



REACH NEW HEIGHTS.



Hines



OAKTREE



CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- › Premier Class A Office Towers
- › Exceptional Identity on Highway 101
- › Building Top Signage & Branding Opportunities
- › **Tower 1: ±2,609 - 15,114 SF Available**
- › **Tower 2: ±220,000 SF | Full Building Available**
- › Renowned Birk's Restaurant & Cafe On-Site
- › A New Tenant Lounge in Tower 2 will Offer Conferencing, Games & Collaboration Seating Areas
- › Upgraded Plaza Area will Feature All New Landscaping, Hardscape, Multiple Seating Areas & New Signage Program
- › The Upgraded Fitness Center will Feature All New State of the Art Cardio Equipment
- › New Planned Lobby Finishes in Towers 1 & 2
- › On-Site 24/7 Security
- › Helipad on Tower 1
- › EV Charging Stations & Bike Lockers
- › Garage & Surface Parking: ±3/1,000 Ratio
- › On-Site FedEx & UPS Drop Boxes
- › ACE Train & Caltrain Shuttle Stops are 1 Block Away
- › Immediate Access to Highway 101 & Great America Parkway

REACH NEW HEIGHTS.

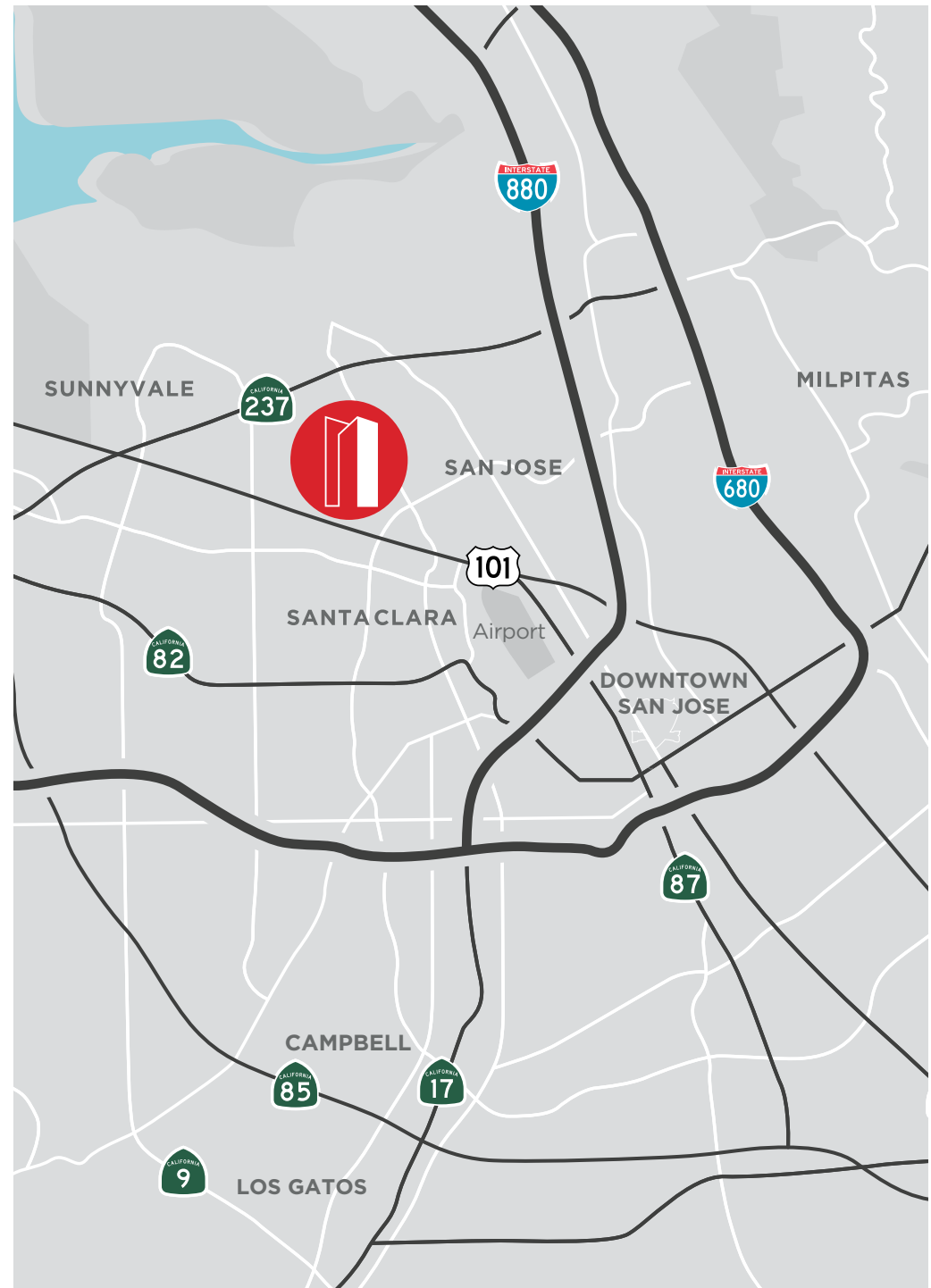
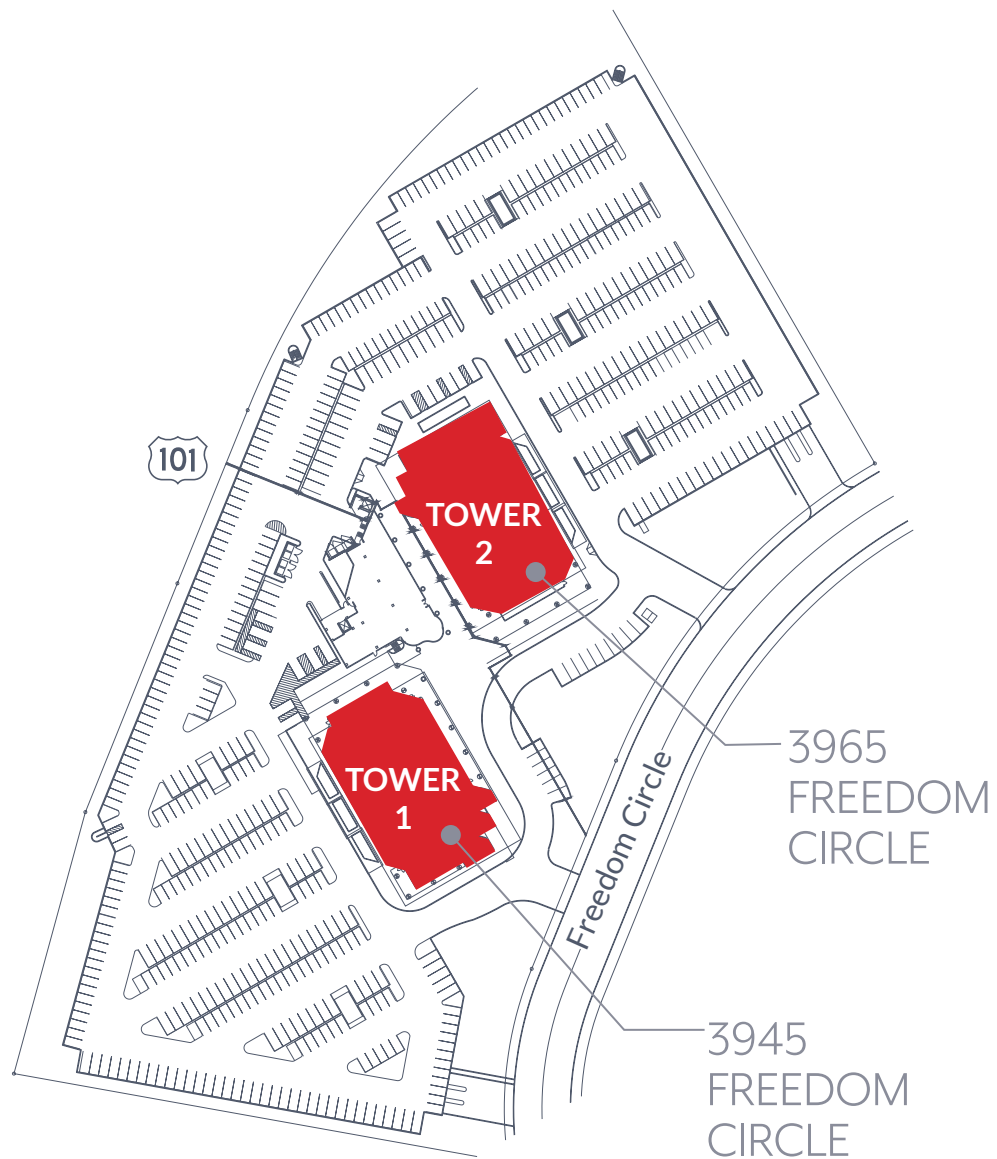


