

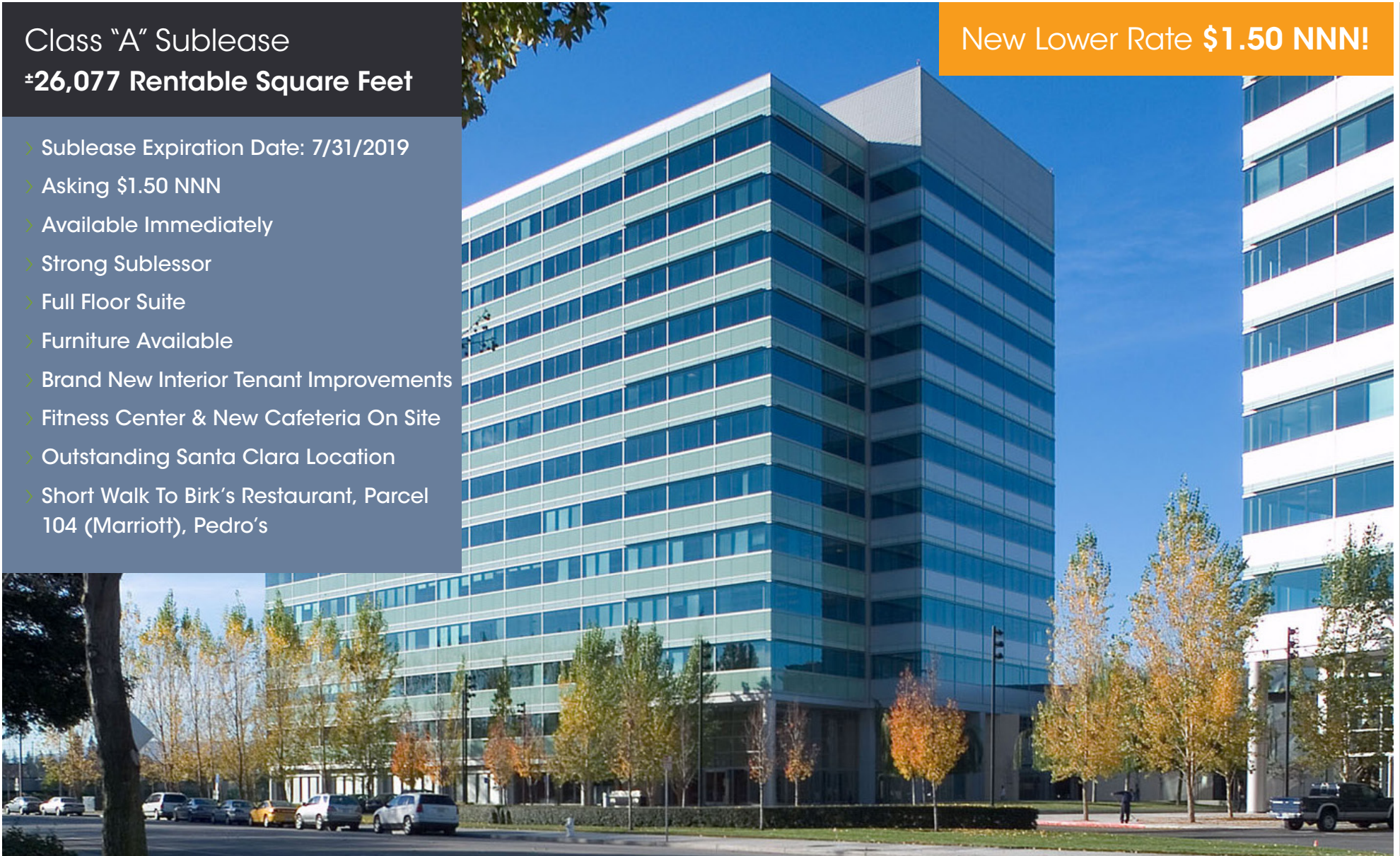
3975 Freedom Circle

Santa Clara, CA

Class "A" Sublease
±26,077 Rentable Square Feet

- › Sublease Expiration Date: 7/31/2019
- › Asking \$1.50 NNN
- › Available Immediately
- › Strong Sublessor
- › Full Floor Suite
- › Furniture Available
- › Brand New Interior Tenant Improvements
- › Fitness Center & New Cafeteria On Site
- › Outstanding Santa Clara Location
- › Short Walk To Birk's Restaurant, Parcel 104 (Marriott), Pedro's

