



# SANTA CLARA TOWERS

3945 FREEDOM CIRCLE  
SANTA CLARA CALIFORNIA



Premier Class A Office  
2,459 SF to 8,655 SF Available  
Irreplaceable Core Location  
Amenities Rich Environment



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SHORENSTEIN

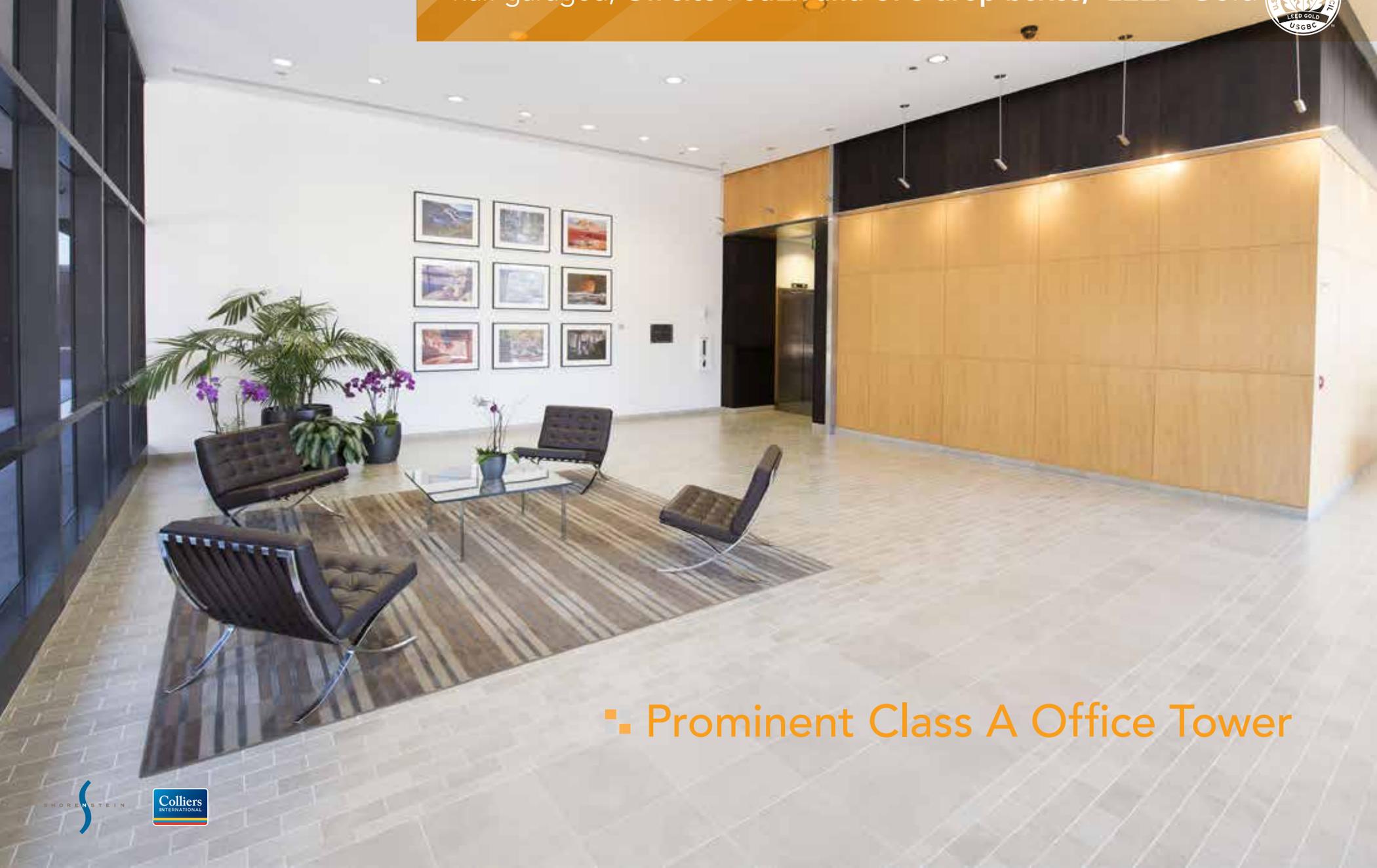




SANTA  
CLARA  
TOWERS

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Exceptional views, **Common area conference room**, On site 24-7 security guard, **Efficient floor plates**, On site parking at 3/1000 SF - half garaged, **On site FedEx and UPS drop boxes**, LEED Gold

