



SANTA CLARA TOWERS

SINGLE FLOOR UP TO
FULL BUILDING
AVAILABLE

3965 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 Express Serving Breakfast, Lunch, Snacks & Coffee.

±21,866 SF (Single Floor) up to
±215,760 SF (Full Building)

- › 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

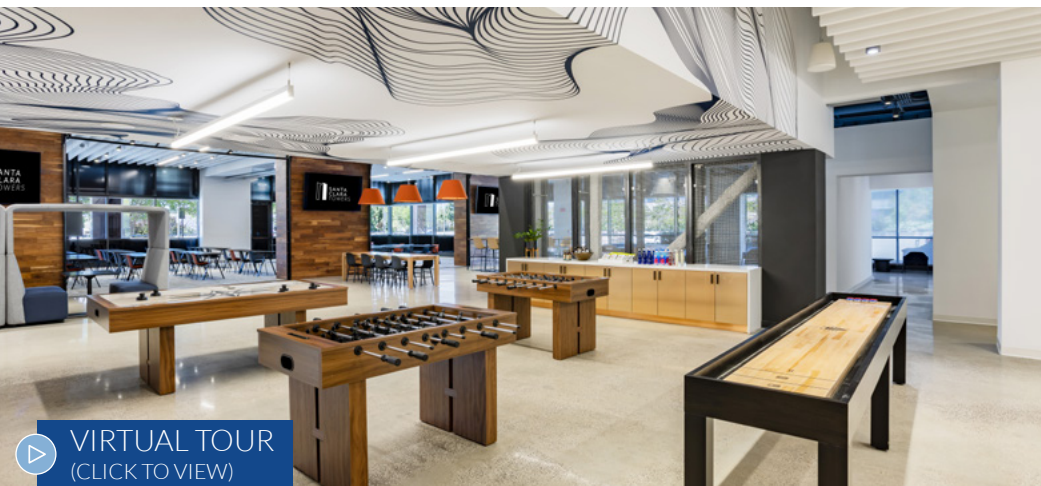


EXPANSIVE TENANT LOUNGE

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

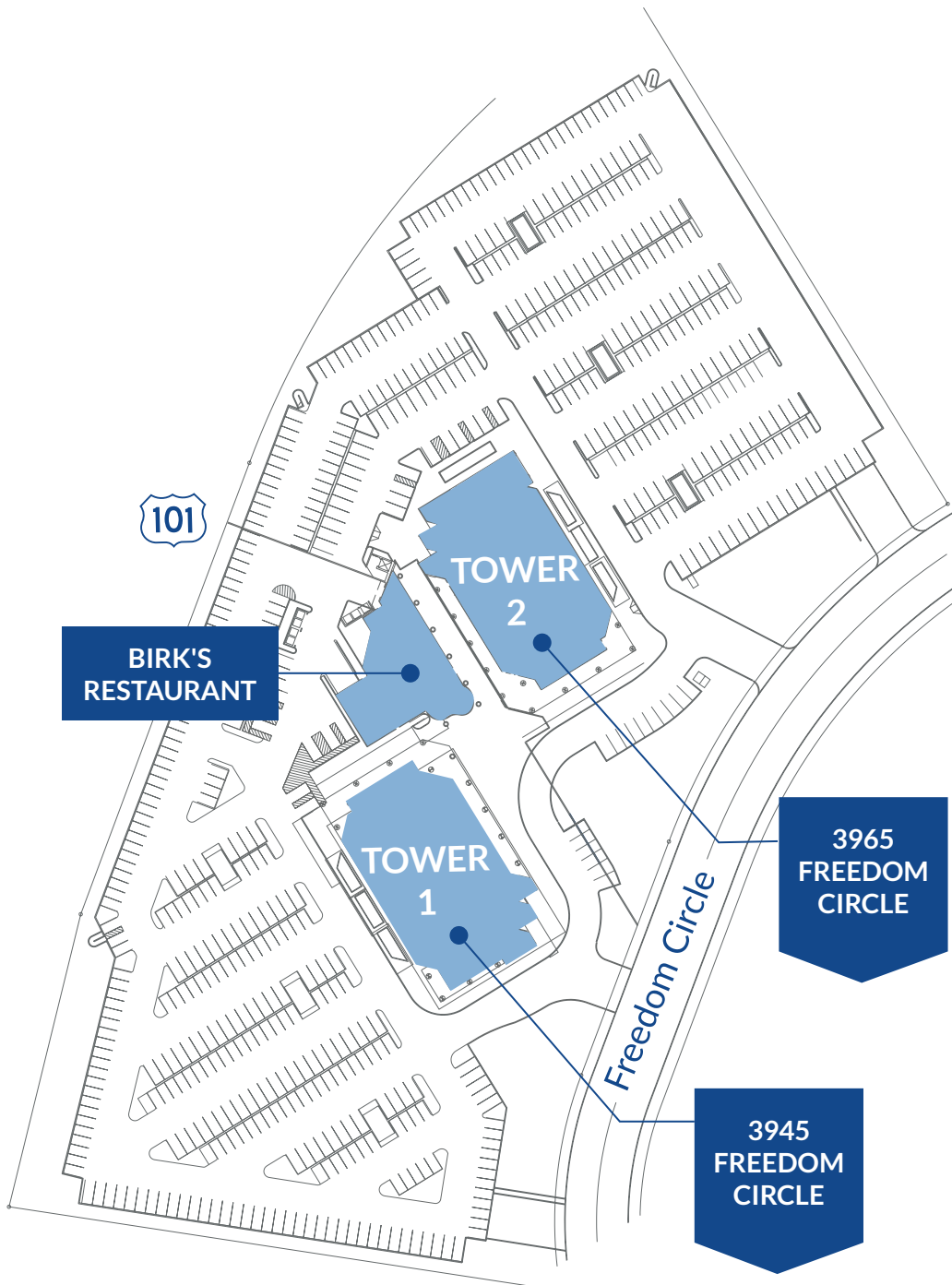
Birk's Restaurant, a South Bay Icon Since 1989, is Known for Serving Grilled Steaks, Chops and Seafood in a Classic Bistro Setting. Birk's Restaurant Serves Lunch and Dinner Monday through Friday.



