

± 9,088 SF
– 21,666 SF

Creative Tech Sublease Space

- Campus Like Office Park
- Retail Amenities within Walking Distance
- Floor to Ceiling Glass Line
- Mix of Open Space, Conference Rooms, Offices, Lab Space
- Dedicated Showers in the Space
- New Lobby Finishes
- Possible Signage Opportunity
- Title 24 Compliant Lighting
- 1 Minutes from US-101
- Call for Information and to Tour



Available Immediately

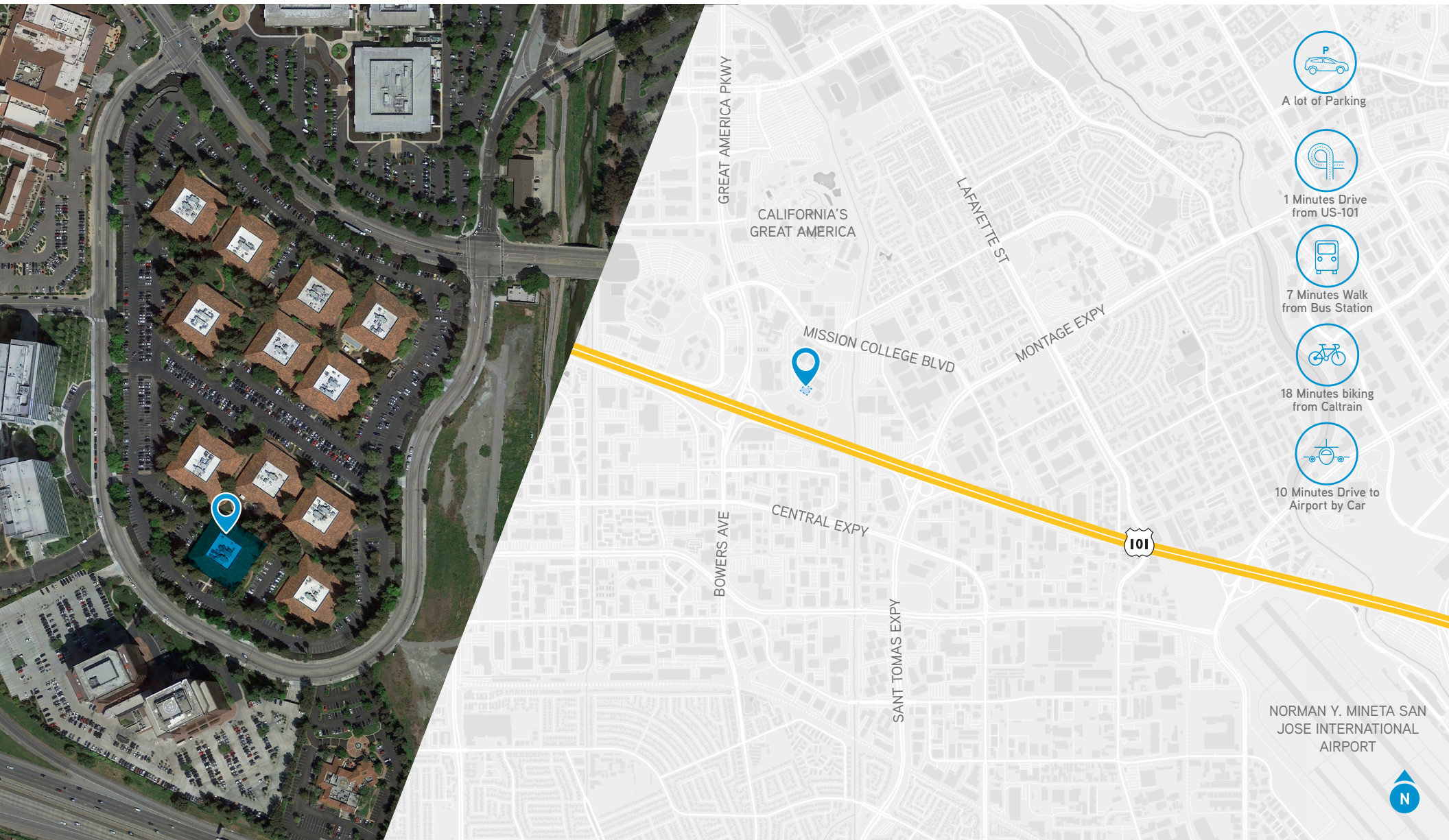


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Schedule a Tour Today:

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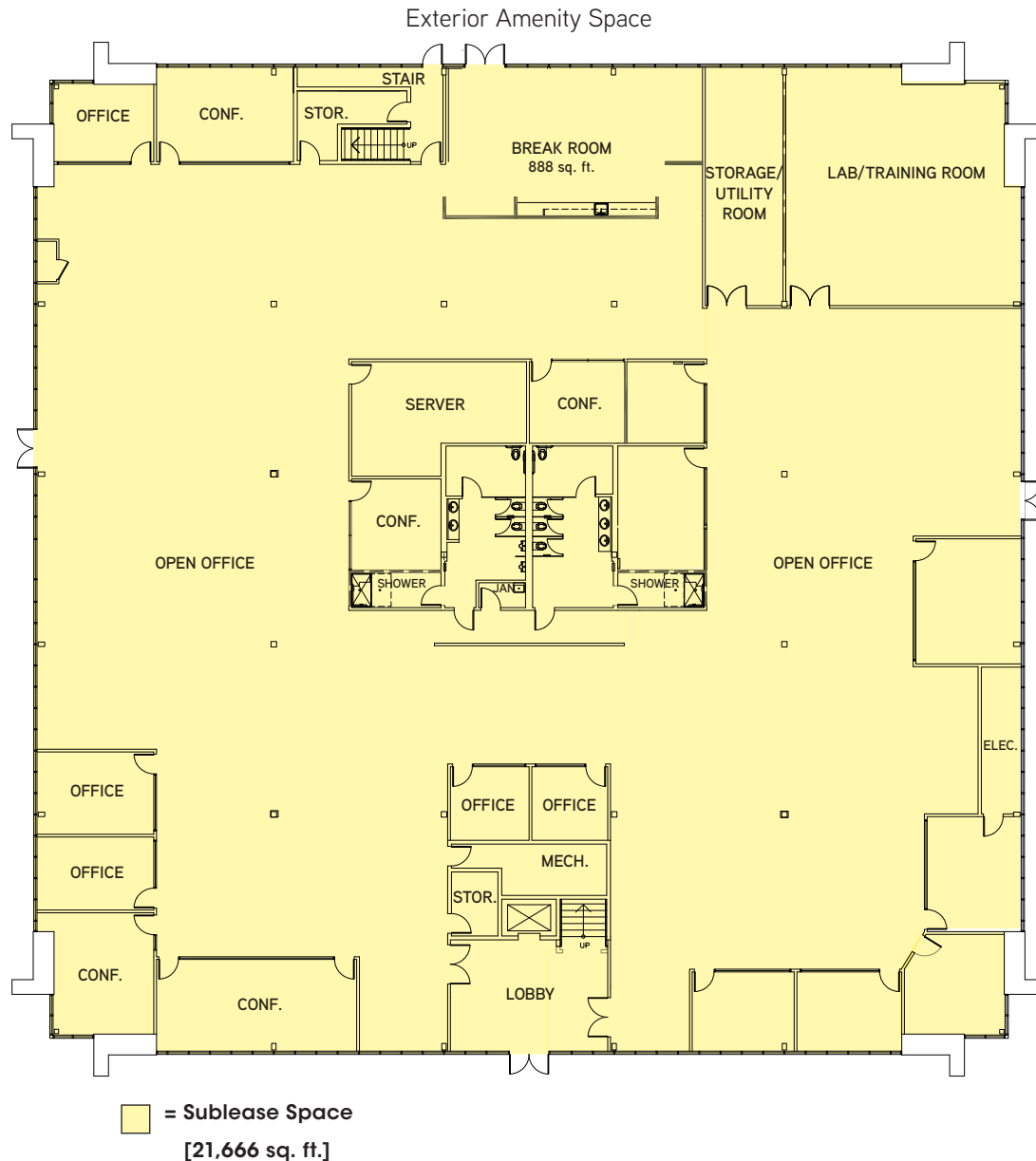
Freedom Circle

Suite 100

Santa Clara, CA



FLOOR PLAN OPTION 1



FULL SPACE AS AVAILABLE FOR SUBLEASE

- 21,666 RSF
- Asking \$2.35 NNN
- LED 2.28.21
- Mix of Open Space w/ Conference Rooms, Private Offices, Lab
- Server Room with Dedicated HVAC
- Market Ready Space
- Title 24 Compliant Lighting
- Excellent Glass Line
- Monument Signage
- First Floor Identify
- Available Immediately