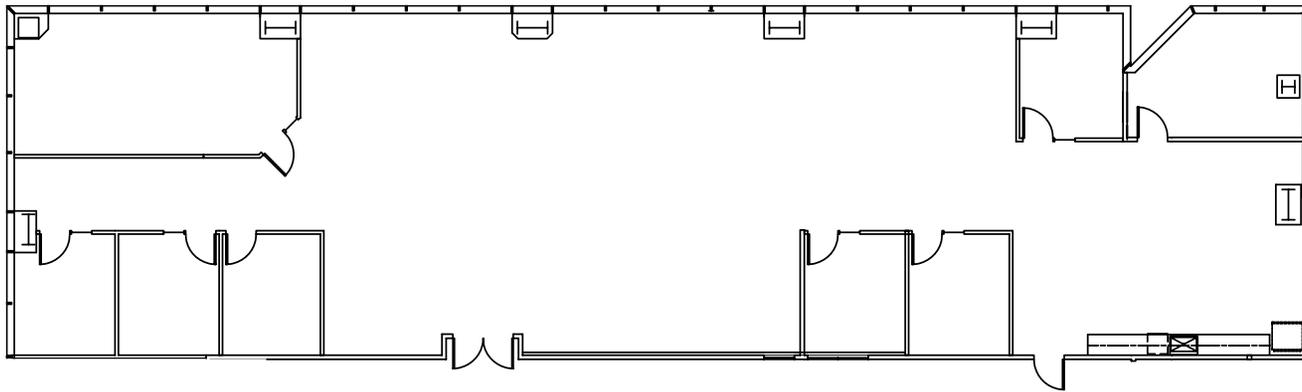


▪ **Prominent Class A Office Tower**



## Available Suites

	Suite	SF	Comments
<b>2</b>	<b>200</b>	5,721	Contiguous for: 8,655 SF
	<b>280</b>	2,934	
<b>5</b>	<b>560</b>	5,582	
<b>7</b>	<b>720</b>	4,189	
	<b>770</b>	2,459	
<b>10</b>	<b>1050</b>	7,368	



## ■ Second Floor



### Suite 200

5,721 SF

6 private offices

2 conference rooms

Large open kitchen/break room

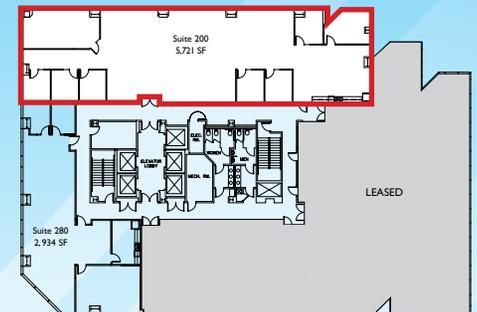
Open area

Double door entry

**Available Now**

Contiguous with suite 280

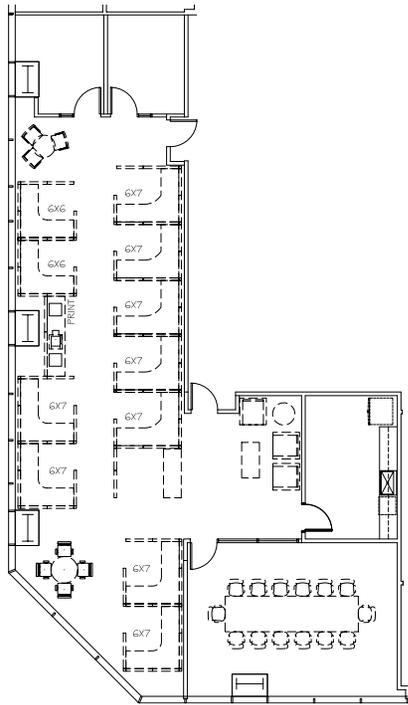
for: 8,655 SF



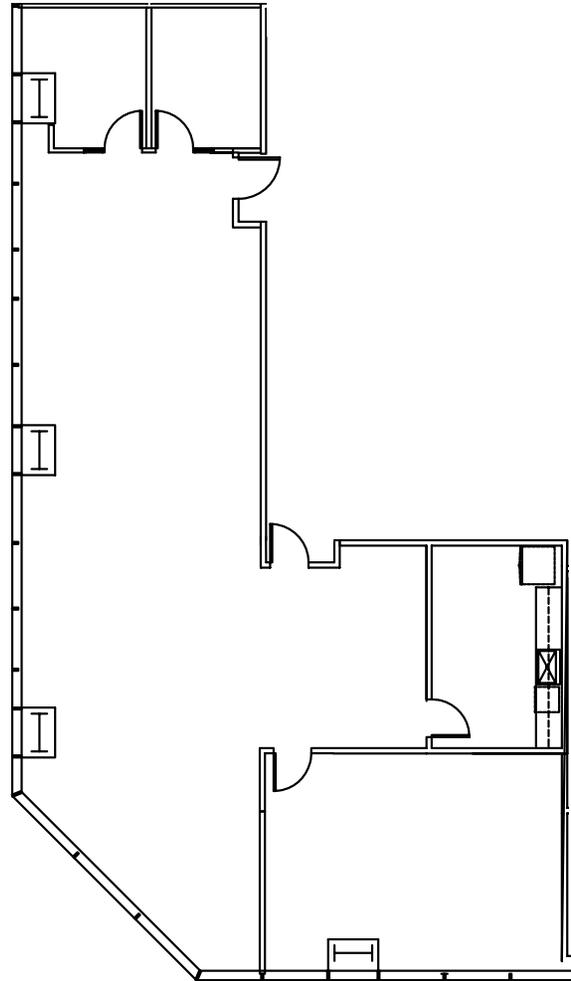


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Hypothetical Layout – 12 Cubicle Plan