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

NEW
BIRK'S CAFÉ

SITE PLAN & LOCATION



TOWER 2

3965 FREEDOM CIRCLE

SUITE	SQUARE FOOTAGE
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11th Floor	±19,638 SF
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10th Floor	±21,718 SF
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9th Floor	±21,866 SF
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8th Floor	±21,866 SF
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▶ 7th Floor	±21,866 SF
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▶ 6th Floor	±21,866 SF
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5th Floor	±21,866 SF
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▶ 4th Floor	±21,866 SF
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3rd Floor	±21,866 SF
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2nd Floor	±18,942 SF
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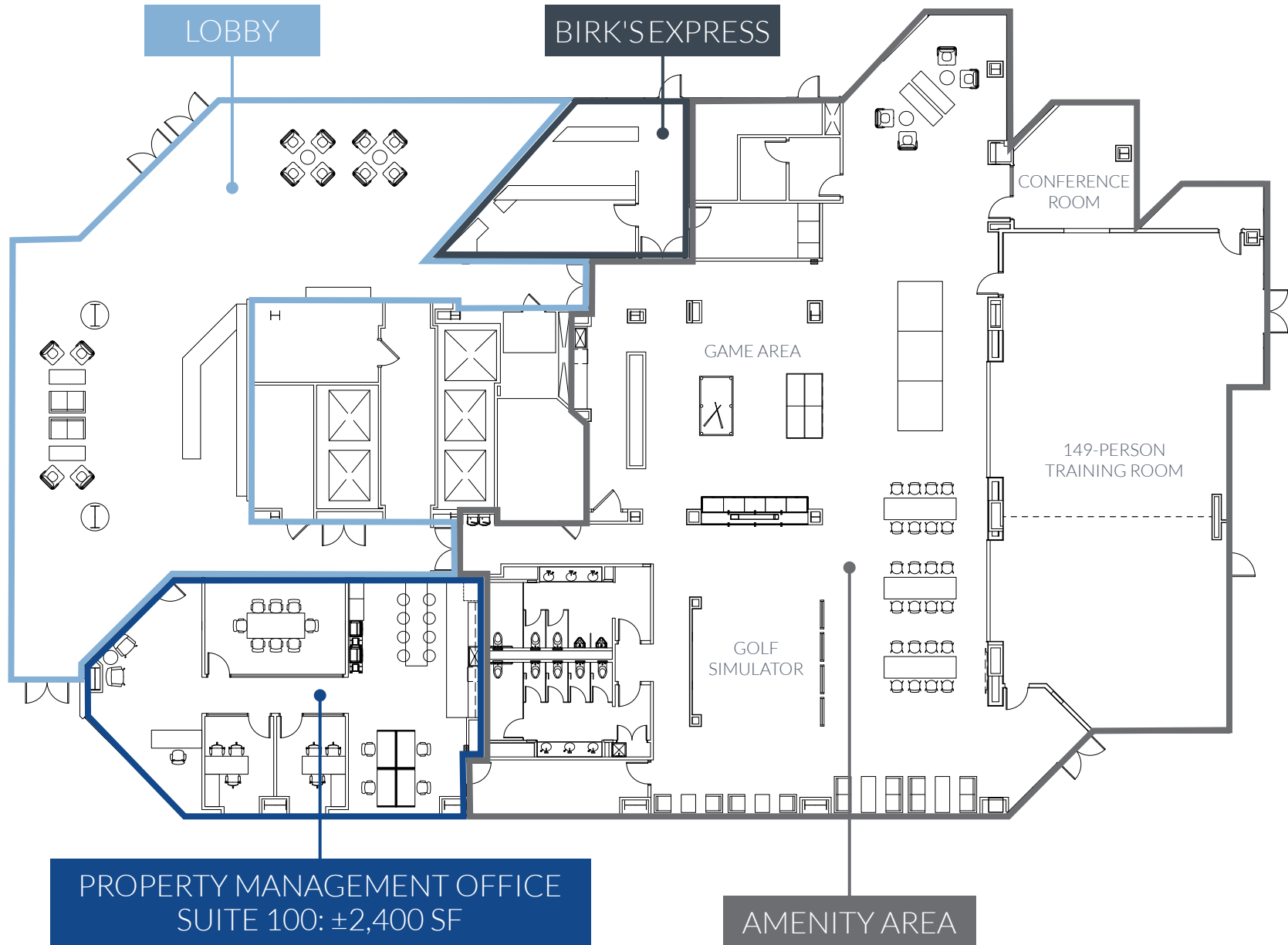
1st Floor	±2,400 SF
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Up to ±215,760 SF | Full Building Available

[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)



