

SANTA CLARA CROSSING

3625 PETERSON WAY | SANTA CLARA, CA

±344,840 - ±689,680 SF AVAILABLE



Boston
Properties



CUSHMAN &
WAKEFIELD

CONNECTIVITY

FLEXIBILITY

PRODUCTIVITY



INNOVATE

- Two 8-Story Building Project Totaling $\pm 689,680$ SF
- Entitled for Creative Office and Lab Use
- Floors 3 & 7 can be Connected via Enclosed Bridges & Rooftop Terraces
- 8,000 Amps at 277/480 Volts per Building



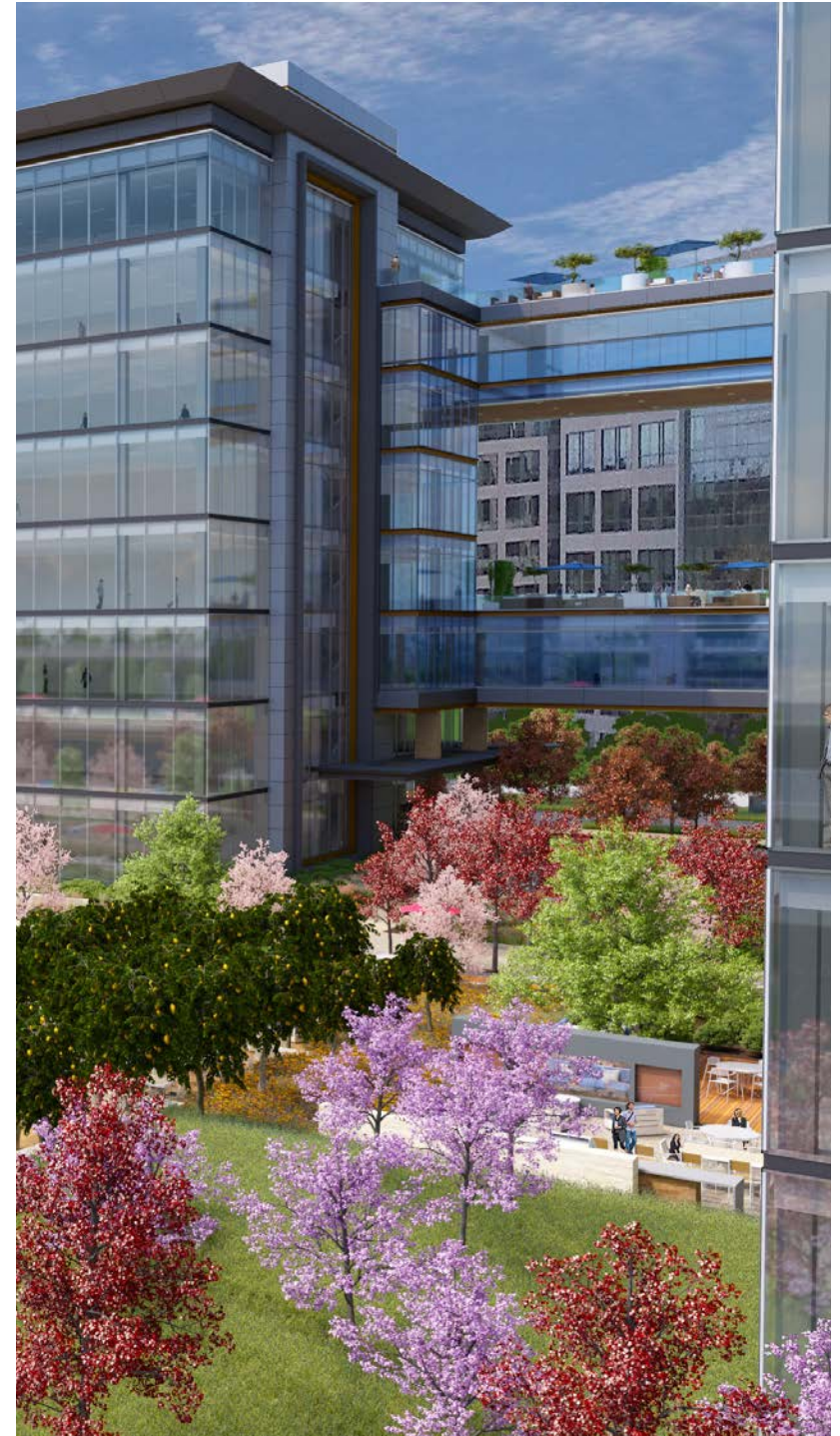
FLEX

- Project includes a $\pm 13,400$ SF Amenity Building Featuring: Cafe, Conferencing Center, and Fitness Center
- Rooftop Kitchen with BBQ & Bar
- Terraced Seating for Outdoor Working