## Second Floor



### Suite 280

2,934 SF

2 private offices

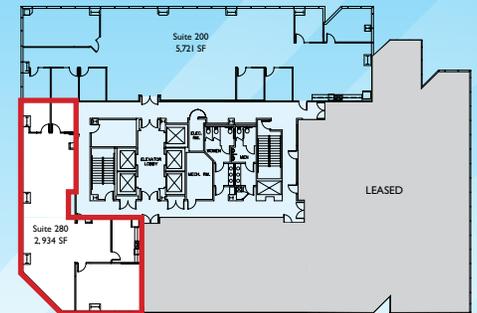
1 conference room

Kitchen/break room

Large open areas

Available Now

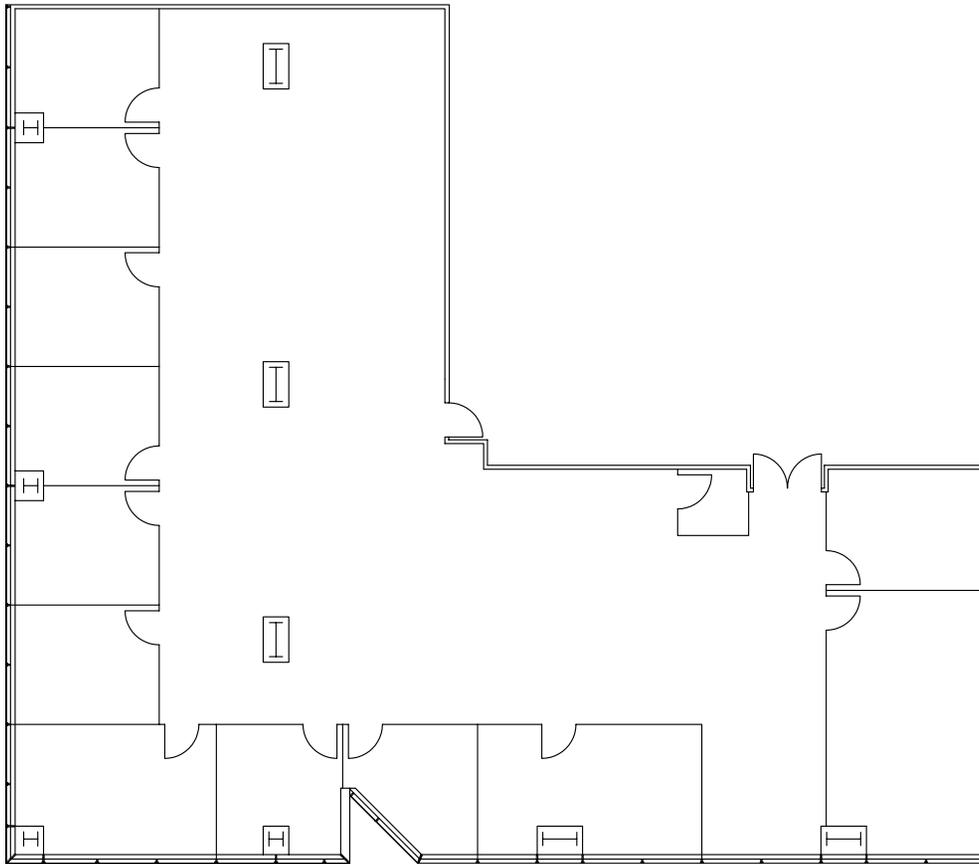
Contiguous with suite 200  
for: 8,655 SF