1ST FLOOR

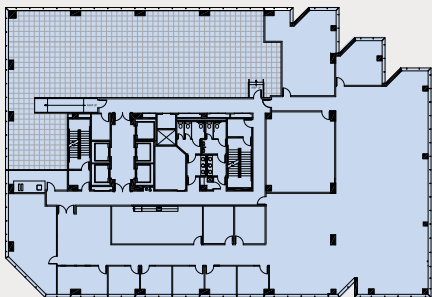


2ND FLOOR

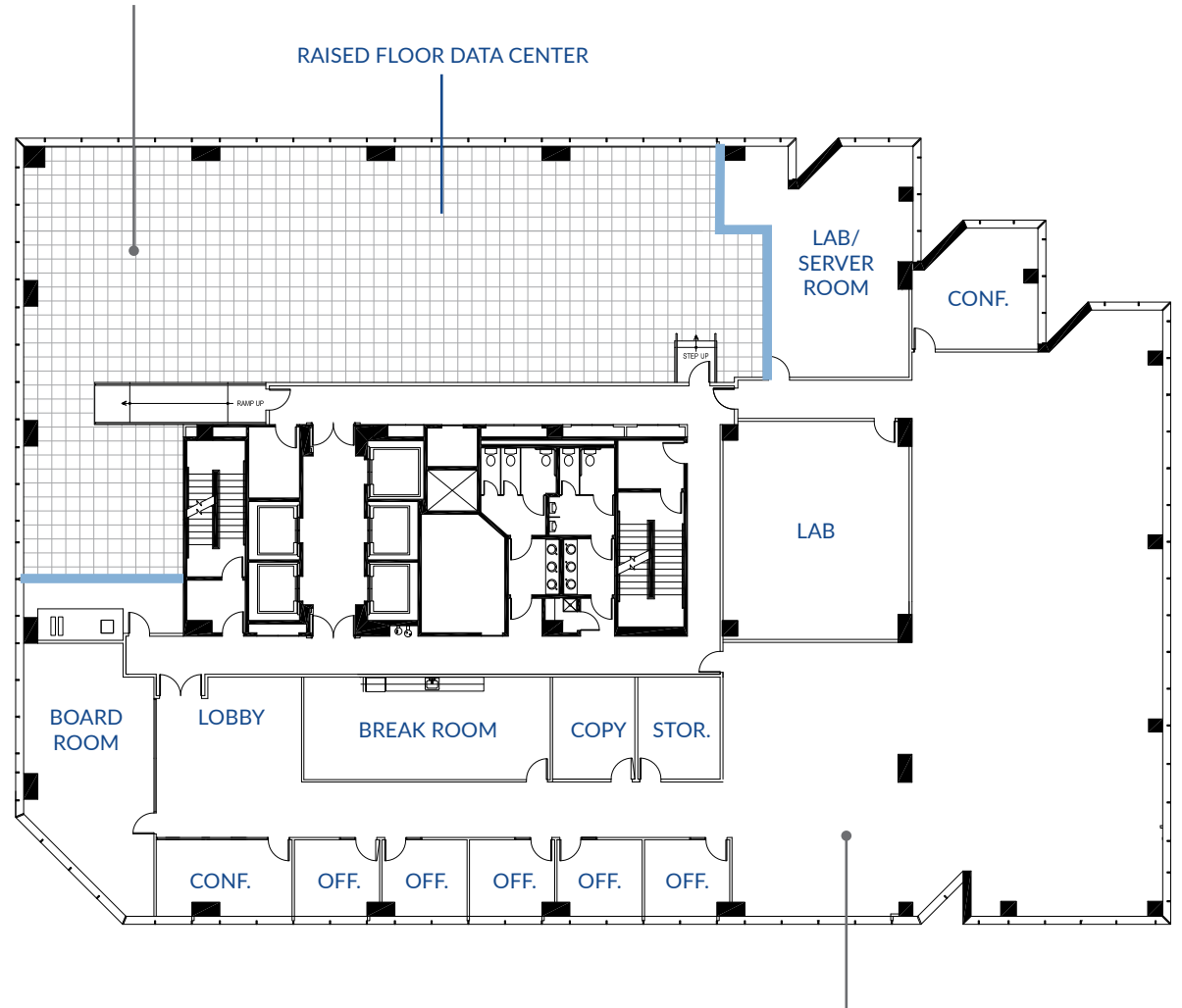
TOWER 2 | 3965 FREEDOM CIRCLE [BACK TO SUITE LIST](#) ▶

±18,942 SF

- › Break Room
- › 5 Offices
- › 2 Conference Rooms
- › Board Room
- › Raised Floor Data Center
- › Upgraded HVAC and Power



SUITE 210: ±5,905 SF



SUITE 200: ±13,037 SF

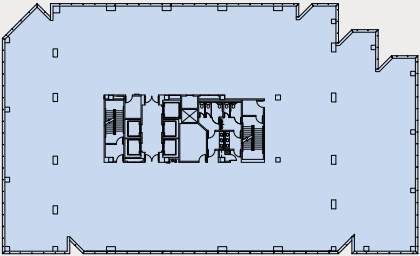
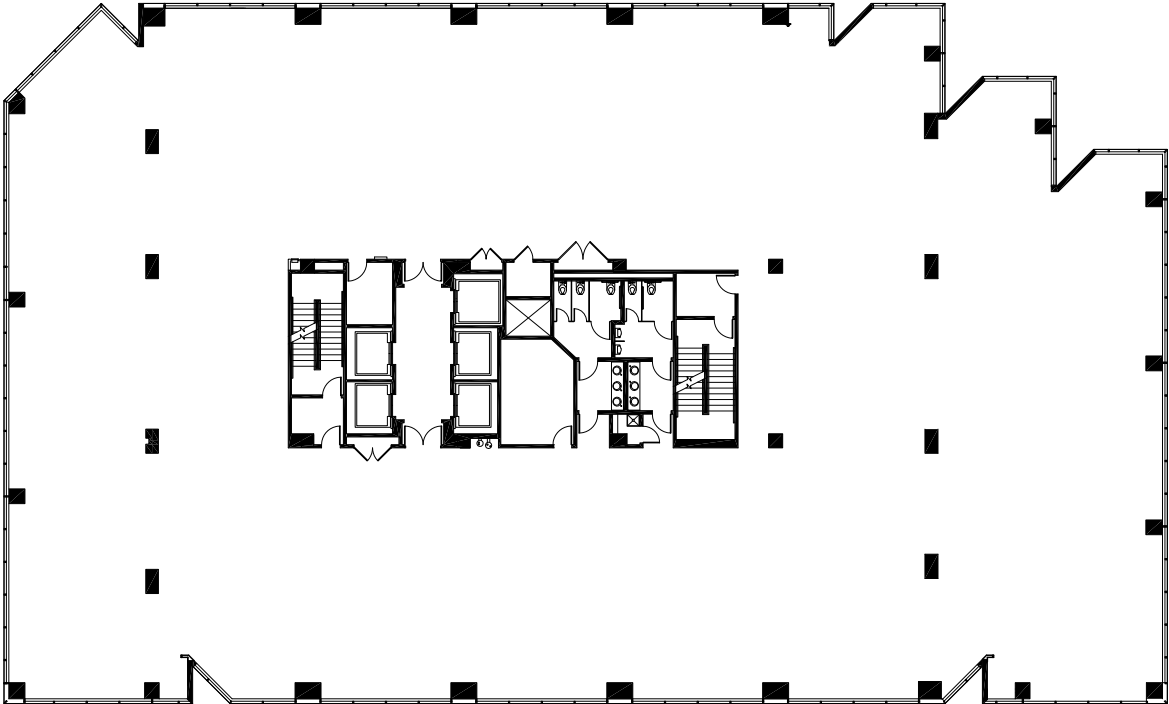
3RD FLOOR

