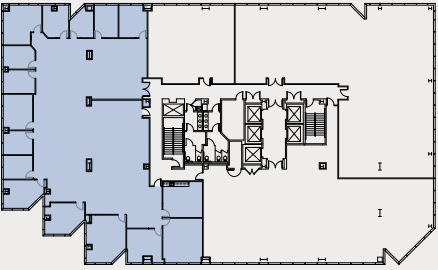
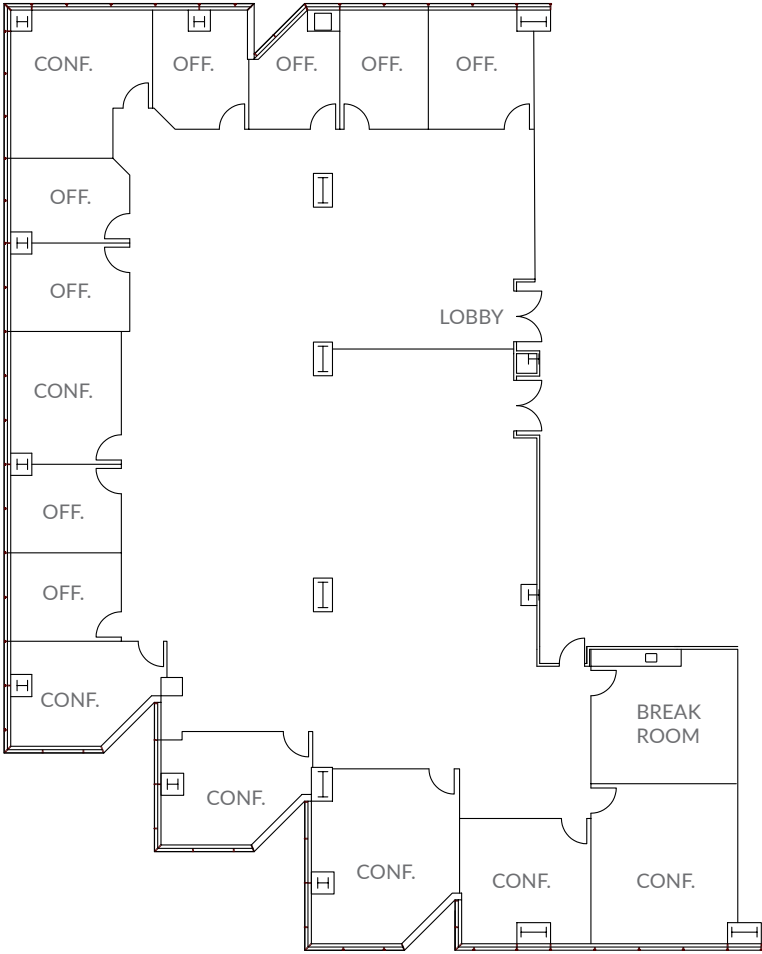
SUITE 540

±8,920 SF | FIFTH FLOOR

- > 8 Offices
- > 7 Conference Rooms
- > Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