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## ■ Fifth Floor



### Suite 560

5,582 SF

8 private offices

2 conference rooms

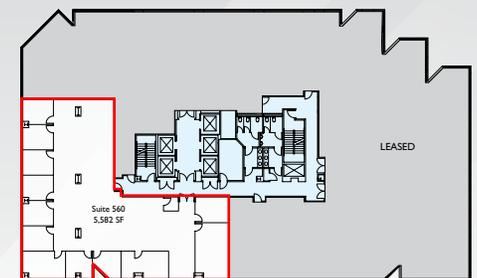
Kitchen/break room

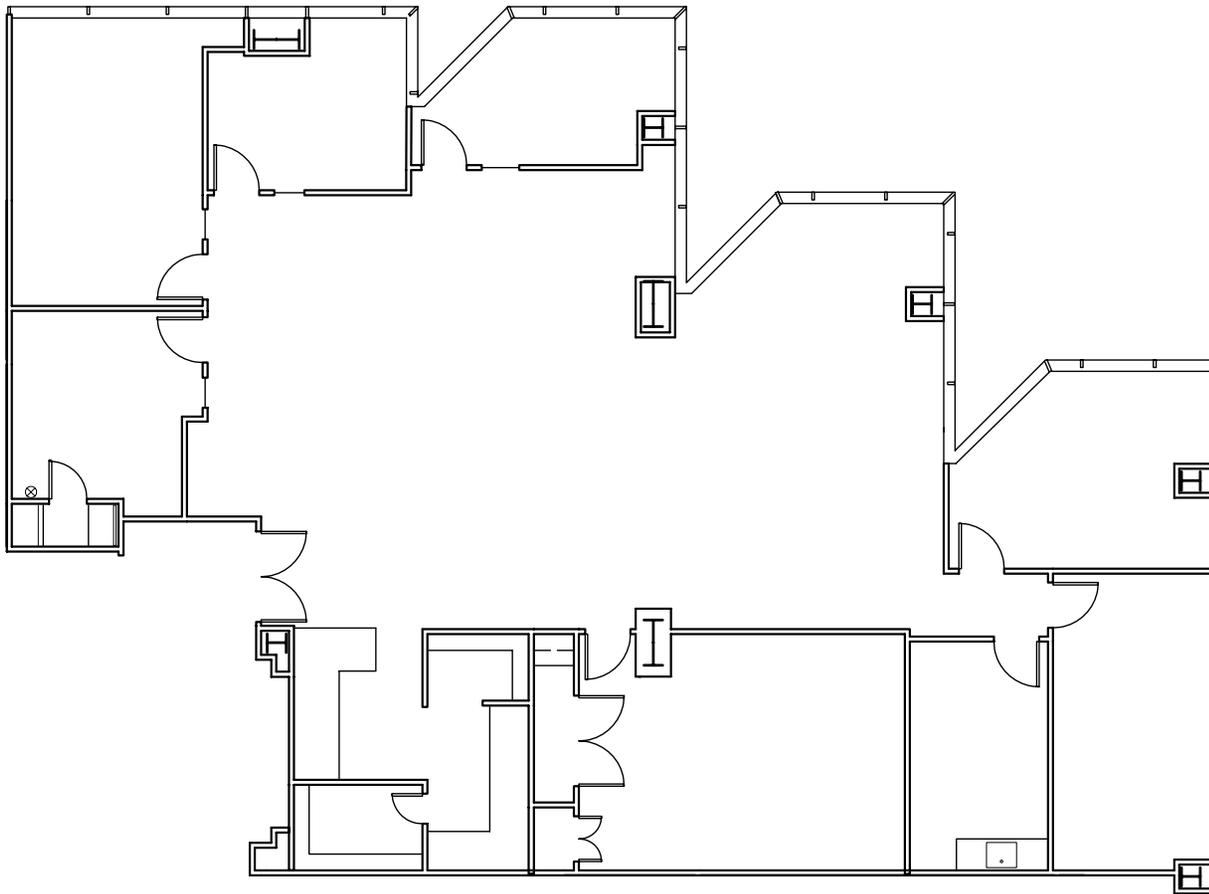
Server room

Storage area

Large open area

Available Now





## ■ Seventh Floor



### Suite 720

4,189 SF

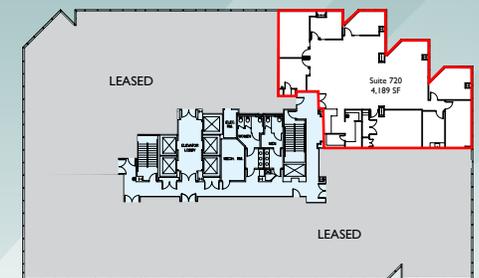
5 private offices