REFRESH

- ± 3.5 Acres of Outdoor Amenity Space
- Half Mile Walking Trails Surrounding Campus
- Outdoor Kitchens, Sports Courts, and Collaboration Areas



SITE PLAN



INNOVATE



FLEX



REFRESH

WELLNESS & AMENITIES



OUTDOOR PATIOS

Serve as great gathering spaces for social distancing



DAYLIGHTING

Creates increased energy, workplace efficiency and work productivity



WELL CERTIFIED

Design promotes health and wellness of occupants



TOUCHLESS ELEVATOR SERVICES



HEALTHY BUILDING OPERATIONS



FRESH AIR ON EVERY FLOOR



SPORTS COURTS



OUTDOOR KITCHENS



FITNESS BUILDING



ROOF DECKS



BALCONY SPACES



BIKE SHARE PROGRAM



DOG PARK



WALKING TRAIL AROUND PROJECT



BIKE LOCKERS & STORAGE



EV CHARGING STATIONS



OUTDOOR COLLABORATION & EVENT SPACE



SHUTTLE READY DESIGN IN GARAGE



RIDE SHARE



COMMUNITY GARDEN






INNOVATE
 COLLABORATE TOGETHER
 & INSPIRE WITHIN




REFRESH
 BREATHE DEEP & INVIGORATE
 YOUR WORKSPACE




FLEX
 SYNERGIZE IDEAS & REFUEL
 YOUR ENERGY



FLEX



AMENITY BUILDING WITH ROOF DECK



REFRESH



3.5 ACRES OF OUTDOOR AMENITY SPACE



INNOVATE



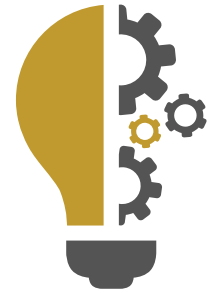
FLOOR CROSSING & ROOF TERRACES

FLOORS TWO THROUGH EIGHT

HYPOTHETICAL FLOOR PLAN

±42,000 SF OPEN FLOOR PLATES

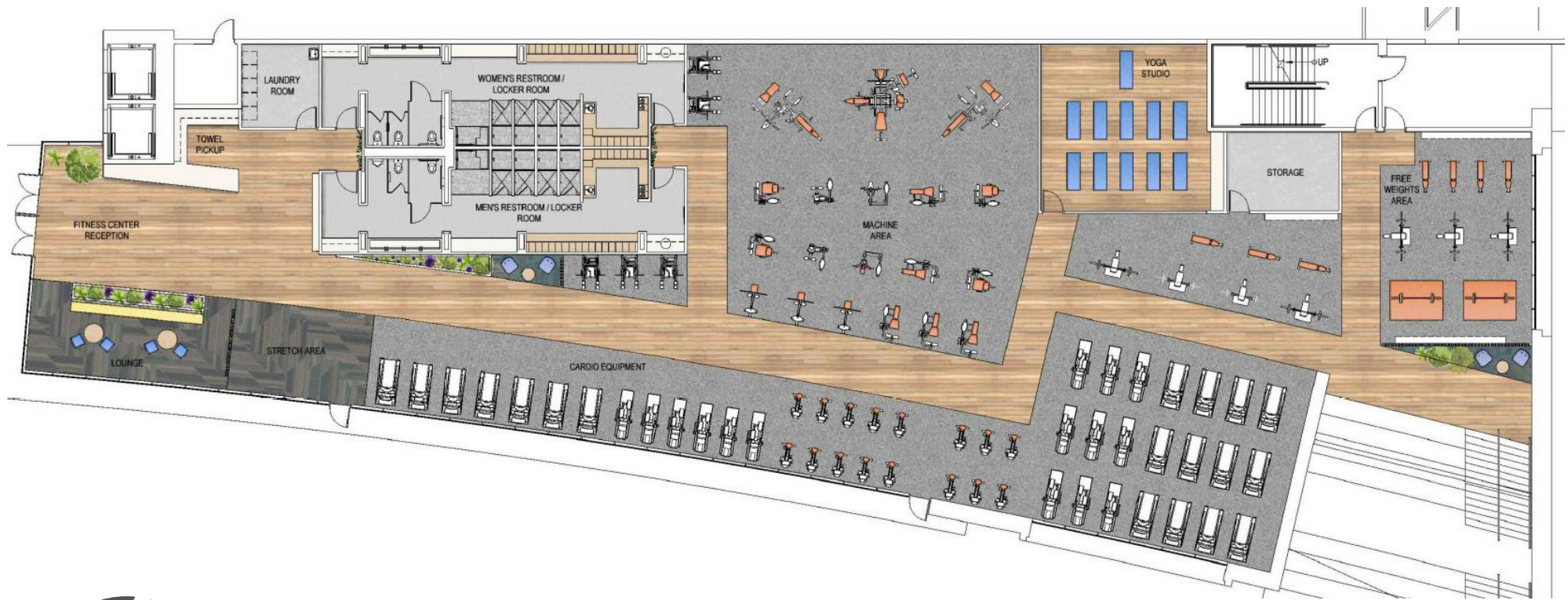
- 220 WORKSTATIONS
- 22 CONFERENCE ROOMS
- 21 COLLABORATION AREAS
- 2 BREAK ROOMS