±21,866 SF

> Warm Shell Condition

TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶



4TH FLOOR

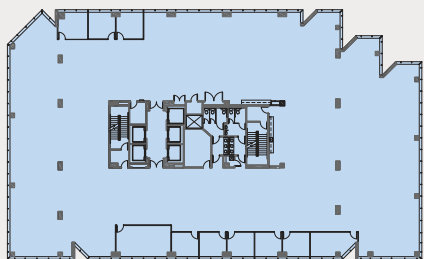
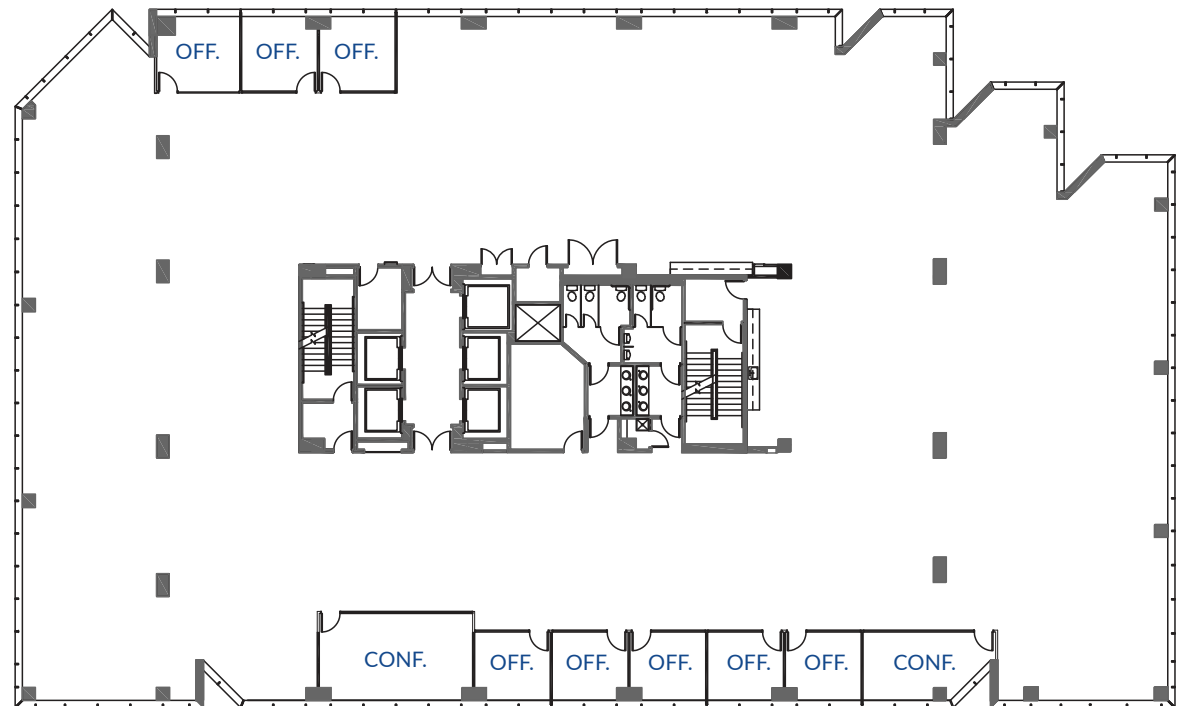
±21,866 SF

- › Market Ready
- › Break Room
- › Open Office Space
- › 8 Offices
- › 2 Conference Rooms

[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)

TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)



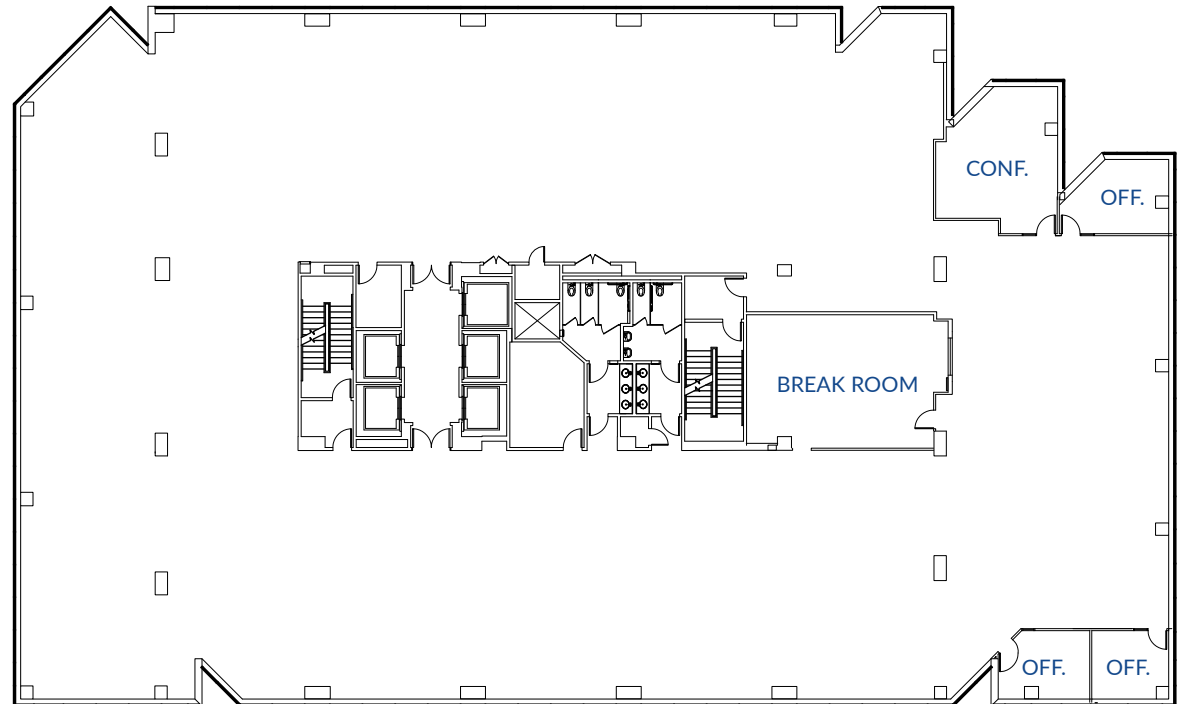
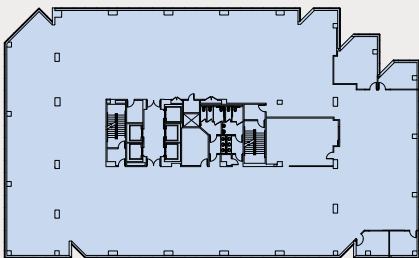
5TH FLOOR