BIRK'S RESTAURANT

- › Birk's, a South Bay icon since 1989, is known for serving grilled steaks, chops and seafood in a classic bistro setting.
- › On-Site, Birk's Café combines the quality of Birk's Restaurant food with the convenience of speed. Birk's Café offers Breakfast, Lunch, Snacks & Coffee.



SITEPLAN & LOCATION



AVAILABILITIES

TOWER 1 3945 FREEDOM CIRCLE

SUITE 240	±7,060 SF
SUITE 260	±2,609 SF
SUITE 240/260	±9,669 SF
SUITE 540	±8,920 SF
SUITE 730	±5,270 SF
SUITE 800	±10,161 SF
SUITE 860	±4,953 SF
SUITE 800/860	±15,114 SF
SUITE 1050	±7,569 SF

TOWER 2 3965 FREEDOM CIRCLE

SUITE 201	±5,868 SF
SUITE 300	±21,866 SF
SUITE 400	±21,866 SF
SUITE 500	±21,866 SF
SUITE 600	±21,866 SF
SUITE 700	±11,178 SF
SUITE 800	±21,866 SF
SUITE 900	±21,866 SF
SUITE 1000	±21,718 SF
SUITE 1100	±19,638 SF

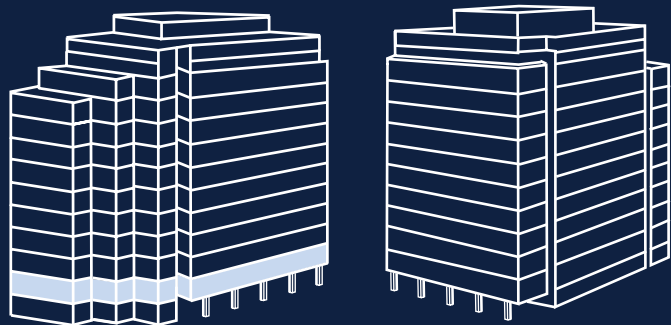
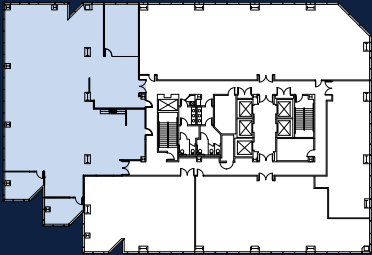
FULL BUILDING AVAILABLE
±220,000 SF