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6TH FLOOR

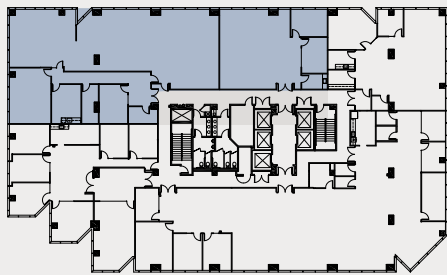
±1,977 SF to ±6,903 SF

SUITE 640

- › 2 Conference Rooms
- › Break Room

SUITE 660

- › 1 Office
- › 1 Conference Room
- › Break Room

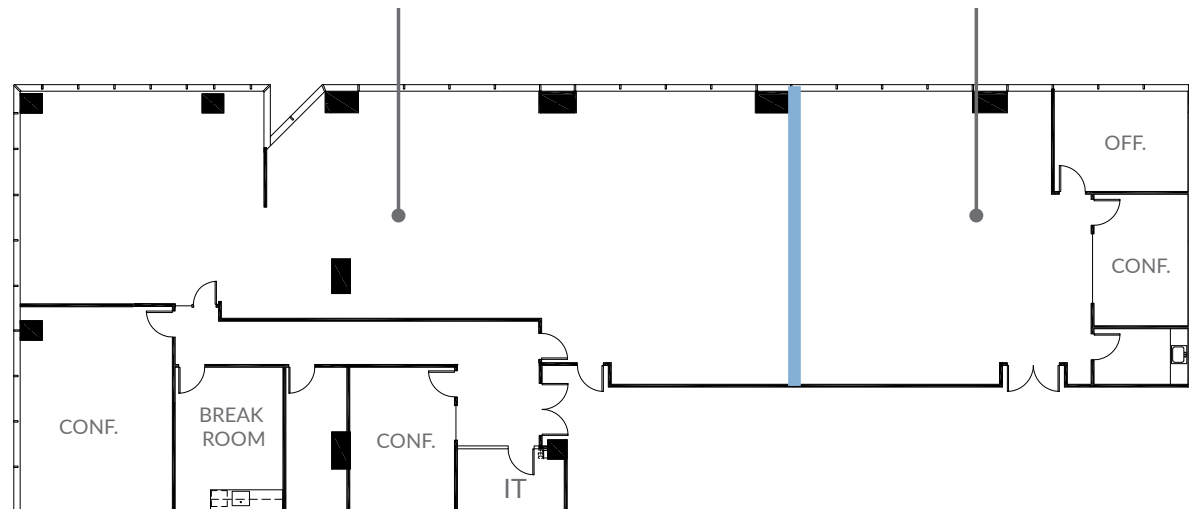


TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 640: ±4,926 SF

SUITE 660: ±1,977 SF



7TH FLOOR

±4,348 SF to ±9,640 SF

SUITE 700

- › 6 Offices
- › 2 Conference Rooms
- › 2 Phone Rooms
- › Break Room
- › IT / Storage Room

SUITE 720

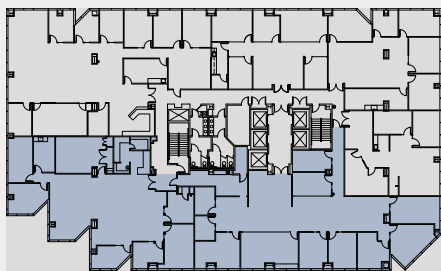
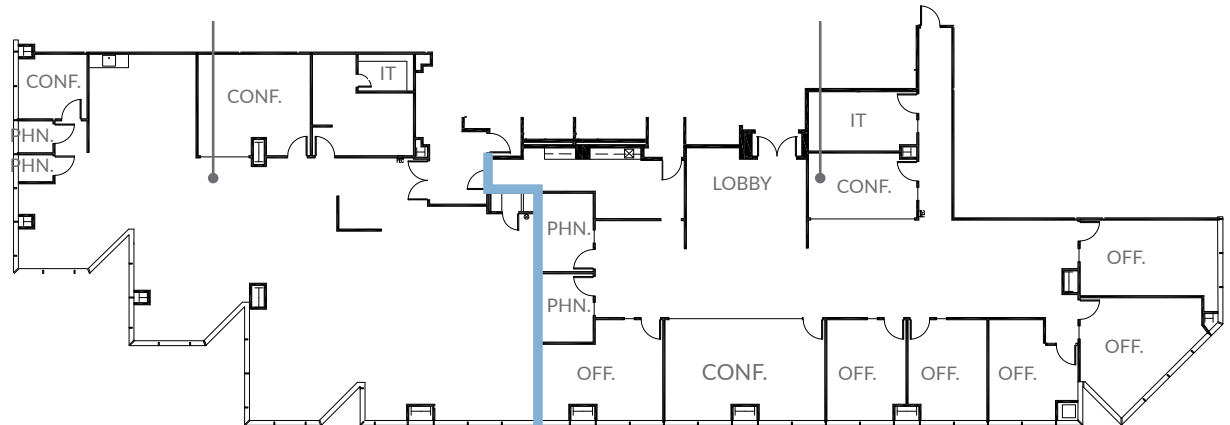
- › 2 Conference Room
- › 2 Phone Rooms
- › Break Room
- › IT / Storage Room

TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 720 ±4,348 SF

SUITE 700 ±5,292 SF

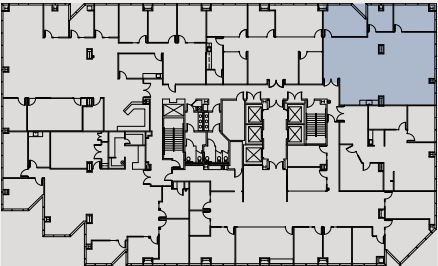
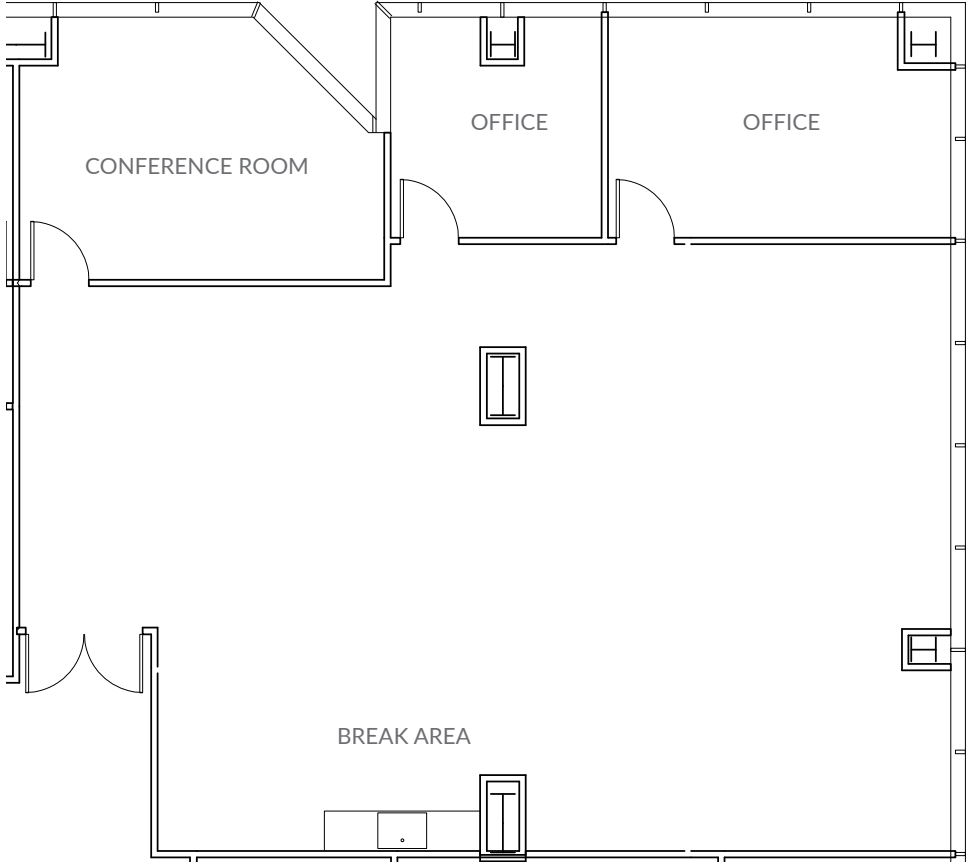