New Lower Rate **\$1.50 NNN!**



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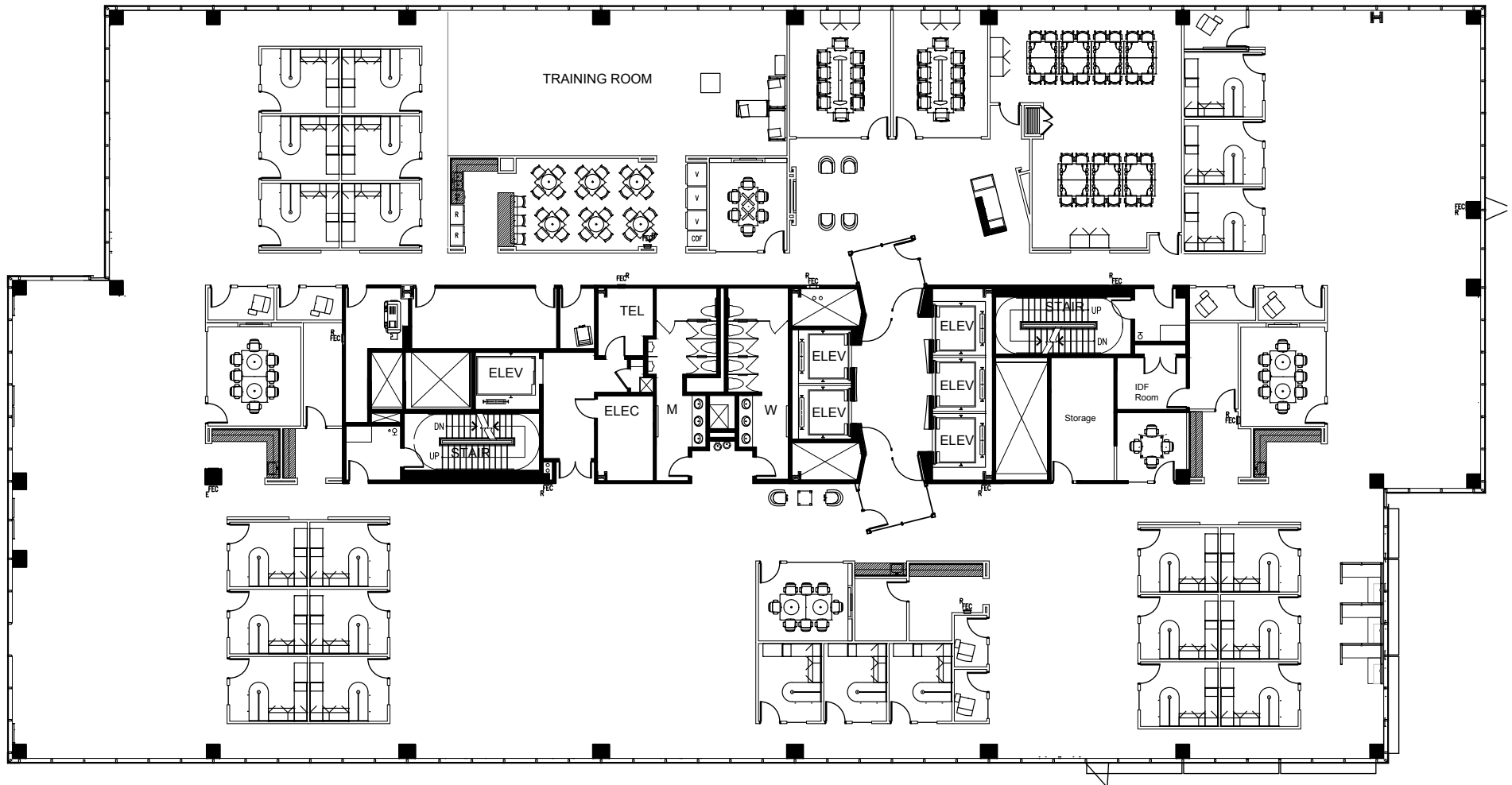