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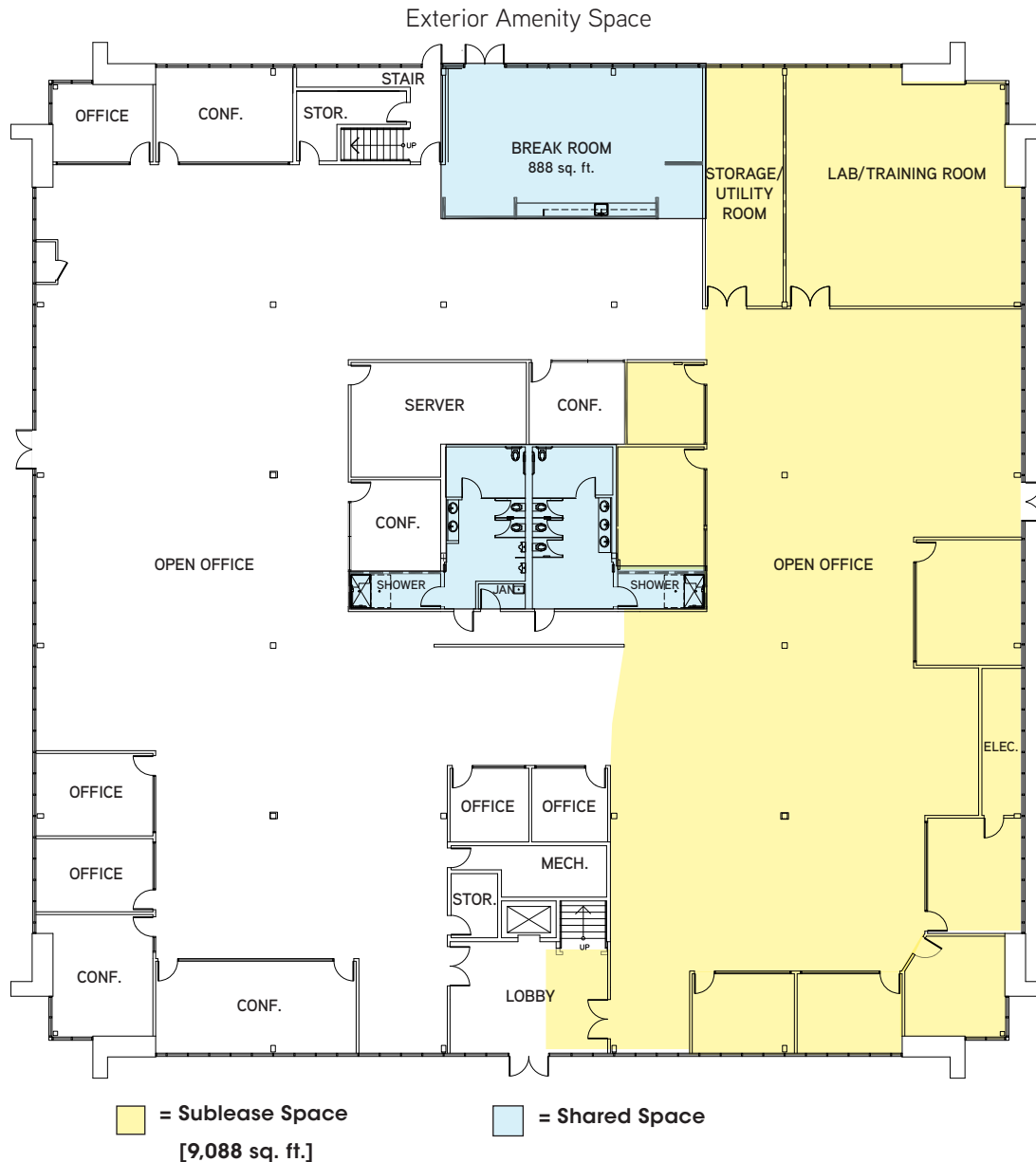
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FLOOR PLAN OPTION 2



PLAN AS SHOWN

- 9,088 RSF
- Asking \$2.75 Full Service
- 24 Month Sublease Term
- Demised Space w/ Shared Break Room & Bathrooms
- Mix of Open Space w/ Conference Rooms, Private Offices, Lab
- Market Ready Space
- Title 24 Compliant Lighting
- Excellent Glass Line
- Dedicated Entrance
- Available within 60 Days