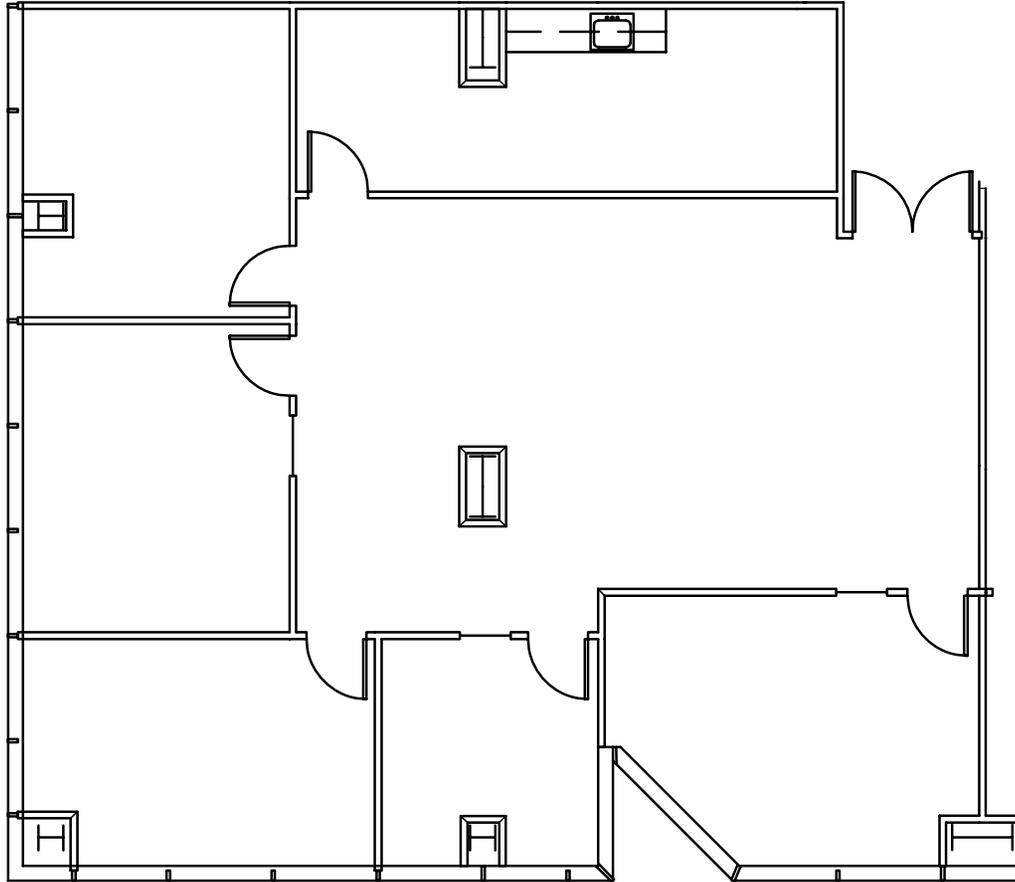
2 conference rooms

Kitchen/break room

Large open area

Double door entry





## ■ Seventh Floor



### **Suite 770**

2,459 SF

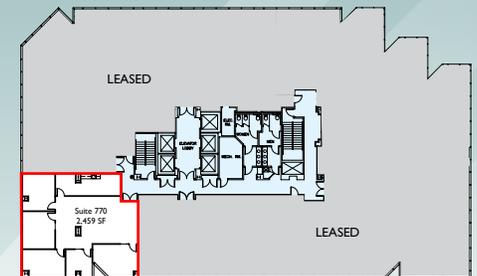
4 private offices

1 conference room

Large kitchen/break room

Open area

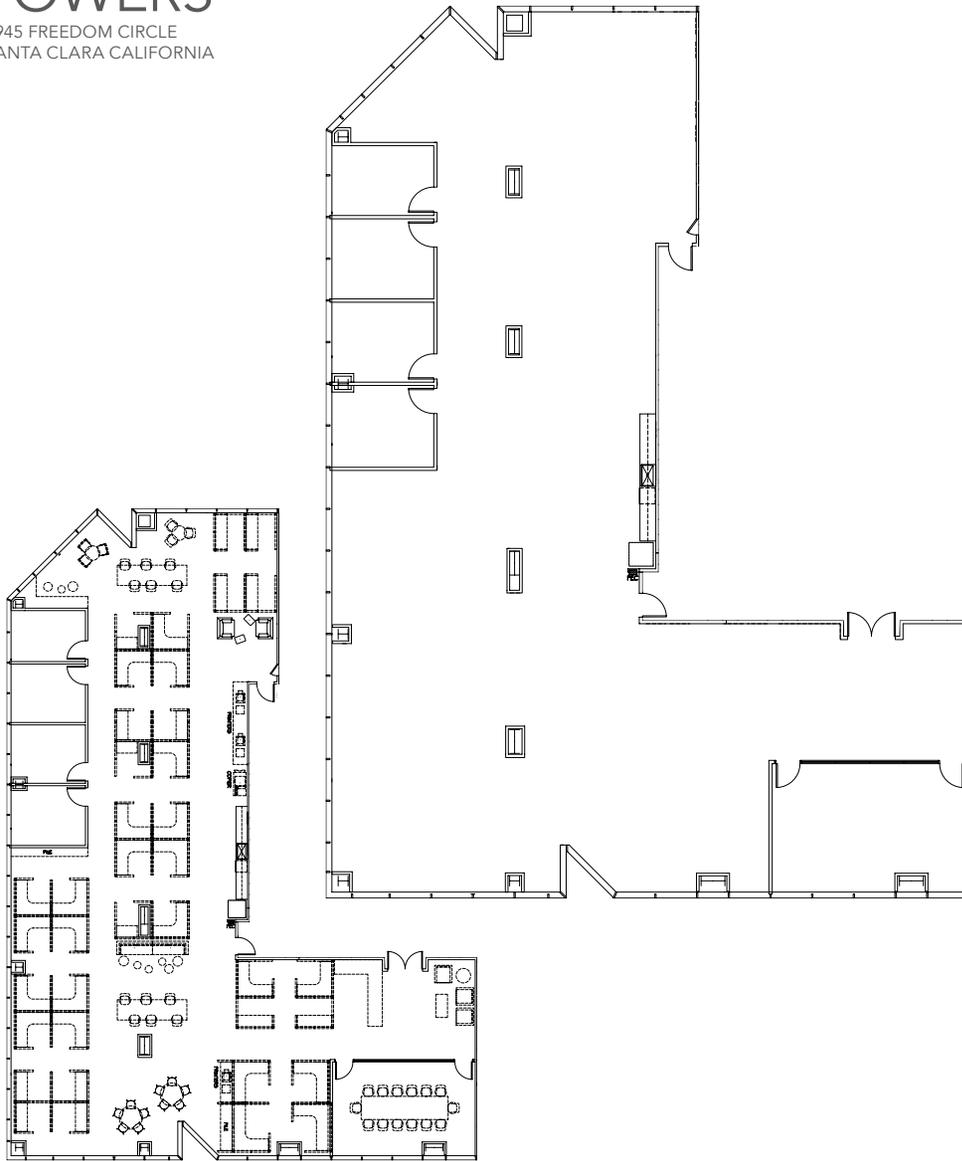
Available 4/1/18





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Hypothetical Layout – 38 Cubicle Plan