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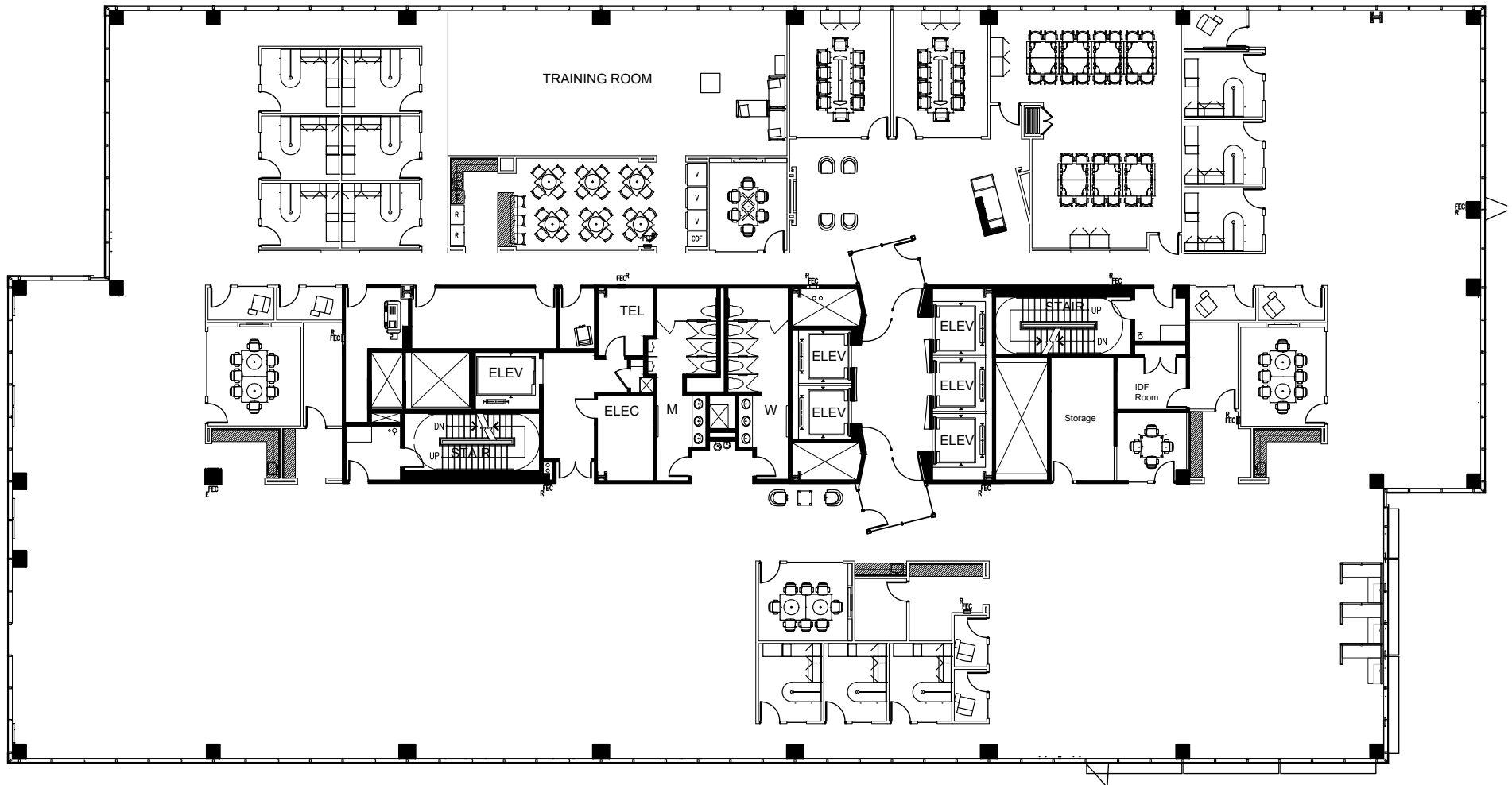
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Floor Plan

±26,077 SF



(HYPOTHETICAL LAYOUT) ±26,077 SF





3975 Freedom Circle

Santa Clara, CA

Amenities



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 Birk's
- 46 Lobby deli
- 47 On site fitness center with swimming pool and jacuzzi