Suite 240

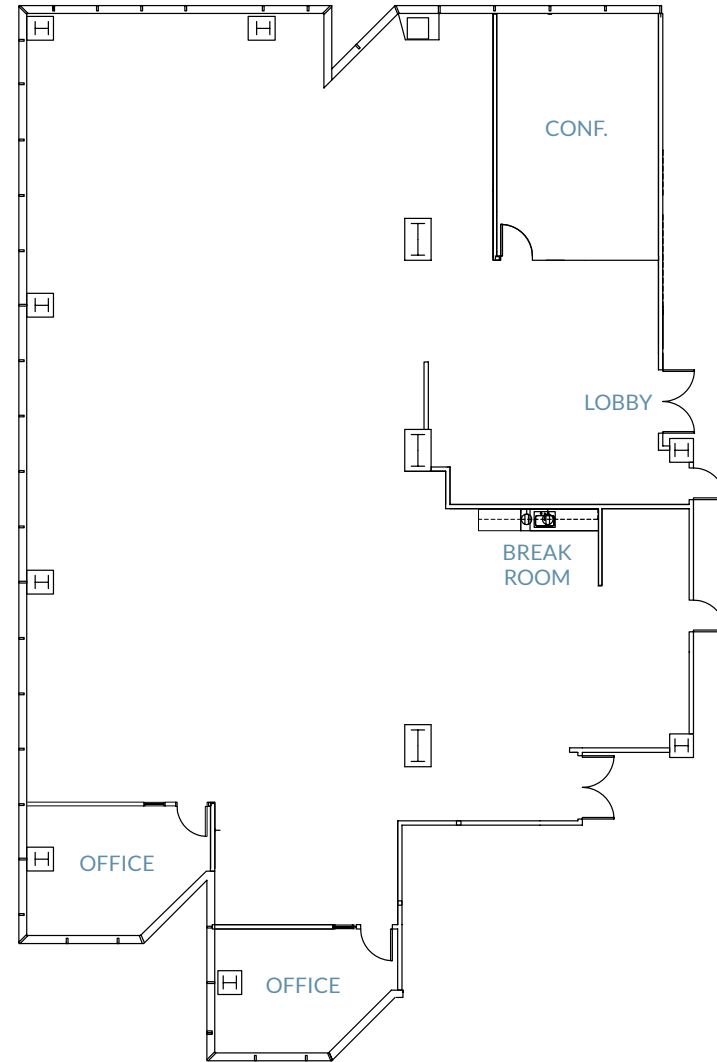
± 7,060 SF

SECOND FLOOR

- > Break Room
- > Open Office Space
- > 2 Offices
- > 1 Conference Room



TOWER 1 | 3945 FREEDOM CIRCLE

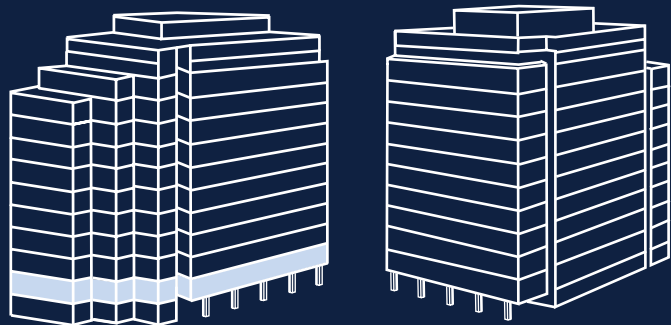
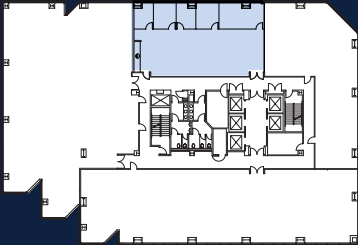


Suite 260

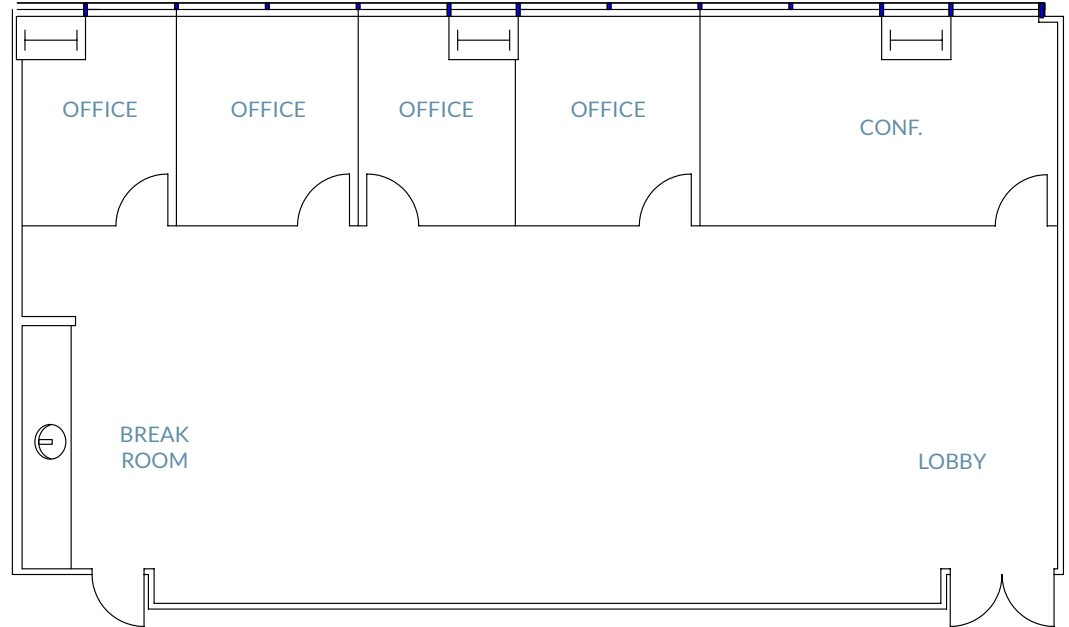
± 2,609 SF

SECOND FLOOR

- > Break Room
- > Open Office Space
- > 4 Offices
- > 1 Conference Room



TOWER 1 | 3945 FREEDOM CIRCLE



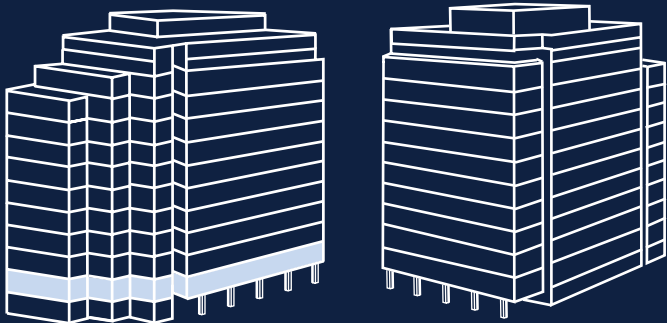
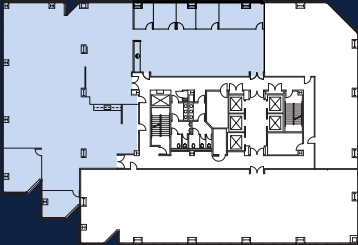
Suite 240/260