## Tenth Floor



### Suite 1050

7,368 SF

4 Private Offices

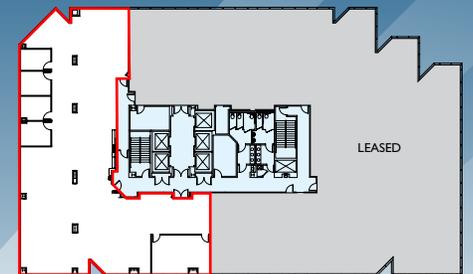
1 Conference Room

Kitchen/Break Room

Open Areas

Double Door Entry

**Available now**



## ■ Irreplaceable Core Location with Unsurpassed Regional Access

1,100 linear feet of frontage  
along Highway 101, **3 miles from  
San Jose Norman S Mineta  
International Airport**, Near Light  
Rail, Interstate 880 & Highway 237



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**Mercado**

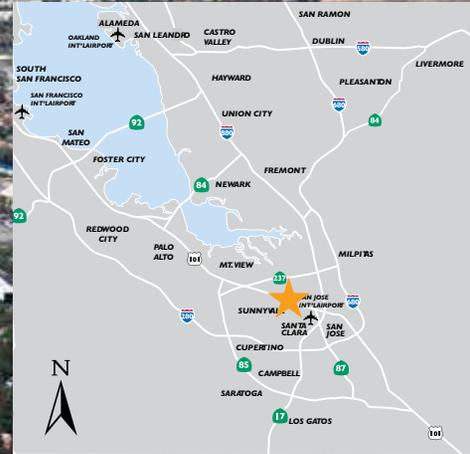
Santa Clara Marriott

California's Great America

Levi's Stadium

Levi's STADIUM

SANTA CLARA TOWERS



GREAT AMERICA PARKWAY

101

BIRK'S

Sour la table

Specialty's

Pedro's

Santa Clara Square Apartments  
1,800 Units



Fleming's

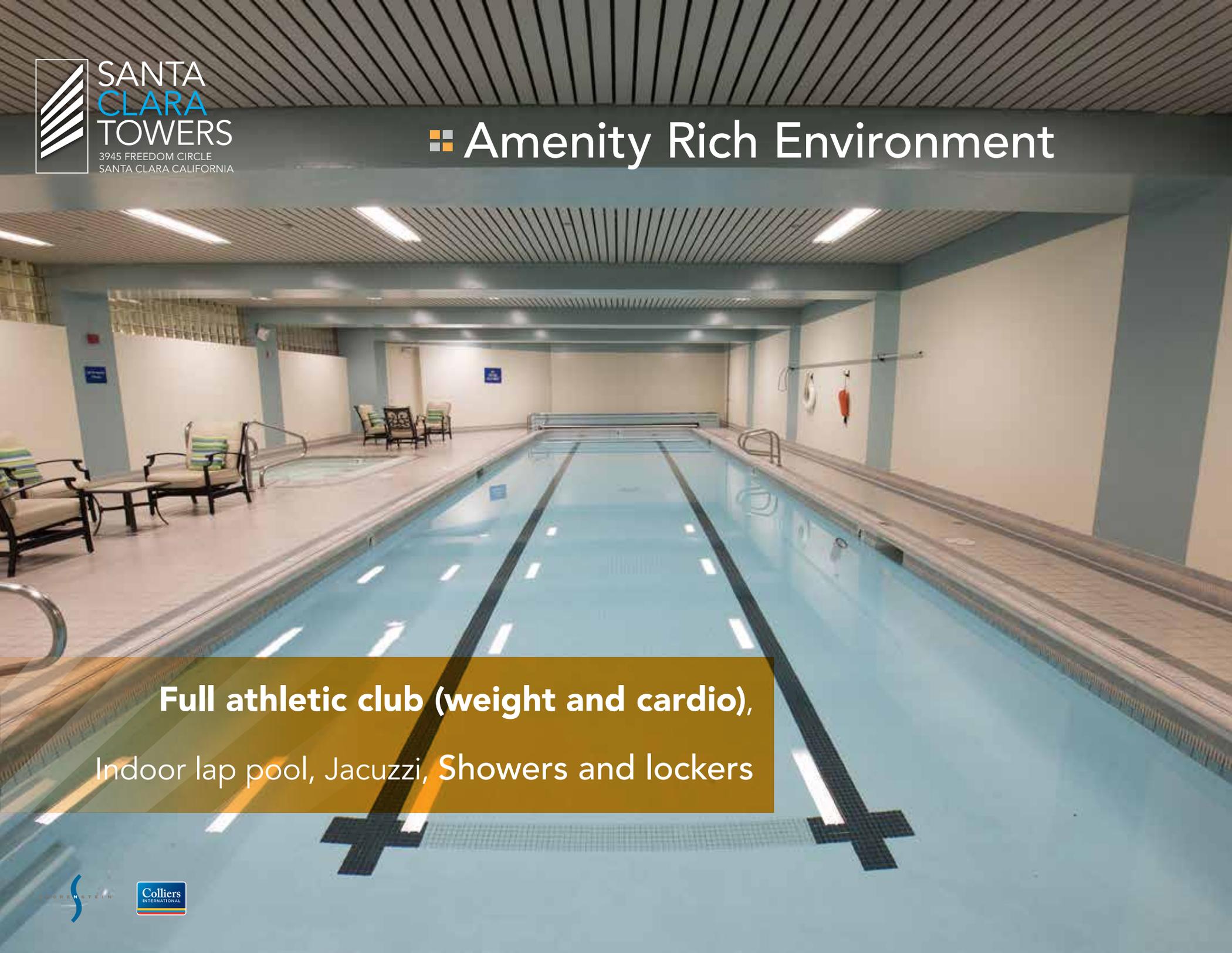
Al Forno

WHOLE FOODS MARKET

Lululemon

Open

# ■ Amenity Rich Environment



**Full athletic club (weight and cardio),  
Indoor lap pool, Jacuzzi, Showers and lockers**

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## Amenity Rich Environment

Birk's Restaurant, Lobby cafe, Within 2 miles of Mercado Santa Clara Shopping Center, **20 screen AMC theater metroplex**, Banks and financial services, Array of restaurants, **Levi's Stadium**, Luxury hotels including Hyatt, Marriott and Hilton hotels and Santa Clara Convention Center