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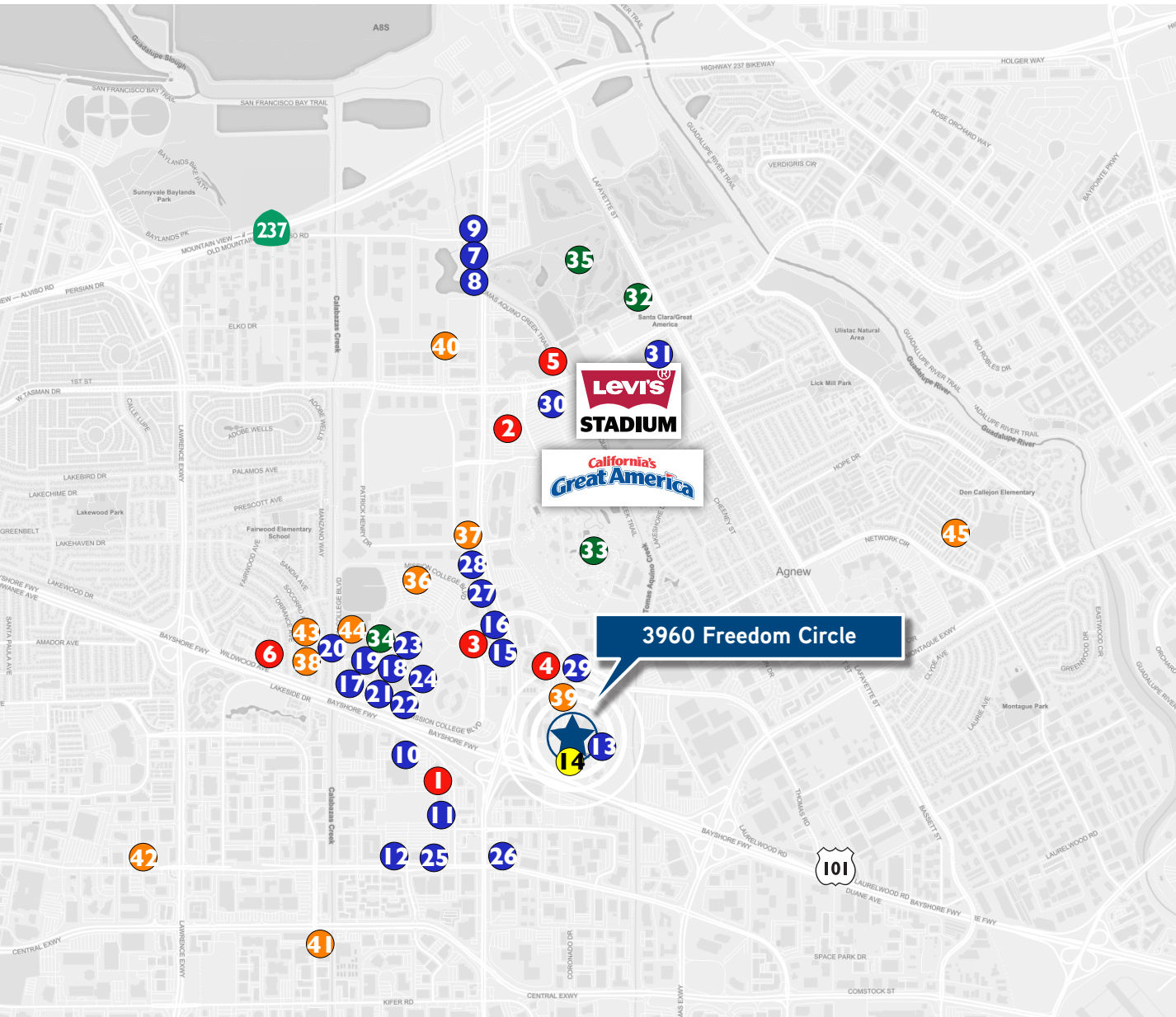
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**LODGING**

- 1 Embassy Suites
- 2 Hilton
- 3 Holiday Inn
- 4 Marriott
- 5 Hyatt
- 6 Ramada

RESTAURANTS

- 7 Bawarchi Indian Cuisine
- 8 Togo's, Joe's Chinese Fast Food
- 9 Taco Bell
- 10 El Torito
- 11 Sizzler
- 12 McDonald's
- 13 Pedro's
- 14 Birk's
- 15 Bennigan's
- 16 IHOP
- 17 Tomatina, Panda Express
- 18 Subway
- 19 Krispy Kreme
- 20 Smoke Eaters
- 21 Mexicali Grill
- 22 Starbucks, Jamba Juice
- 23 World Wraps
- 24 In-N-Out Burger
- 25 Jack in the Box
- 26 Specialty's Cafe & Bakery
- 27 Iguanas, Togo's, Donut Den
- 28 Armin Thai Cuisine, Sushi Express, Pizza My Heart
- 29 Parcel 104, Characters Sports Bar & Grill
- 30 La Fontana
- 31 Bourbon Steak & Pub
- 32 David's

ENTERTAINMENT

- 33 Great America Amusement Park
- 34 AMC Mercado 20 Theater
- 35 Santa Clara Golf and Tennis Club

ADDITIONAL SERVICES

- 36 Mission College
- 37 AT&T Retailer (Parrot)
- 38 FedEx Office & Print Center
- 39 The UPS Store
- 40 Shell: Great America
- 41 Decathlon Club
- 42 Fry's Electronics
- 43 Walmart Neighborhood Market
- 44 TJ Maxx and HomeGoods
- 45 Rivermark

ON SITE AMENITIES

- 14 Freedom Cafe