± 9,669 SF

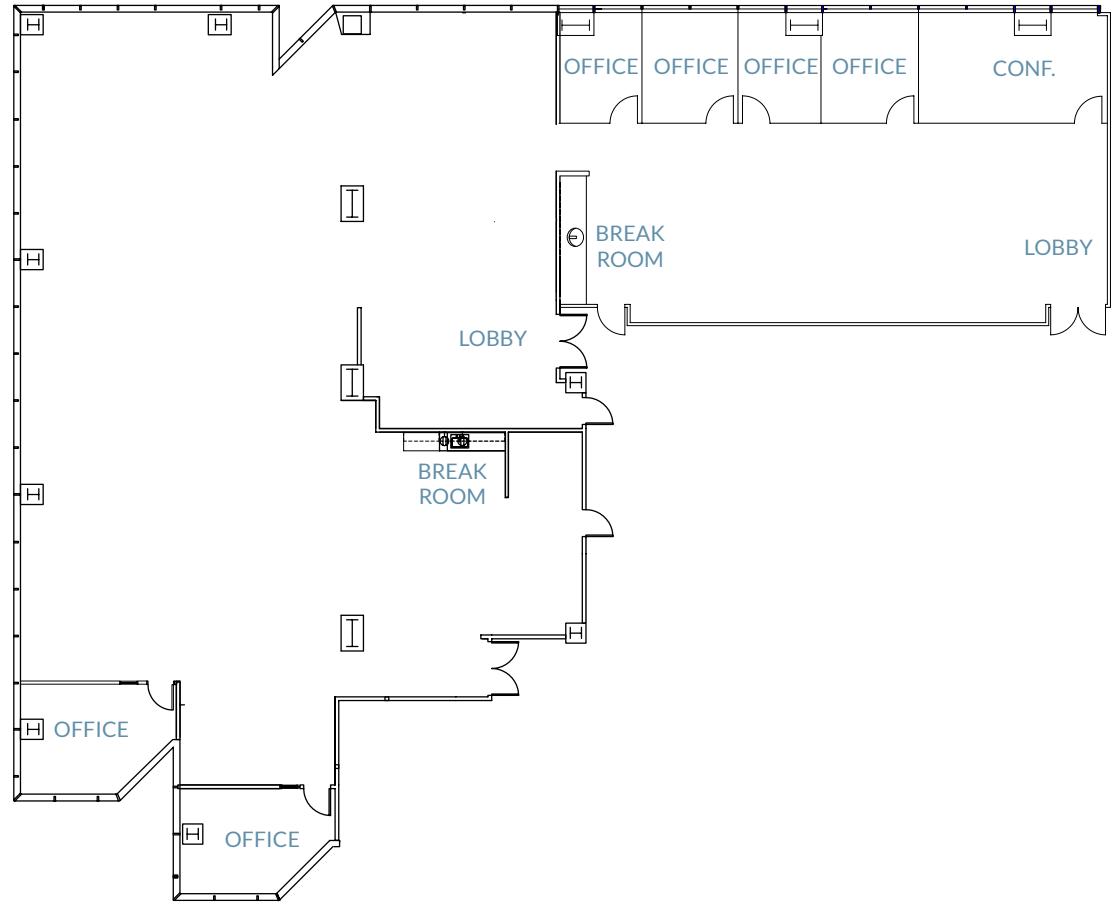
SECOND FLOOR

HYPOTHETICAL COMBINED PLAN

- > 2 Break Rooms
- > Open Office Space
- > 6 Offices
- > 2 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

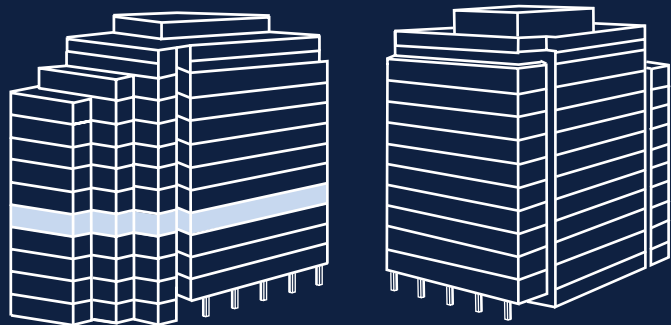
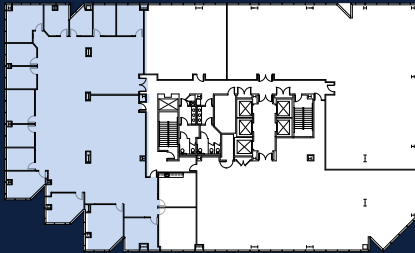


Suite 540

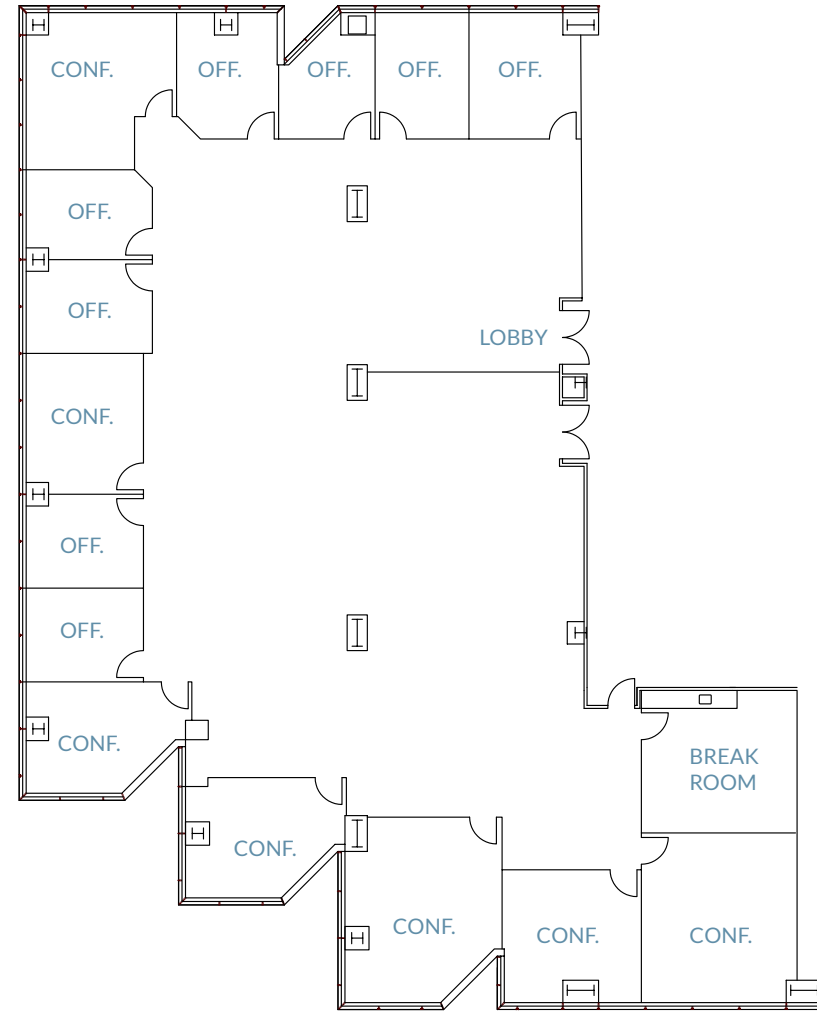
± 8,920 SF

FIFTH FLOOR

- > Break Room
- > Open Office Space
- > 8 Offices
- > 7 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

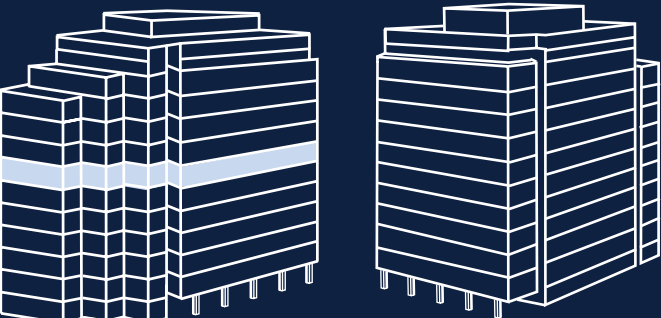
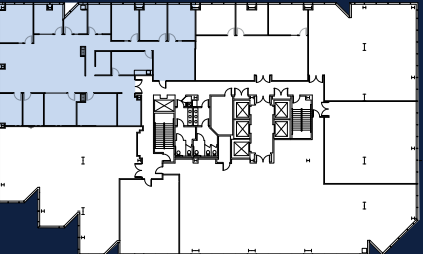