±21,866 SF

- › Break Room
- › Open Office Space
- › 3 Offices
- › 1 Conference Room

TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶



6TH FLOOR

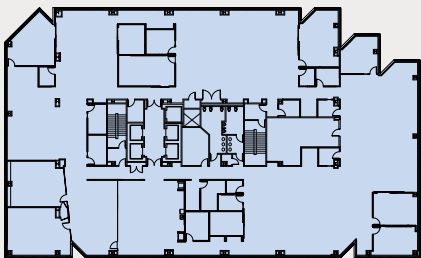
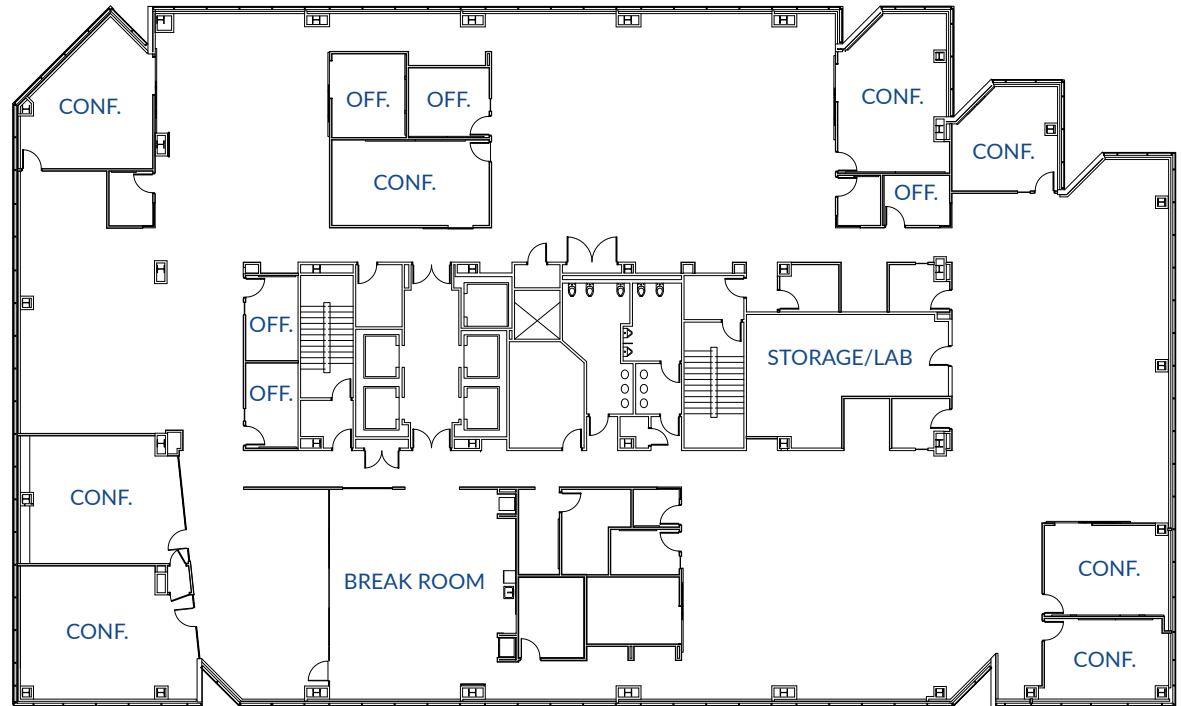
±21,866 SF

- › Move in Ready
- › Break Room
- › Open Office Space
- › 5 Offices
- › 8 Conference Rooms
- › Lab

[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)

TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)

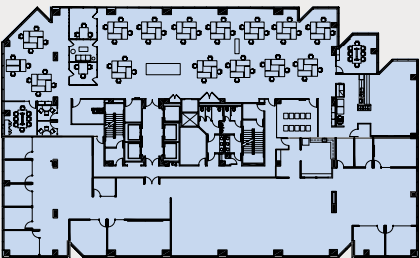


7TH FLOOR

±21,866 SF

- › Move in Ready
- › 2 Break Rooms
- › Open Office Space
- › 11 Offices
- › 6 Conference Rooms
- › Lab

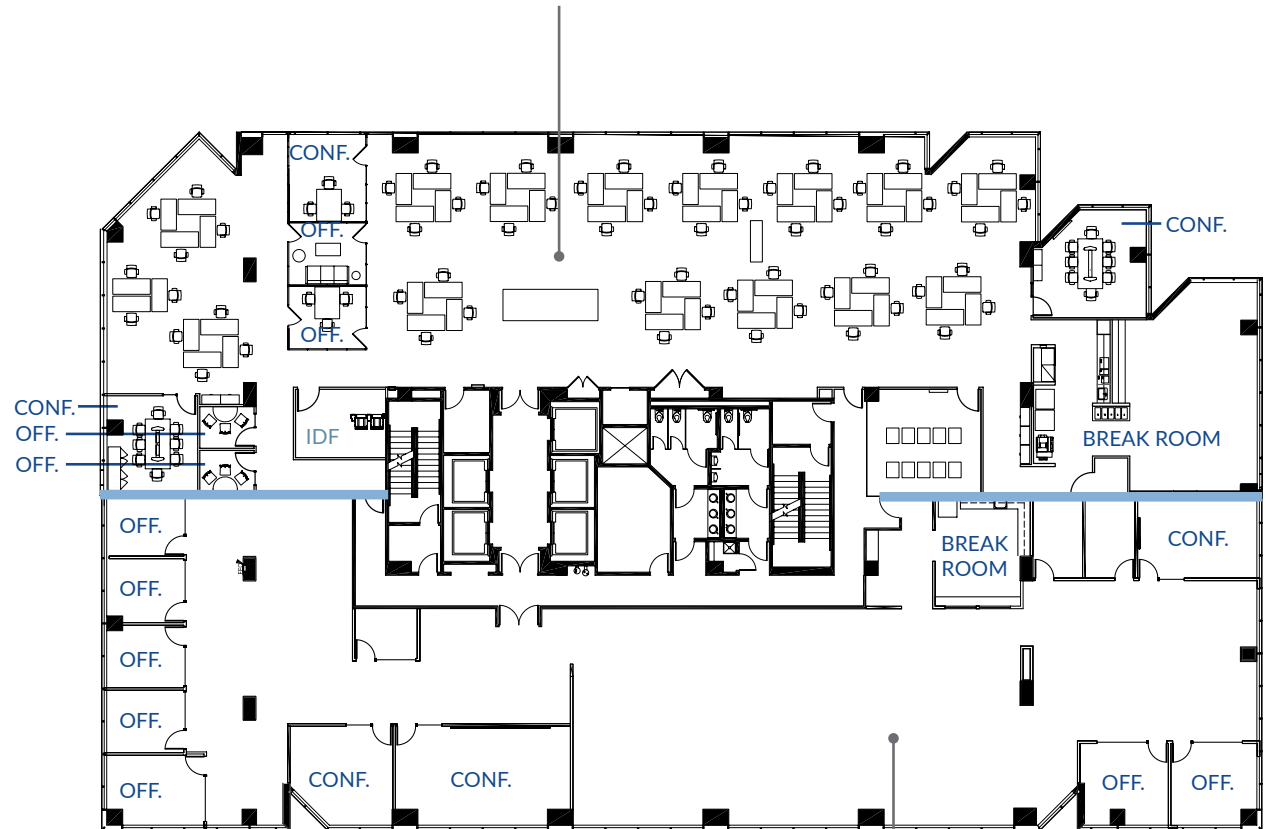
[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)



TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)

SUITE 700: ±11,179 SF



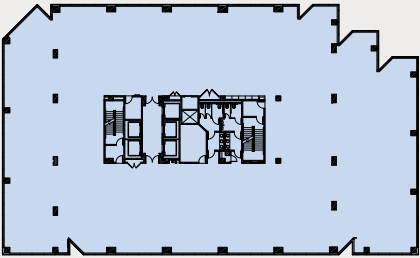
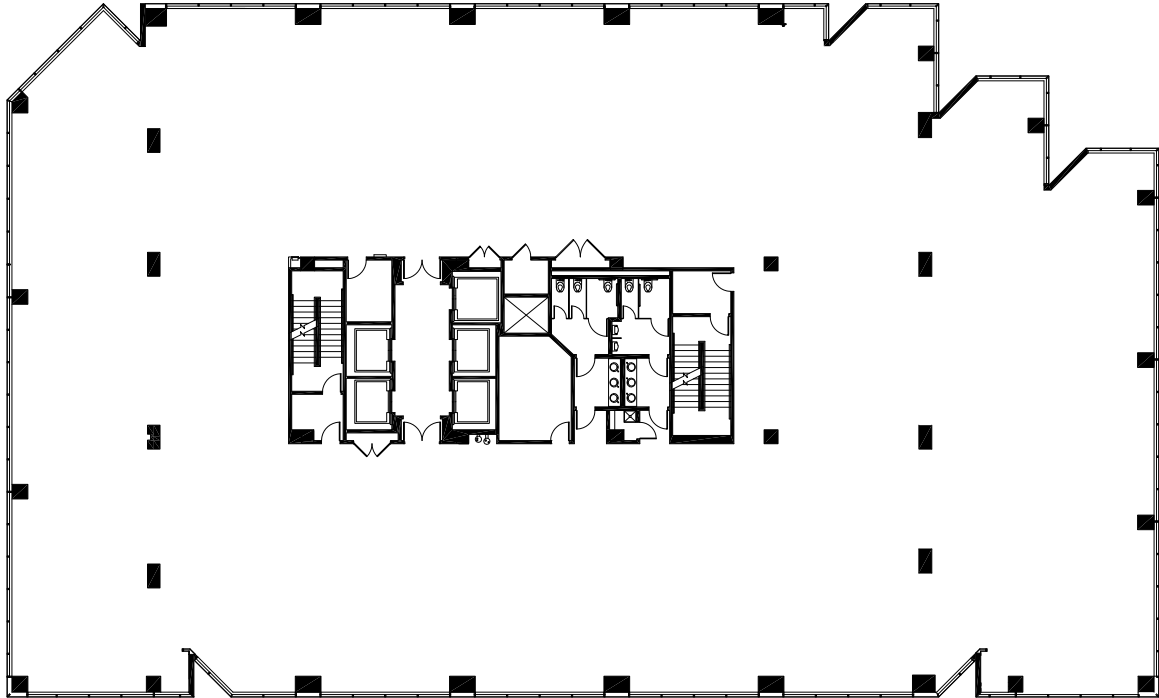
SUITE 750: ±10,687 SF

8TH FLOOR

±21,866 SF

- > Warm Shell Condition
- > Unobstructed Views

TOWER 2 | 3965 FREEDOM CIRCLE
[BACK TO SUITE LIST](#) ▶



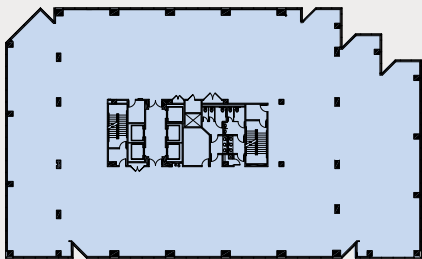
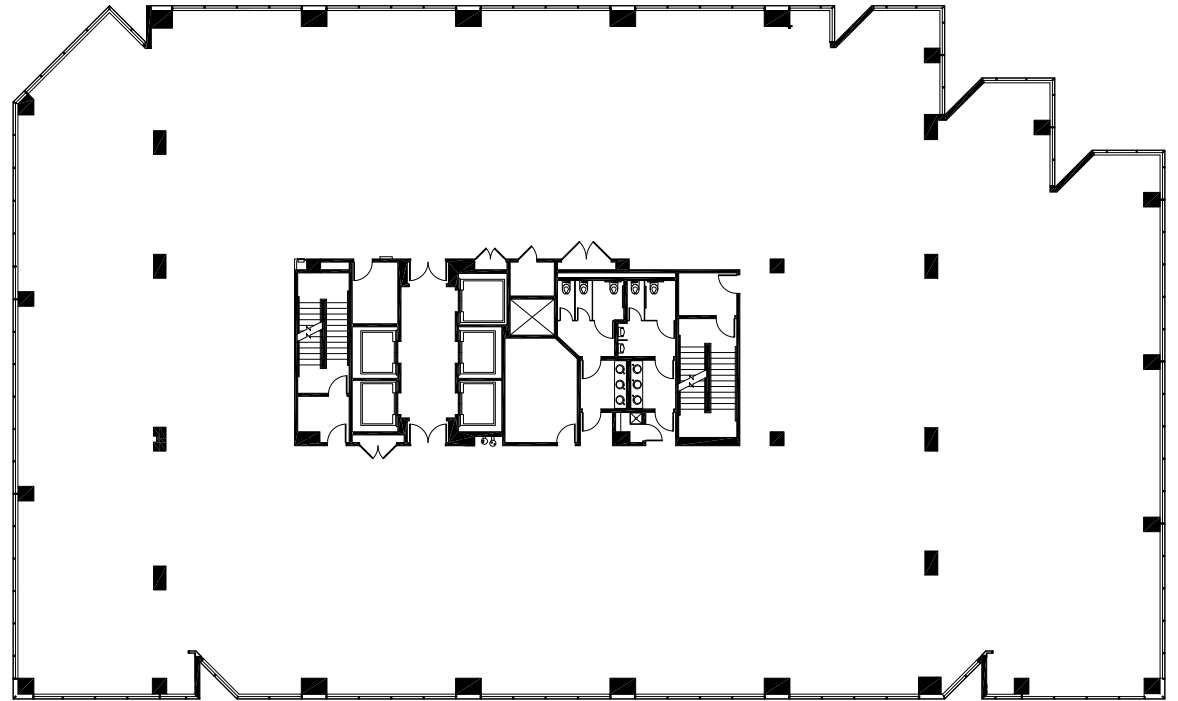
9TH FLOOR