AMENITY BUILDING

HYPOTHETICAL FLOOR PLAN

- STATE OF THE ART CARDIO EQUIPMENT
- FREE WEIGHT AREA
- YOGA STUDIO
- STRETCHING ROOM
- LOUNGE AREA
- SHOWERS WITH LOCKERS AND TOWEL SERVICE



FLEX



SANTA CLARA
CROSSING



BUILDING SPECIFICATIONS

DEVELOPER/OWNER

Boston Properties

ARCHITECT

ARC TEC Inc.

BUILDINGS

Two 8-Story Class A Buildings, One Freestanding 13,400 SF Amenity Building

TOTAL NET RENTABLE AREA

±345,000 - ±689,680 SF

TYPICAL FLOOR SIZE

±42,000 SF

BUILDING CONSTRUCTION

Steel Moment Frame with Unitized Glass Curtainwall

PARCEL SIZE

±14.51 Acres

PARKING

4-Level Structured and Surface Parking, 2,270 Spaces at 3.3/1000

LEED GOLD CERTIFIED

FLOOR-TO-FLOOR HEIGHTS

1st Floor: 17'6"
2nd-8th Floors: 15'

WINDOW DIMENSIONS

5x11' & 5x14'-6"

COLUMN SPACING

30'-0" x 43'-6" Typ.

STRUCTURAL LOADS

100 lbs. Live Load
20 lbs. Dead Load

HVAC

Primary Equipment and Duct Risers with Taps at Each Floor for Future Tenant Connections and Equipment

ELECTRICAL

8,000 Amps at 277/480 Volts per Building

EV CHARGING

681 Spaces with EV Infrastructure or Capability Includes 227 Spaces with EV Chargers Installed

GENERATORS

Provided for Life Safety Items Such as Elevators and Lighting. Space Available for Additional Tenant Generators

IT INFRASTRUCTURE

MPOE and Underground Connections at Each Building. Building MPOEs Connected for Redundancy