Suite 730

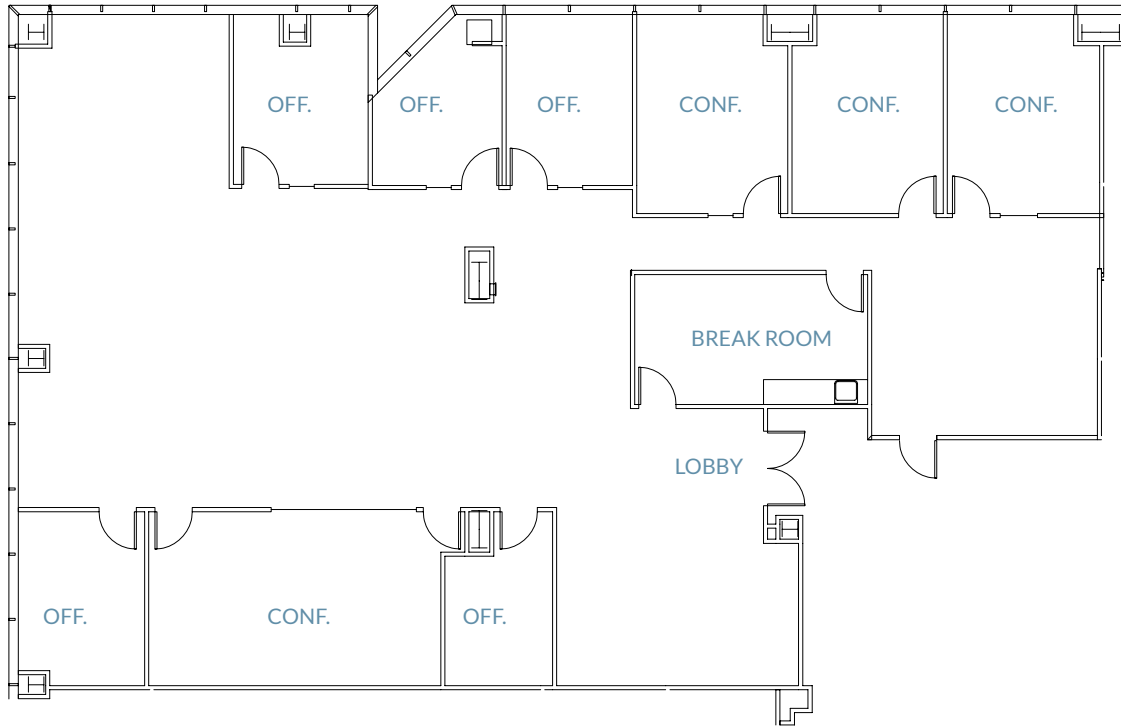
±5,270 SF

SEVENTH FLOOR

- > Break Room
- > Open Office Space
- > 4 Offices
- > 4 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

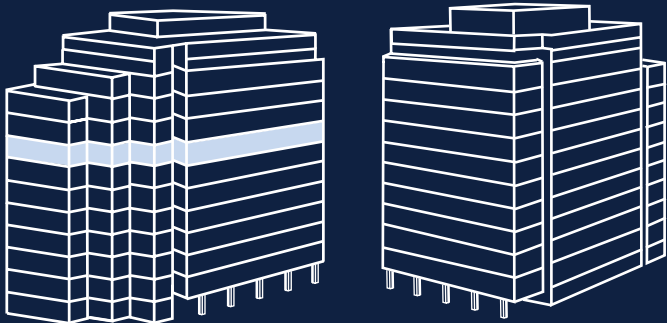
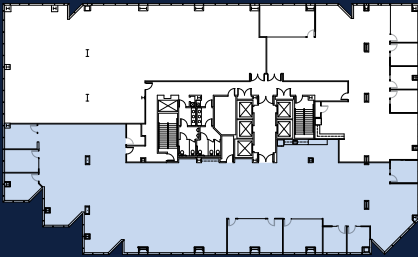


Suite 800

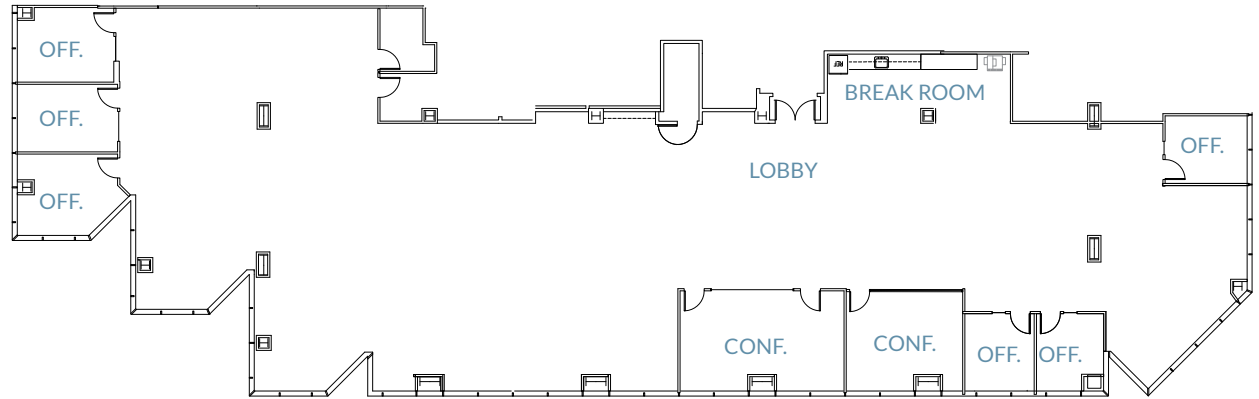
±10,161 SF

EIGHTH FLOOR

- > Break Room
- > Open Office Space
- > 6 Offices
- > 2 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

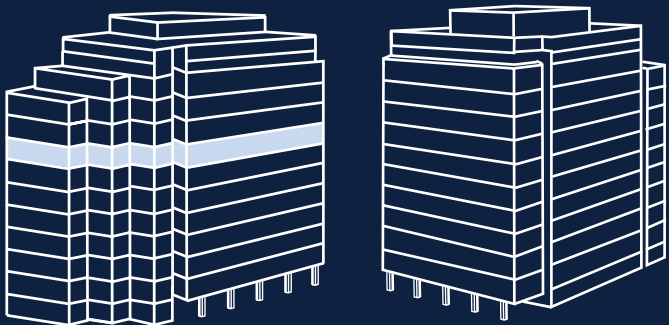
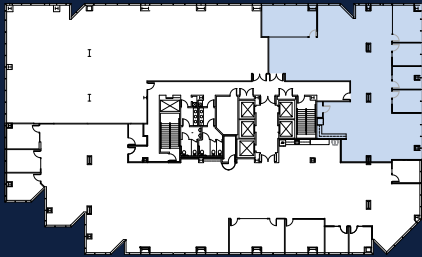