SUITE 770

±2,550 SF | SEVENTH FLOOR

- > 2 Offices
- > 1 Conference Room
- > Break Area

TOWER 1 | 3945 FREEDOM CIRCLE
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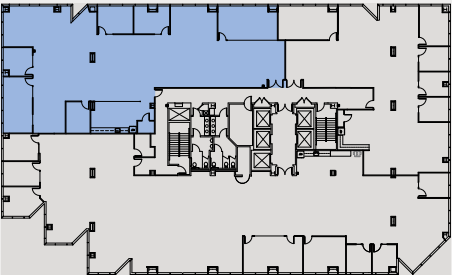
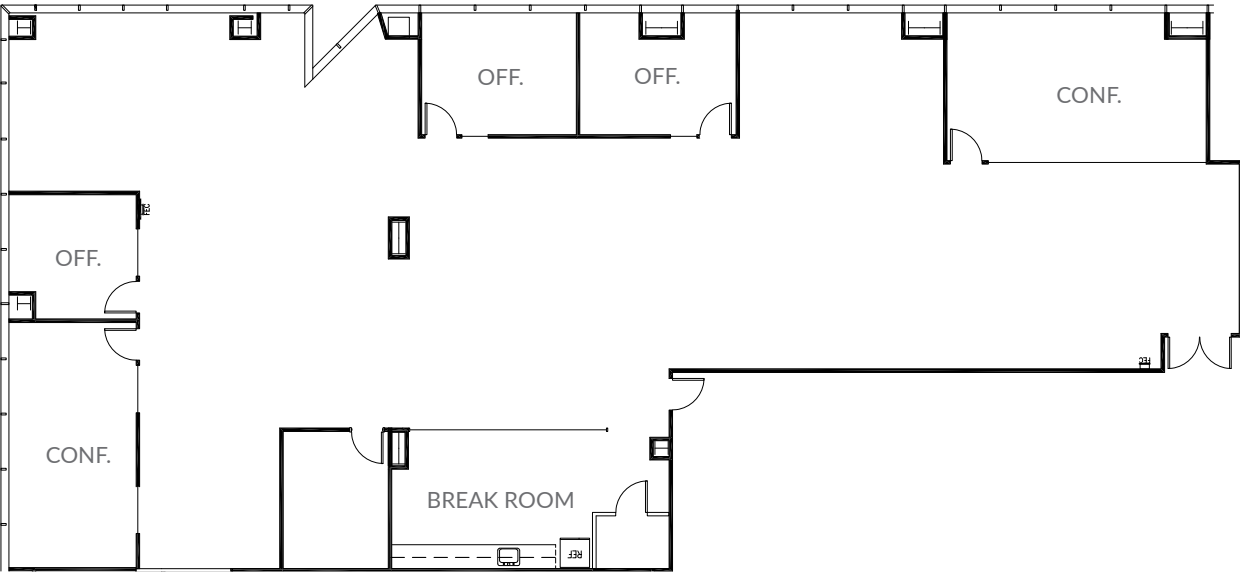


SUITE 850

±6,410 SF | EIGHTH FLOOR

- > 3 Offices
- > 2 Conference Rooms
- > Break Room

TOWER 1 | 3945 FREEDOM CIRCLE
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SUITE 900

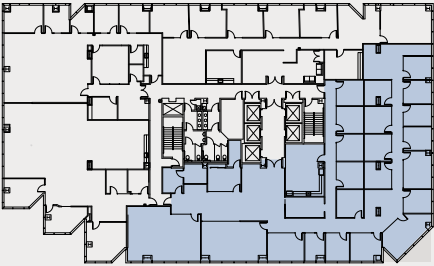
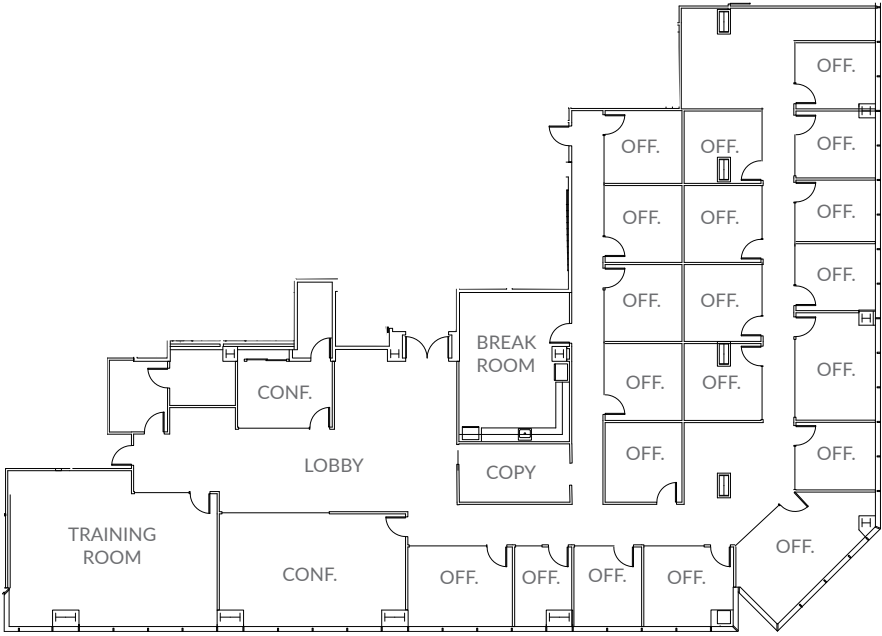
±9,416 SF | NINTH FLOOR