ELEVATORS

3500 lb. Machine Room-Less Traction Elevators

LOADING

At-Grade Loading Area at Each Building

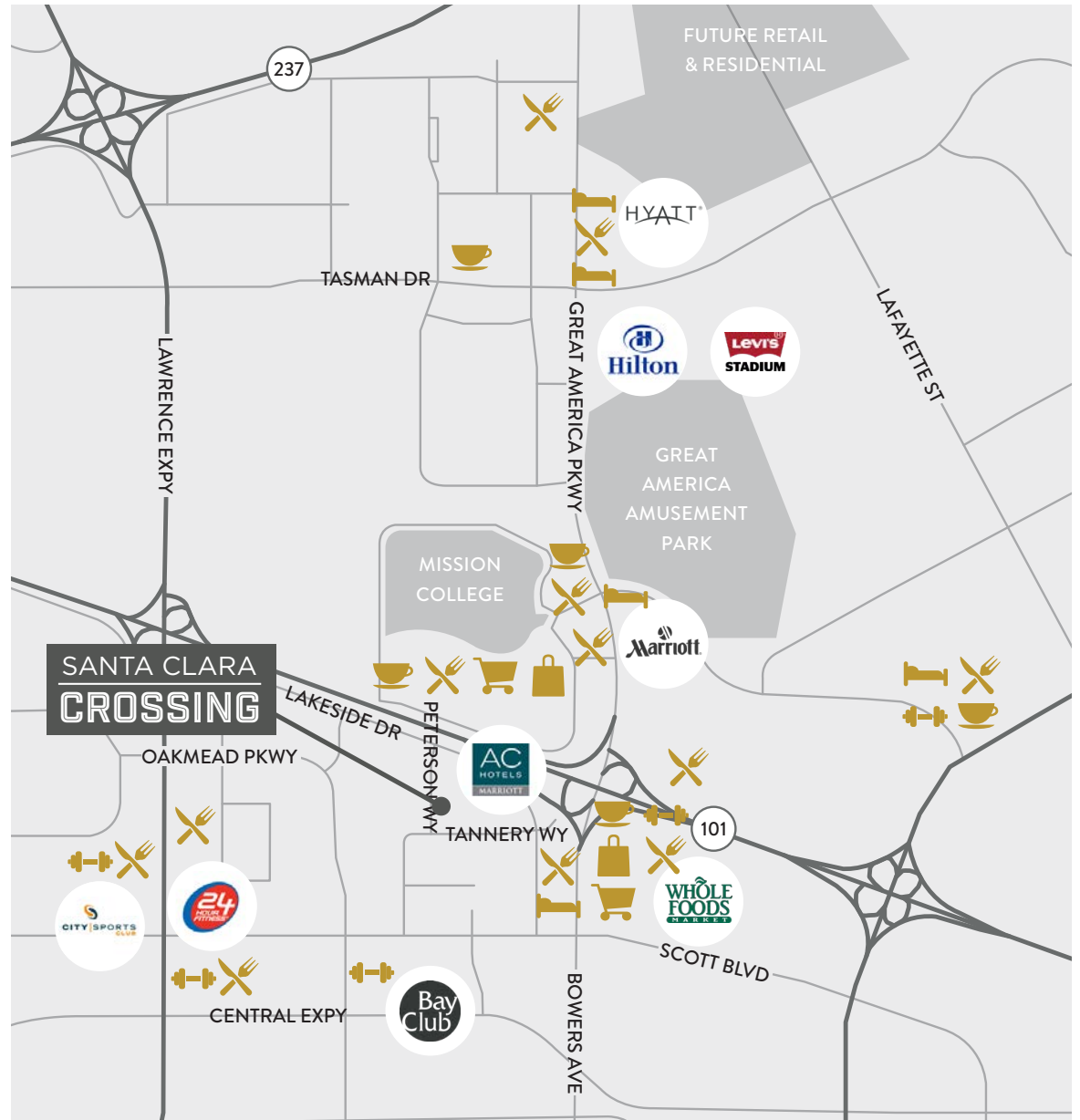
SIGNAGE OPPORTUNITY

Along Highway 101

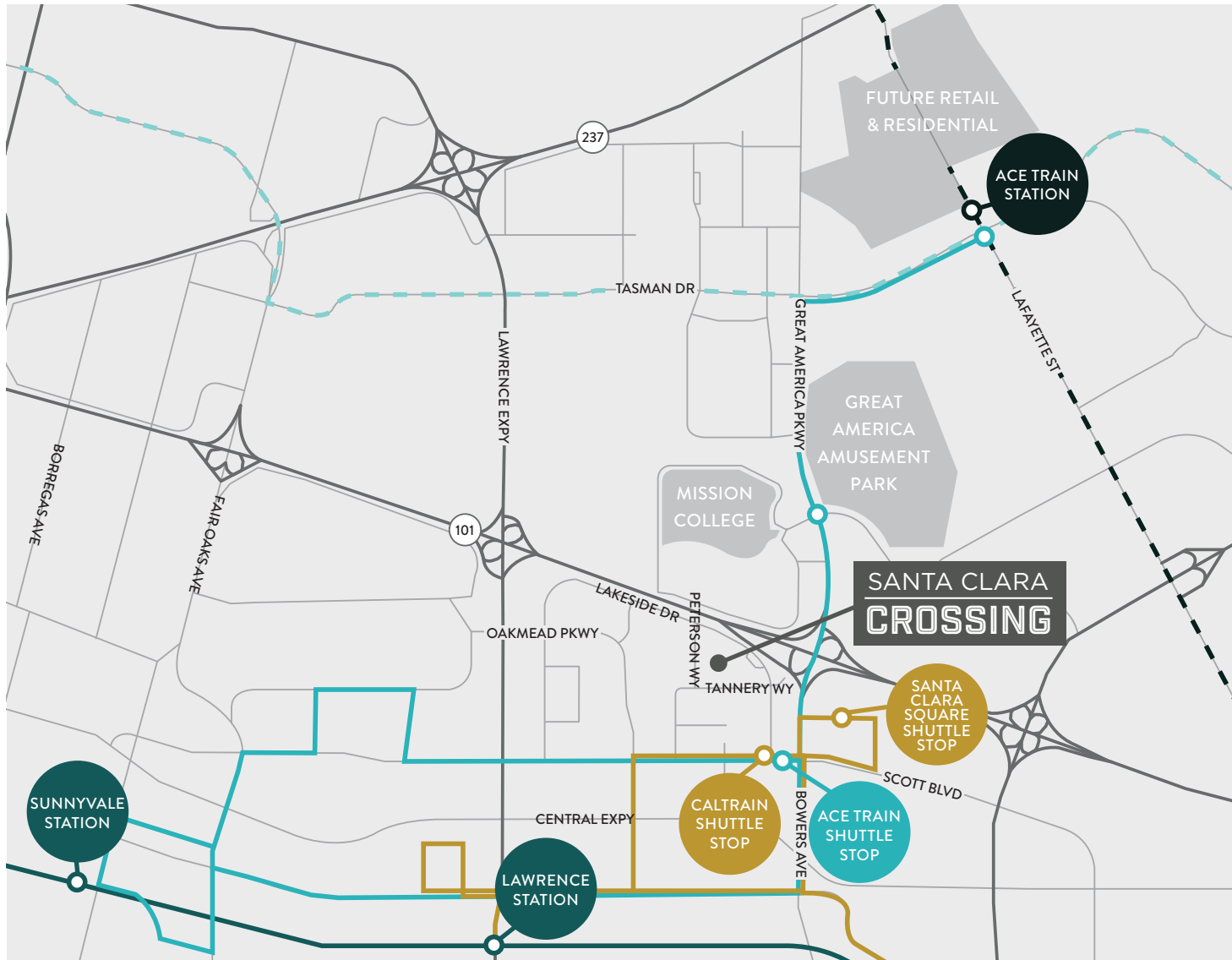
AMENITY MAP



- 3** MINUTE DRIVE TO WHOLE FOODS MARKET AND SANTA CLARA SQUARE RETAIL
- 53** RESTAURANTS WITHIN A 4 MILE RADIUS
- 6** BREWERIES WITHIN A 4 MILE RADIUS
- 6** HOTELS WITHIN A 5 MINUTE DRIVE



TRANSPORTATION MAP



5 MINUTE

WALK TO CALTRAIN & ACE TRAIN SHUTTLE STOPS

7 MINUTE

RIDE ON CALTRAIN SHUTTLE TO LAWRENCE CALTRAIN STATION

9 MINUTE

RIDE ON ACE TRAIN SHUTTLE TO GREAT AMERICA ACE TRAIN STATION

3 MINUTE

RIDE ON CALTRAIN SHUTTLE TO SANTA CLARA SQUARE RETAIL

8 MINUTE

DRIVE TO MINETA SAN JOSE INTERNATIONAL AIRPORT

SANTA CLARA CROSSING

3625 PETERSON WAY | SANTA CLARA, CA
±344,840 - ±689,680 SQUARE FEET

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WAKEFIELD