Suite 860

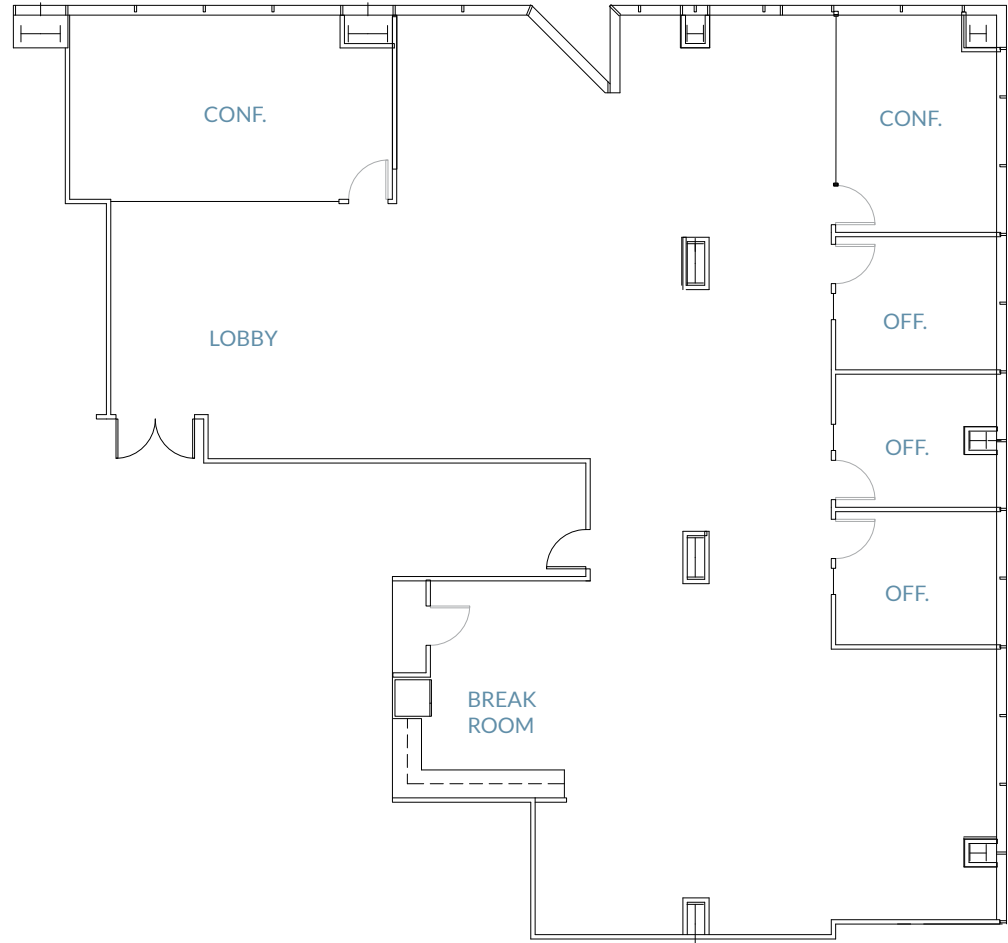
±4,953 SF

EIGHTH FLOOR

- > Break Room
- > Open Office Space
- > 3 Offices
- > 2 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

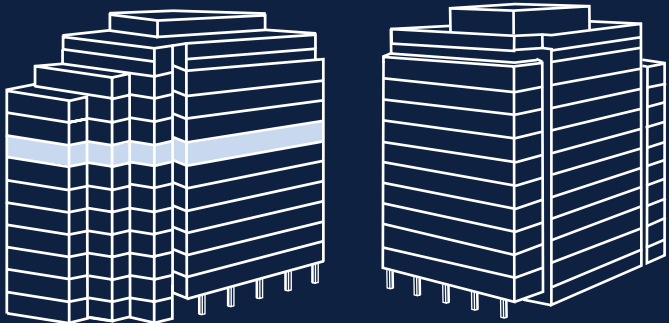
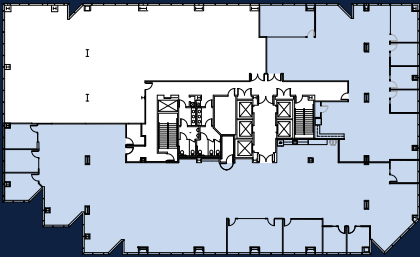