±21,866 SF

- › Warm Shell Condition
- › Unobstructed Views

TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶



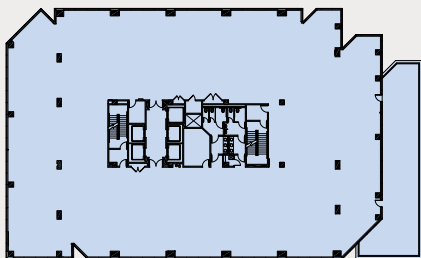
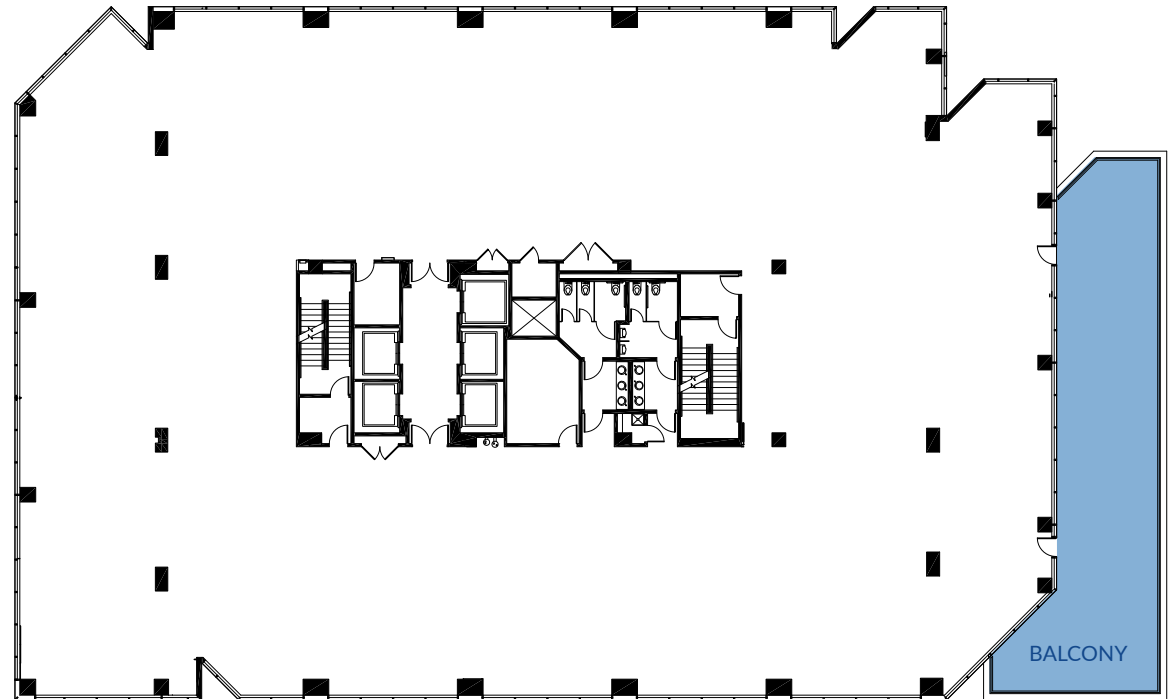
10TH FLOOR

±21,718 SF

- › Warm Shell Condition
- › Unobstructed Views
- › Usable Balcony on Floor

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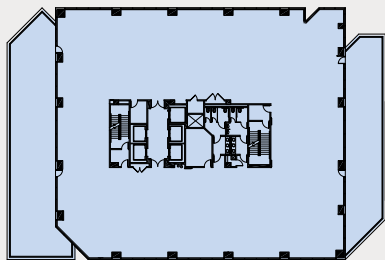
[BACK TO SUITE LIST](#) ▶



