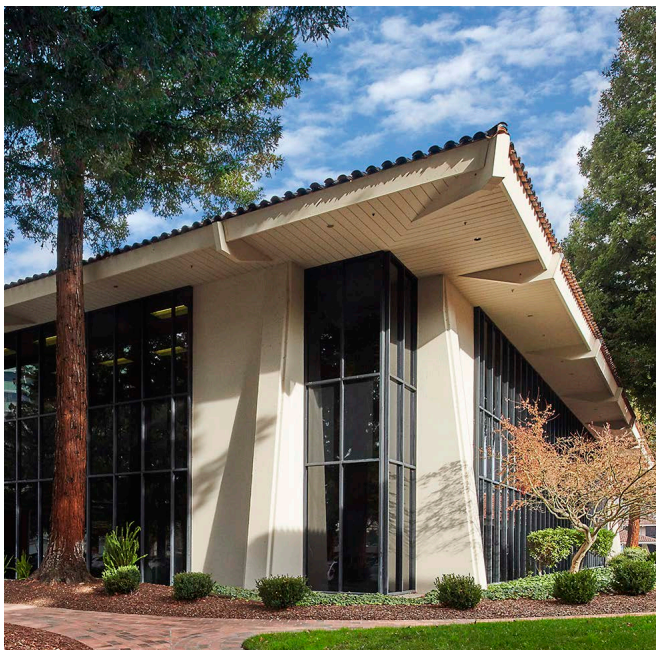
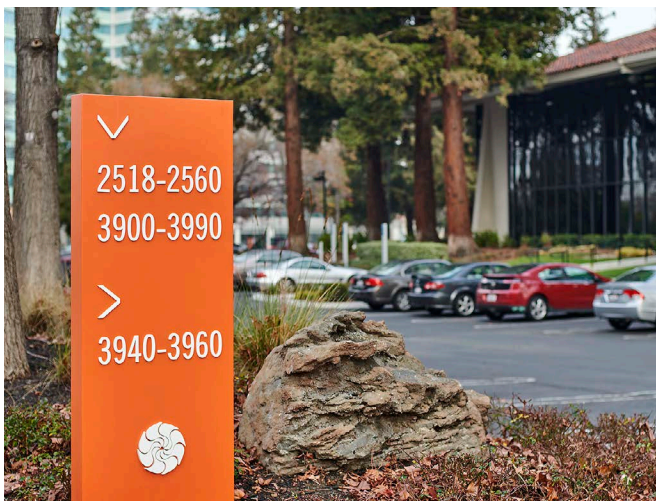


2540

Mission College Blvd
Santa Clara, California
±22,500 SF

Santa Clara Park
at Freedom Circle

/ SANTA CLARA /



Property Highlights



- Class A, ±427,000 SF Office / R&D project featuring twelve, single and two-story buildings
- Serene, twenty-six acre campus with meandering, tree lined walk ways and quiet sitting areas
- Corporate neighbors include: Intel, CA Technologies, EMC, Citrix, Broadcom, and Palo Alto Networks
- Walk to Silicon Valley's finest restaurants, hotel and nearby recreational opportunities
- Convenient access to Highway 237 and Interstate 880
- On-site food service including corporate catering
- Electric vehicle charging station available

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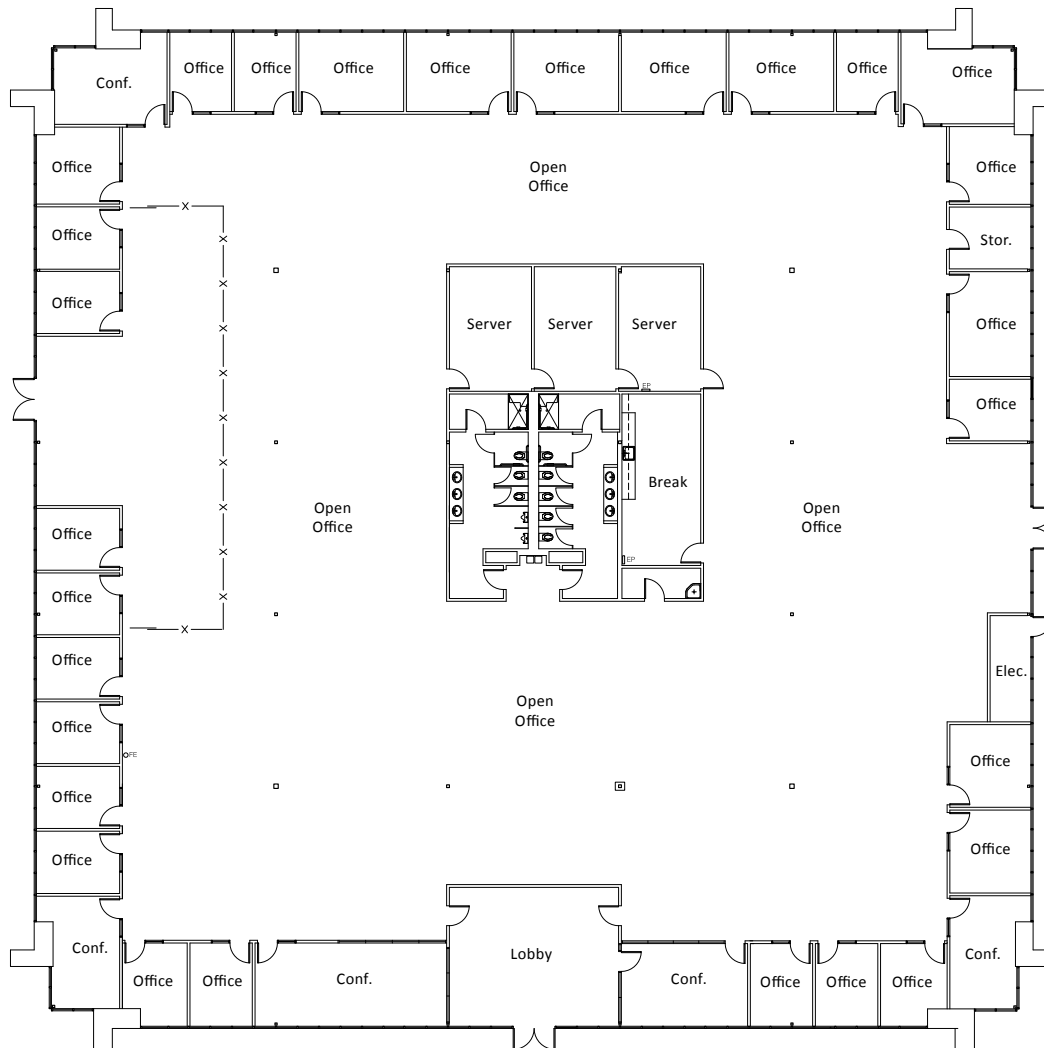