Suite 800/860

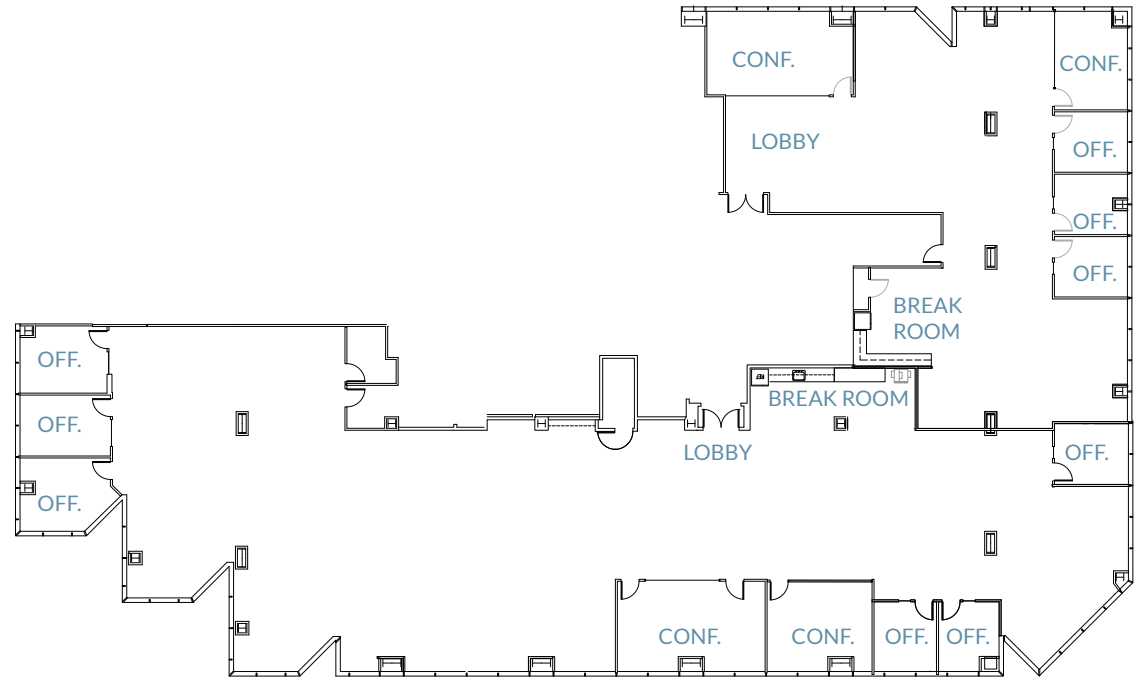
±15,114 SF

EIGHTH FLOOR

- > Break Room
- > Open Office Space
- > 9 Offices
- > 4 Conference Rooms



TOWER 1 | 3945 FREEDOM CIRCLE

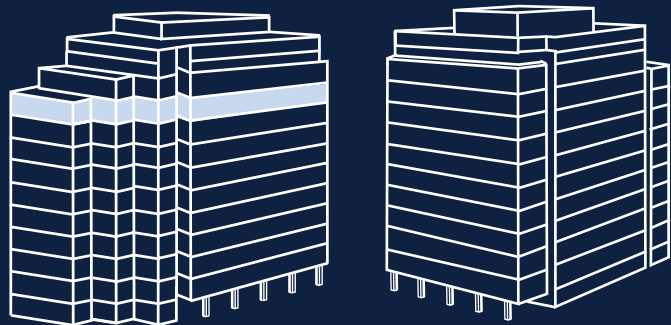
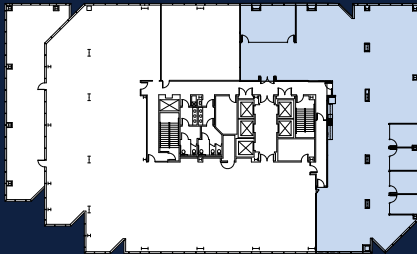


Suite 1050

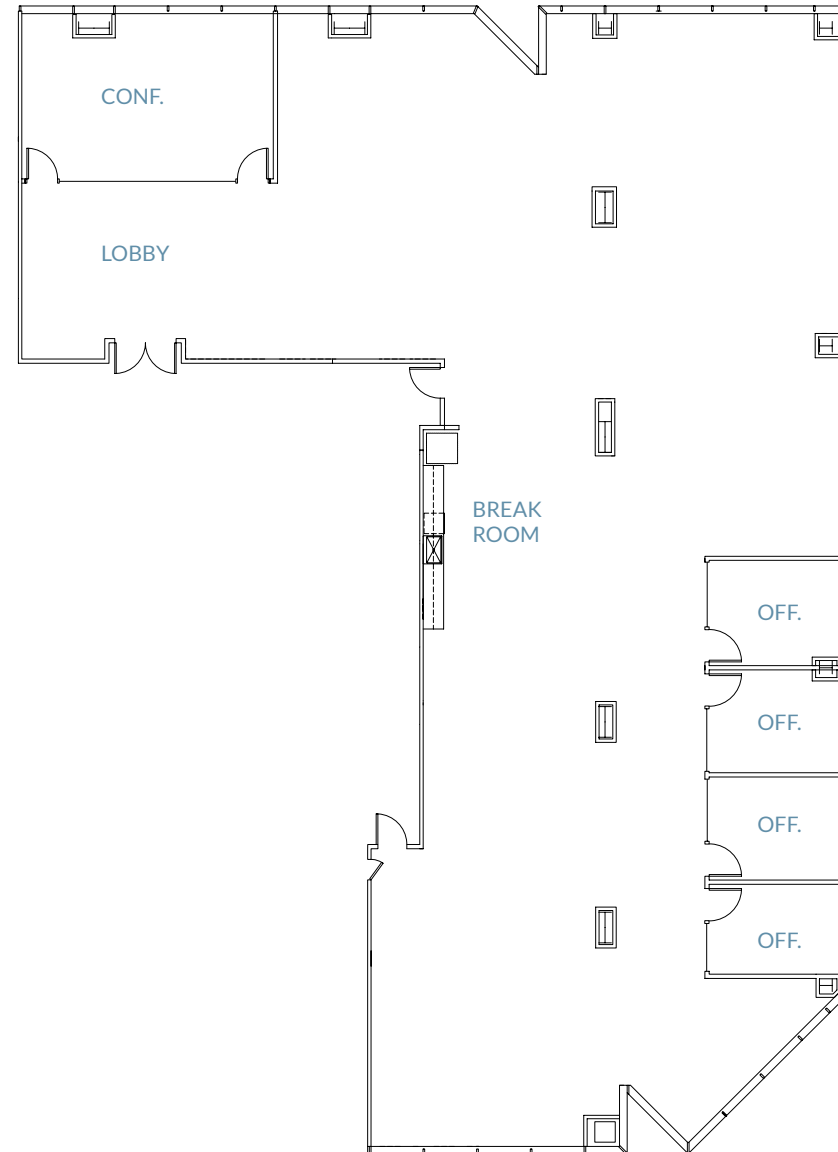
±7,569 SF

TENTH FLOOR

- > Break Room
- > Open Office Space
- > 4 Offices
- > 1 Conference Room



TOWER 1 | 3945 FREEDOM CIRCLE

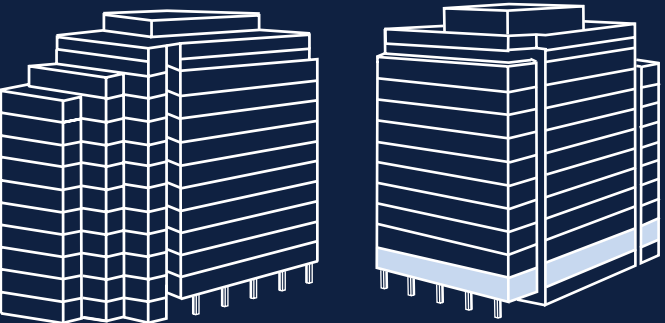
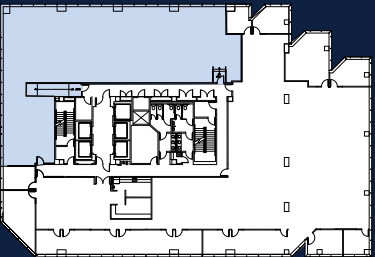