SUITE 900

- > 20 Offices
- > 2 Conference Rooms
- > 1 Training Room
- > Break Room

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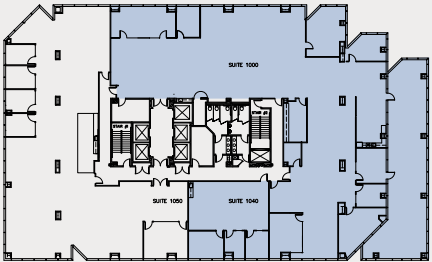
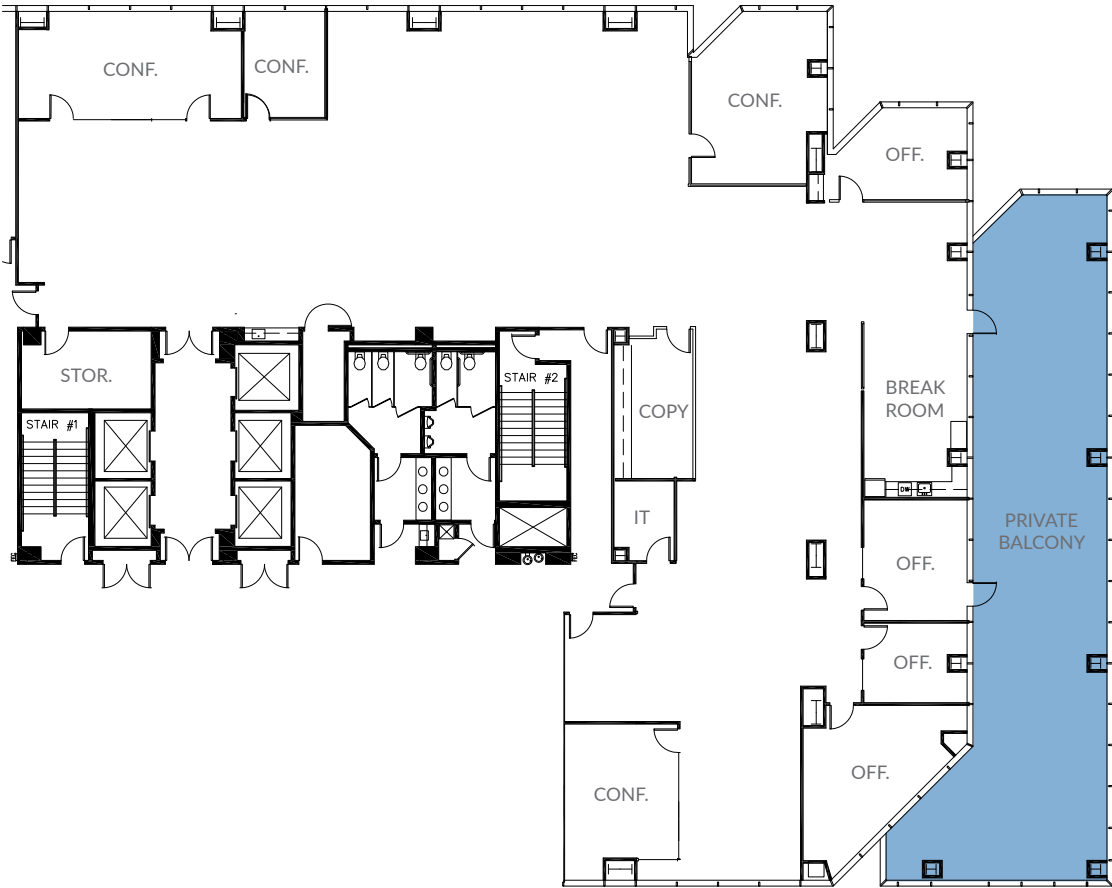