IRVINE COMPANY
OFFICE PROPERTIES

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2540 Santa Clara Park



As Built Plan First Floor

- Call to Show
- Single Story Freestanding Building
- 28 Private Offices
- 5 Conference Rooms
- 3 Server Rooms
- 1 Break Room
- 1 Storage Room
- Open Workspace

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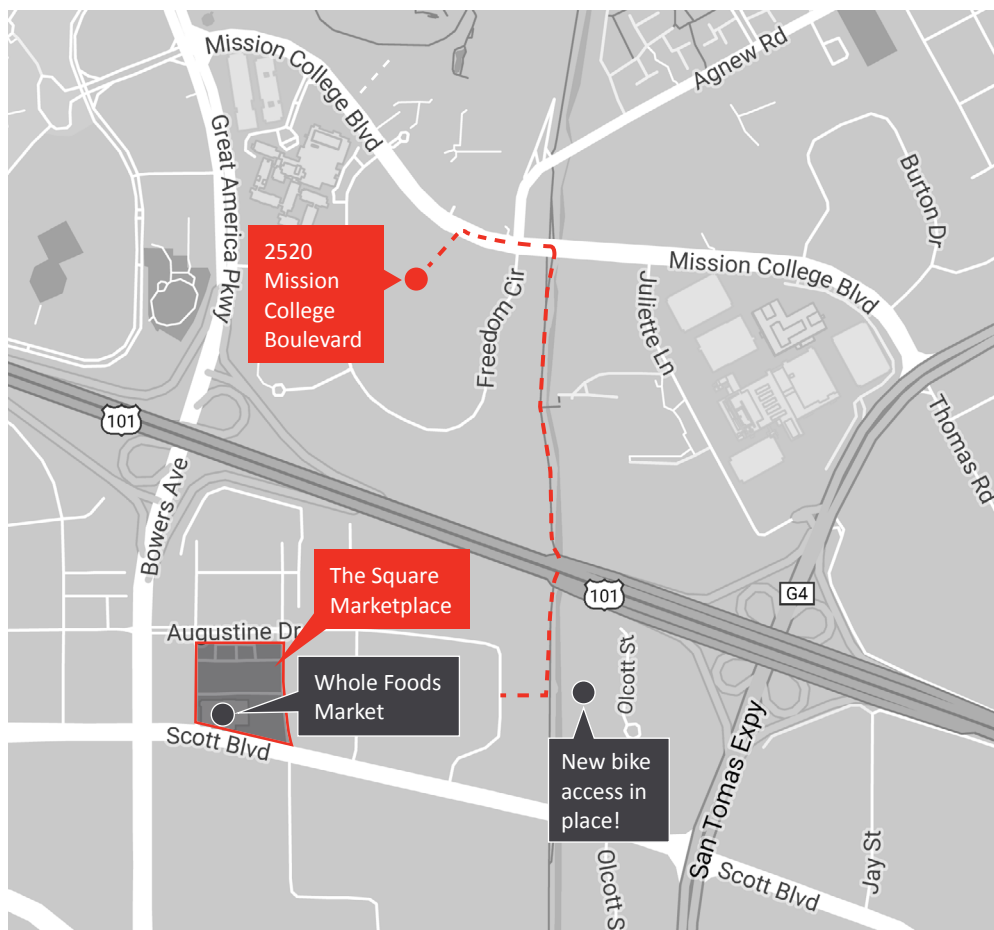
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Work Smart. Live Well.

Let's Take the Scenic Route!

A quick 1.4 mile trip (8 minute ride) on the San Tomas Aquino Creek Trail will take you to the newly developed Santa Clara Square Marketplace



OPEN NOW!

BOOKS INC.
The West's Oldest Independent Bookseller

corepower
YOGA

Specialty's
càfé & bakery

Il Fornaio
AUTHENTIC ITALIAN RESTAURANTS

Lula's
chocolates

COMEBUY

Sur la table
THE ART & SOUL OF COOKING

COMING SOON!

Eye Xam
Get Connected!

Fleming's
PRIME STEAKHOUSE & WINE BAR

Puesto

Open!
Authentic Greek Cuisine



HOP ON A BIKE, IT'S FREE!

Zagster bikes provide the fast, fun, and easy way to get around. Join the movement and try out a set of wheels today!

Bikes are located outside
Between 3930 & 3970 Freedom Circle

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On-Site Amenities

- Available
 - Leased
 -  Combination Lockbox Location
-
-  EV Charging Station
 -  Zagster Bike Share Program
 -  Bocce Ball Court
 -  BBQ Station
 -  Seating Area
 -  Freedom Hall Cafe



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