**@ First**

- TARGET
- CHASE
- UnionBank
- Sprint
- CVS
- HYATT ROSS
- SUPER CUTS
- FIVE GUYS
- fresh & easy
- COURTYARD Marriott

Shans Indian & Pakistani Cuisine  
Rok Steakhouse & Grill  
Sajji Mediterranean

**Nicholson Plaza**

- SUBWAY
- Round Table
- Mina's Korean BBQ
- Sri's Kitchen
- EXTREME PITA
- LA GATALANA
- The Castle Greek Cafe
- eatviet
- FIRST MARRIOTT

**Tasman Station**

- Carl's Jr.
- Dona Maria Mexican
- Butter & Zeus, Bistro Siam
- Thai Cuisine, Mikayla's Cafe, Pho Khang
- Vietnamese Cuisine

**Levi's Stadium**

Levi's STADIUM

**Santa Clara Convention Center**

Hilton

**Proposed "Centennial Gateway"**  
Luxury Mixed Use Development

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**Rivermark Village**

- SAFeway
- KEYPOINT
- GameStop
- Mathnasium
- GNC
- PIATTI
- McDonald's
- HYATT ROSS
- Quinn's SUB
- RAMA FRESH
- SUPER CUTS
- POSTAL ANNEX
- PUREBEAUTY
- Rivermark Nails
- Fantasia Tea Cafe
- Rivermark Dental

**Legend**

- Restaurants
- Lodging
- Fitness
- Banks
- Service
- Gas

**Mercado**

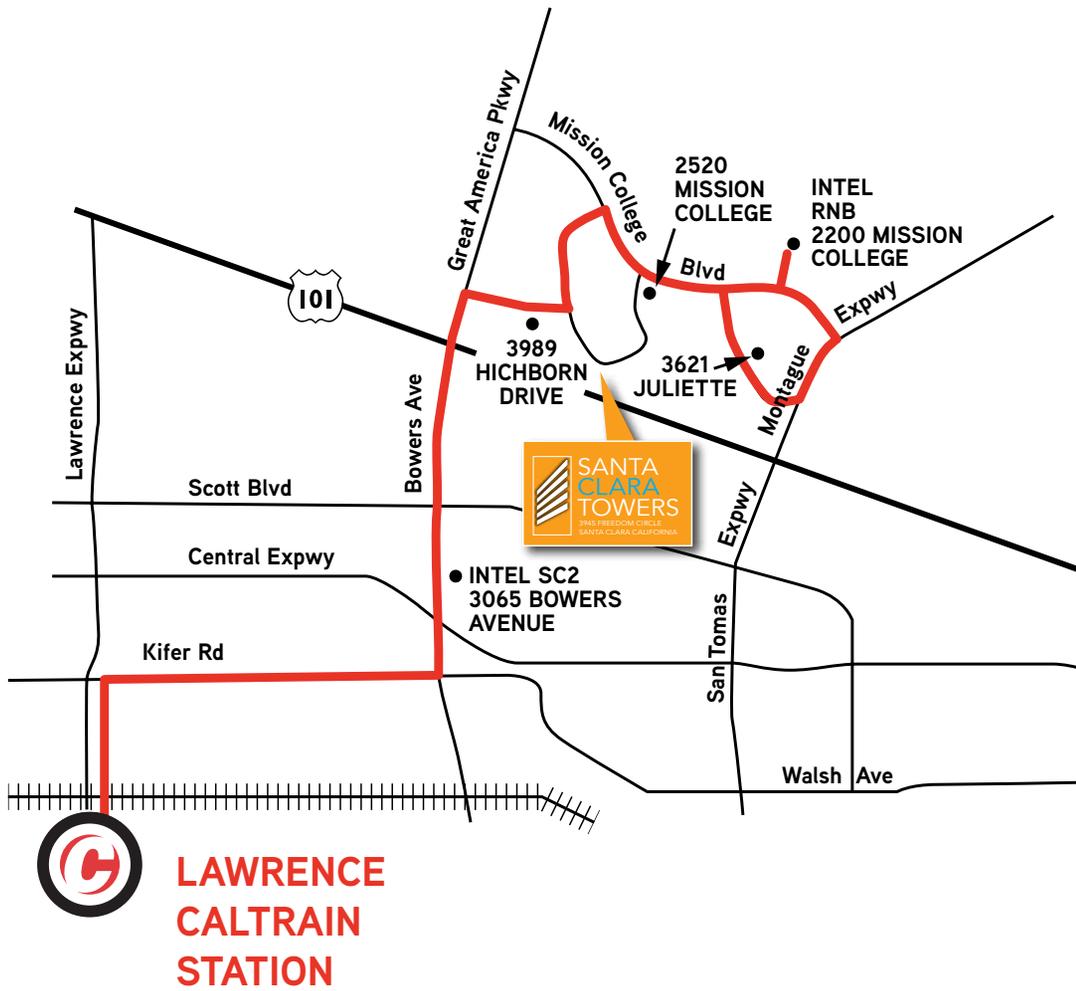
- Walmart
- TJ-maxx
- AMC THEATRES
- Starbucks
- INNOVATION
- Wendy's
- THORNTON'S
- Jamba Juice