11TH FLOOR

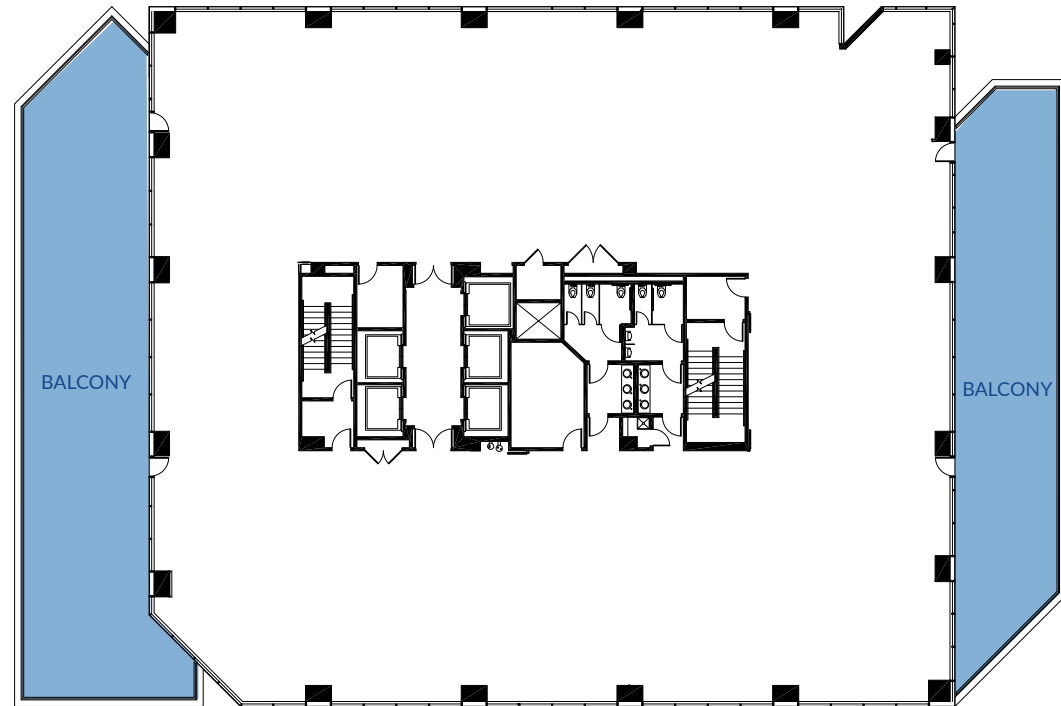
±19,638 SF

- › Warm Shell Condition
- › Unobstructed Views
- › 2 Usable Balconies on Floor

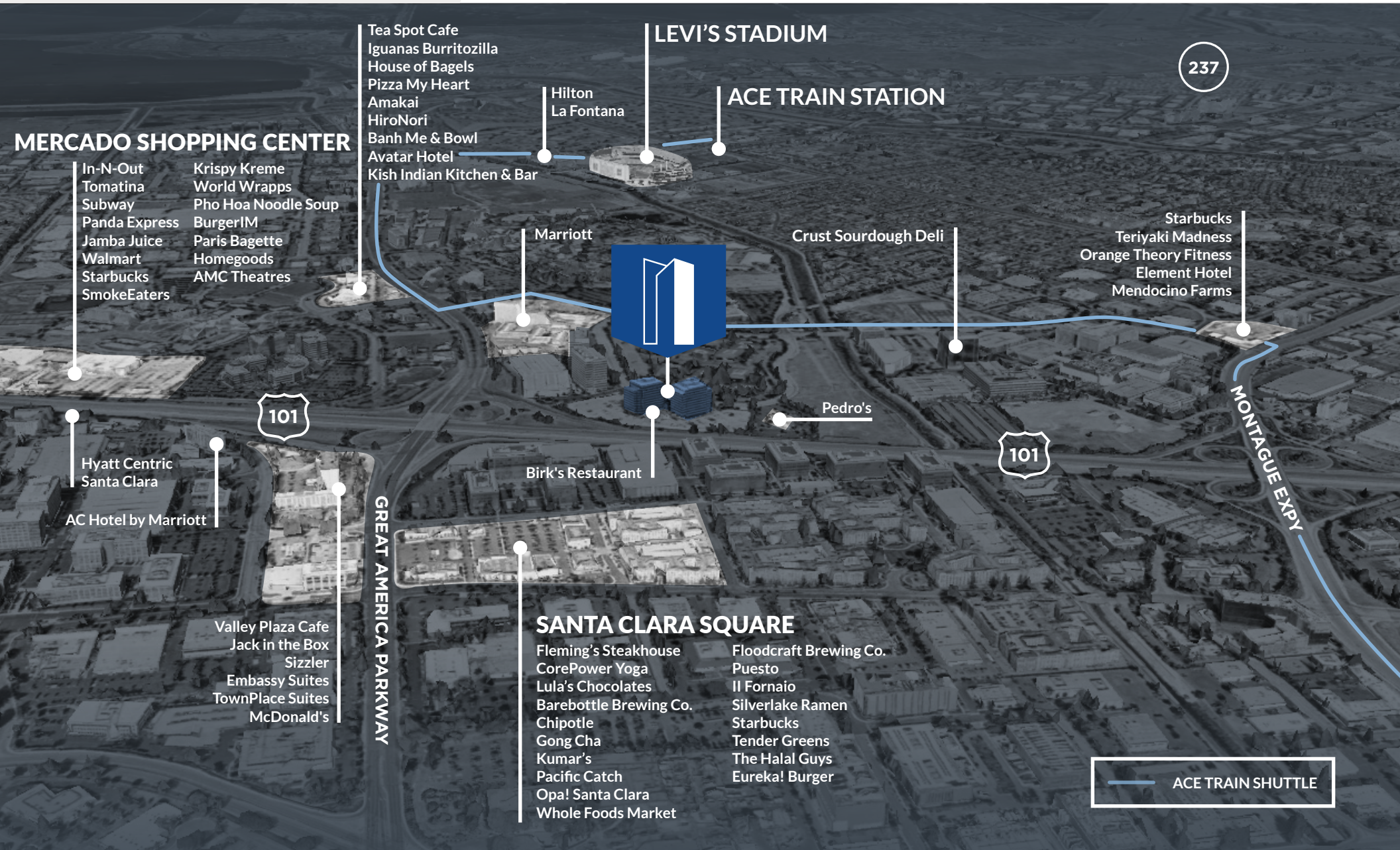


TOWER 2 | 3965 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶



AMENITIES



AMENITIES

LEVI'S STADIUM

ACE TRAIN STATION

237

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

- 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

Marriott

Crust Sourdough Deli

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

Pedro's

Birk's Restaurant

101

101

MONTAGUE EXPY

GREAT AMERICA PARKWAY

Hyatt Centric
Santa Clara

AC Hotel by Marriott

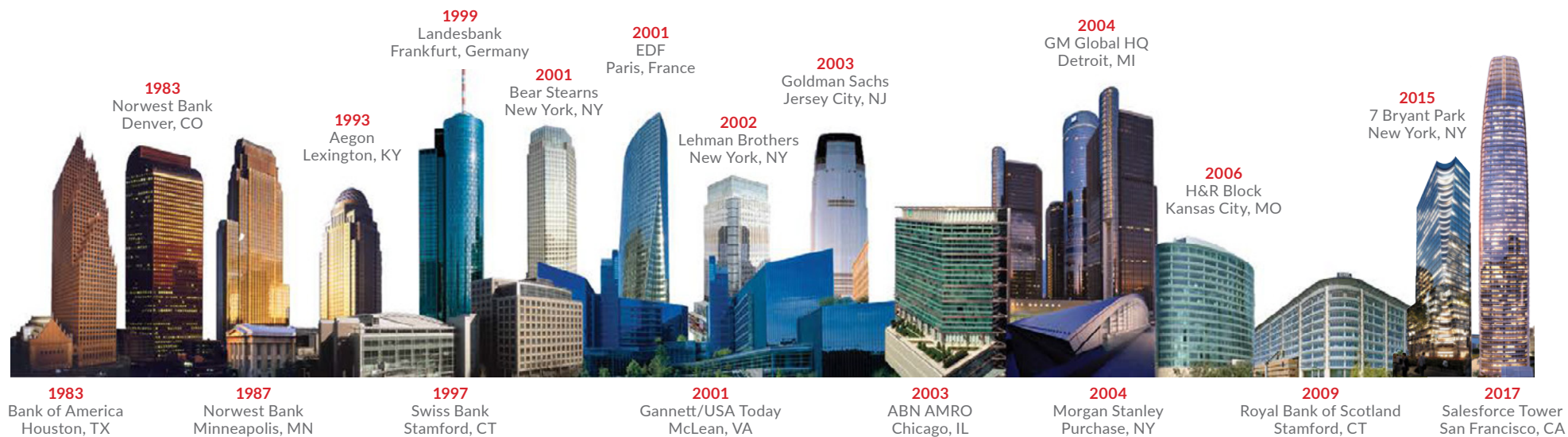
- Valley Plaza Cafe
- Jack in the Box
- Sizzler
- Embassy Suites
- TownPlace Suites
- McDonald's

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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TOWERS

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