SUITE 1000

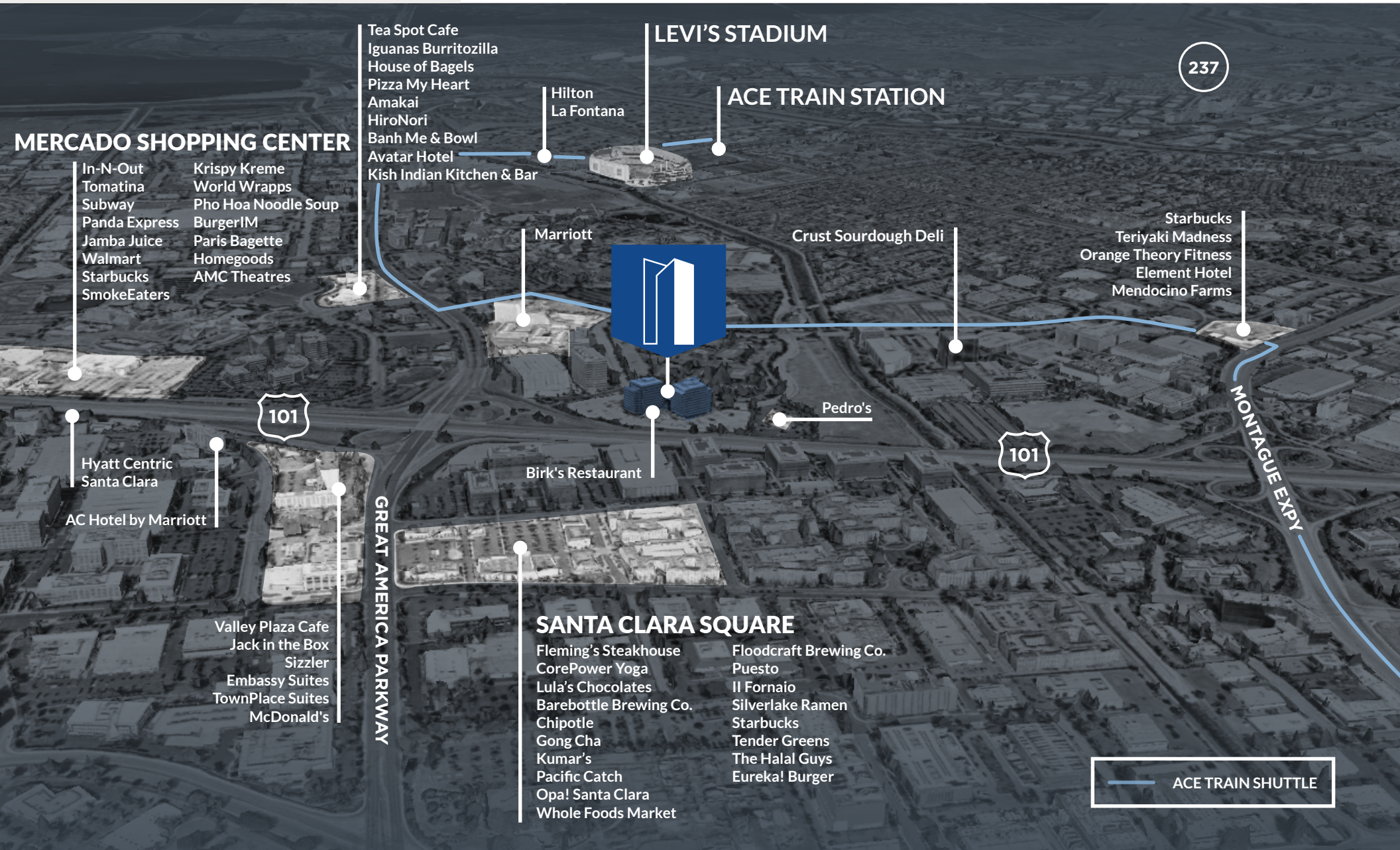
±12,295 SF | TENTH FLOOR

- > 4 Offices
- > 4 Conference Rooms
- > Break Room
- > Private Balcony

TOWER 1 | 3945 FREEDOM CIRCLE
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AMENITIES