**Oakmead Village**

- McDonald's
- Shell
- Jack in the box
- EL TORO
- Wendy's
- Marriott

**Santa Clara Square**

- WHOLE FOODS
- Flemings
- Sun La table
- co-repower
- Specialty's
- KINETIC
- Beets Coffee & Tea
- BOOKS INC.
- COMMONS
- COMPARTMENT
- LIQUIOR
- LIQUIOR



**LAWRENCE  
CALTRAIN  
STATION**

# 2017 Caltrain Schedule

Santa Clara/Sunnyvale

## Morning Schedule

Northbound Trains	207	217	221	227	233	235
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Arrives Lawrence	6:14	7:14	7:29	8:16	8:52	9:26
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Southbound Trains	102	206	210	216	220	226
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Arrives Lawrence	6:14	7:08	7:55	8:24	8:55	9:24
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Morning Shuttle Schedule	207	217	221	227	233	235
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Lawrence Caltrain	6:20	7:18	8:00	8:30	9:00	9:33
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INTEL SC2 (3065 Bowers - Parking Lot)	6:26	7:24	8:06	8:36	9:06	9:39
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3989 Hichborn Dr	6:30	7:28	8:10	8:40	9:10	9:39
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2520 Mission College (Tech Park)	6:31	7:29	8:11	8:41	9:11	9:44
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INTEL RNB (2200 Mission College)	6:33	7:31	8:13	8:43	9:13	9:46
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3621 Juliette	6:36	7:34	8:16	8:46	9:16	9:49
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## Afternoon Schedule

Afternoon Shuttle Schedule	261	267	277	287
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INTEL SC2 (3065 Bowers - Parking Lot)	3:20	4:05	5:02	6:08
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3989 Hichborn Dr	3:24	4:09	5:06	6:12
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2520 Mission College (Tech Park)	3:25	4:10	5:07	6:13
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INTEL RNB (2200 Mission College)	3:27	4:12	5:09	6:15
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3621 Juliette	3:30	4:15	5:12	6:18
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Lawrence Caltrain	3:44	4:34	5:34	6:34
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Northbound Trains	261	267	277	287
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Arrives Lawrence	3:56	4:40	5:40	6:40
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Southbound Trains	254	258	268	274
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Arrives Lawrence	3:52	4:52	6:03	6:47
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## ■ Features

Building Address:	3945 Freedom Circle Santa Clara, California 95054
Building Owner:	Shorenstein
Year Constructed:	1986
Interiors Renovated:	2008
Building Architect:	Hover and Association
Interior Architect:	RMW Architects
Exterior Skin Material:	Glass and Granite
Number of Floors:	11
Typical Floor Size:	±19,998 SF
Slab-to-Slab:	13' 5"
Finish Ceiling Height:	9' Typical - 10' on 11th floor
Bay Depths:	38' to 42'
Window Module:	5'
Windows:	Tinted Black Glass in Aluminum Frames
Column Spacing:	25' x 40'
Restroom Fixtures:	Two per Floor
Elevators:	DoverFreight: 1 Passenger: 4
Security:	Key Card Entry and Elevator Control Recordable Security Cameras On Site Guard 24/7
Parking:	Underground and Surface 3.0 per 1,000 at No Charge
HVAC:	8:00 am to 6:00 pm M-F
Emergency Power:	300 KW Generator with Diesel Fuel Tank of 1,000 Gallons Services Fire/Life Safety Guard Control Panel, Emergency Lighting and Service to one Elevator



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