AMENITIES

237

LEVI'S STADIUM

ACE TRAIN STATION

- Tea Spot Cafe
- Iguanas Burritozilla
- House of Bagels
- Pizza My Heart
- Amakai
- HiroNori
- Banh Me & Bowl
- Avatar Hotel
- Kish Indian Kitchen & Bar

Hilton
La Fontana

MERCADO SHOPPING CENTER

- In-N-Out
- Tomatina
- Subway
- Panda Express
- Jamba Juice
- Walmart
- Starbucks
- SmokeEaters
- Krispy Kreme
- World Wrapps
- Pho Hoa Noodle Soup
- BurgerIM
- Paris Bagette
- Homegoods
- AMC Theatres

Marriott

Crust Sourdough Deli

- Starbucks
- Teriyaki Madness
- Orange Theory Fitness
- Element Hotel
- Mendocino Farms

101

Hyatt Centric
Santa Clara

AC Hotel by Marriott

Pedro's

101

MONTAGUE EXPY

Birk's Restaurant

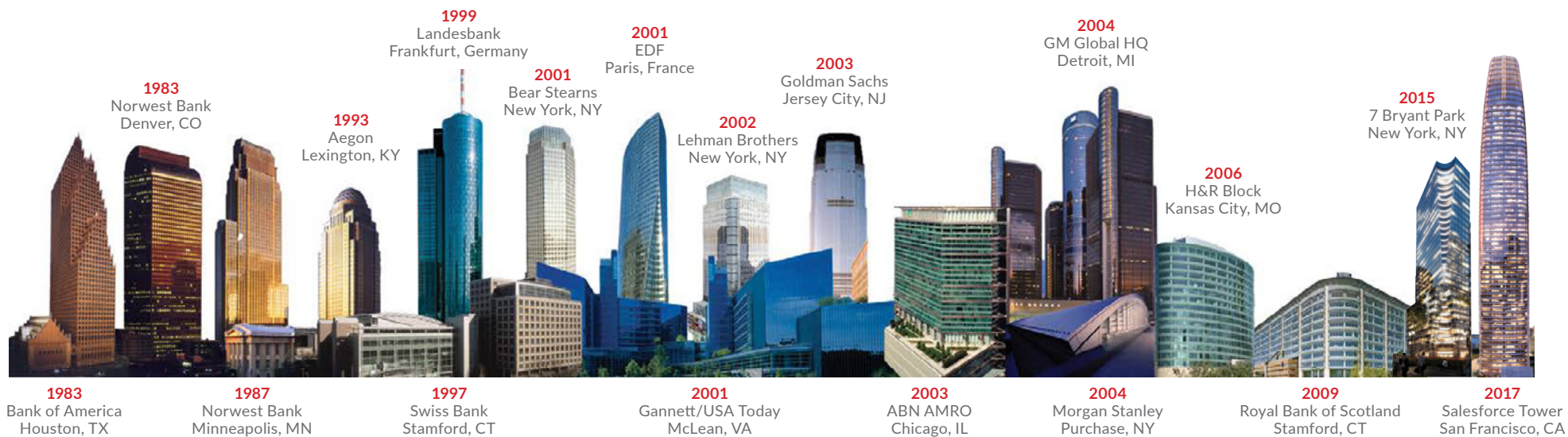
GREAT AMERICA PARKWAY

SANTA CLARA SQUARE

- Fleming's Steakhouse
- CorePower Yoga
- Lula's Chocolates
- Barebottle Brewing Co.
- Chipotle
- Gong Cha
- Kumar's
- Pacific Catch
- Opa! Santa Clara
- Whole Foods Market
- Floodcraft Brewing Co.
- Puesto
- Il Fornaio
- Silverlake Ramen
- Starbucks
- Tender Greens
- The Halal Guys
- Eureka! Burger

ACE TRAIN SHUTTLE

ABOUT US



Hines

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed includes 1,208 properties representing more than 488 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments.



Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 53,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$8.8 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.



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