Suite 201

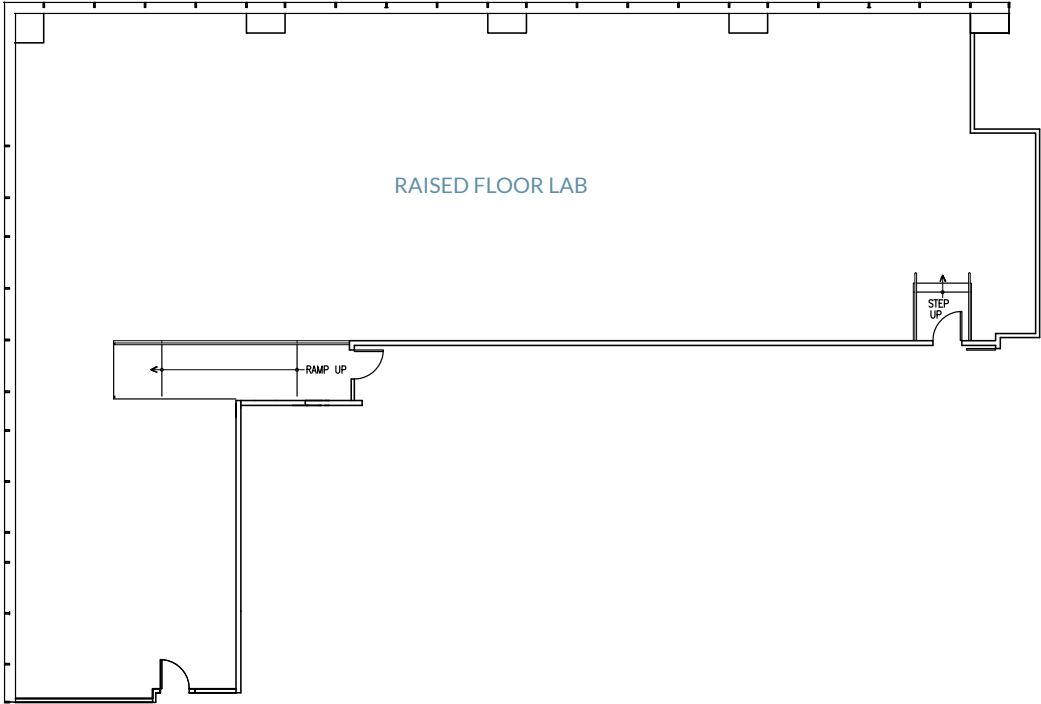
±5,868 SF

SECOND FLOOR

> Raised Floor Lab



TOWER 2 | 3965 FREEDOM CIRCLE

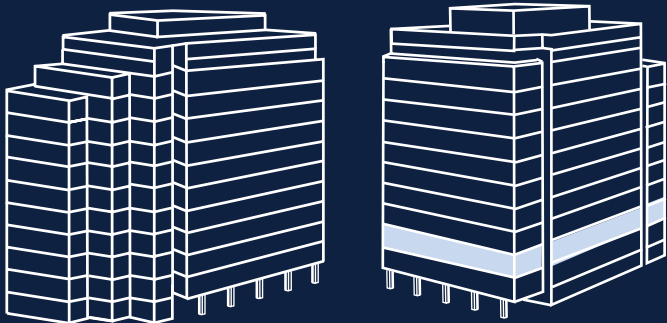
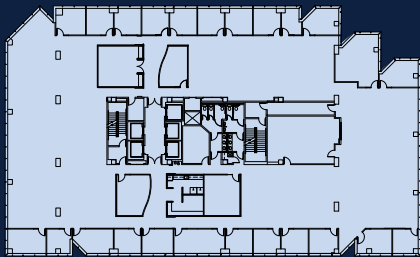


Suite 300

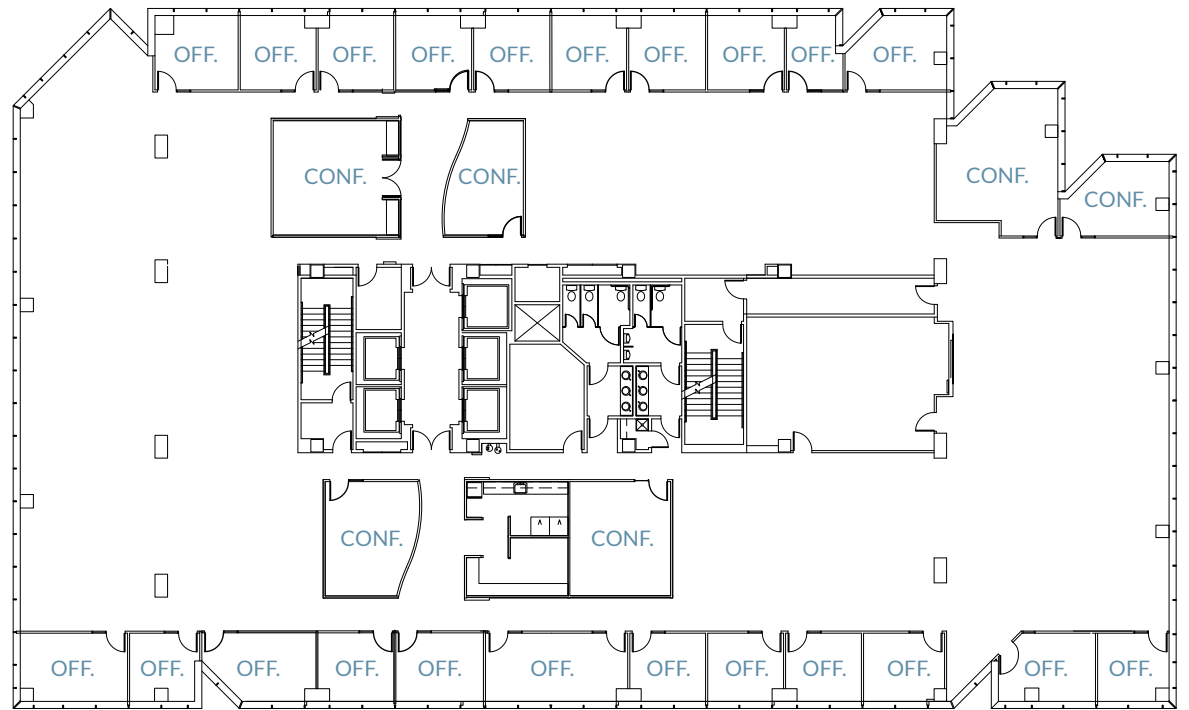
±21,866 SF

THIRD FLOOR

- > Break Room
- > Open Office Space
- > 22 Offices
- > 6 Conference Rooms



TOWER 2 | 3965 FREEDOM CIRCLE

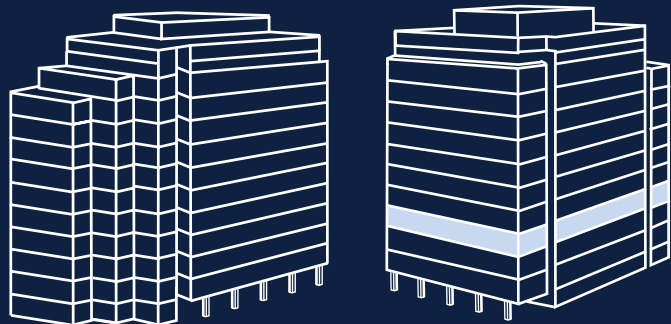
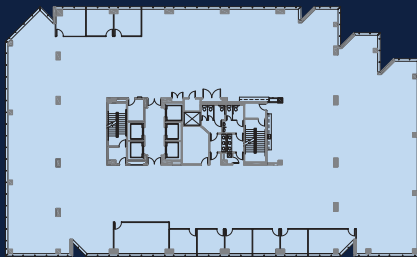


Suite 400

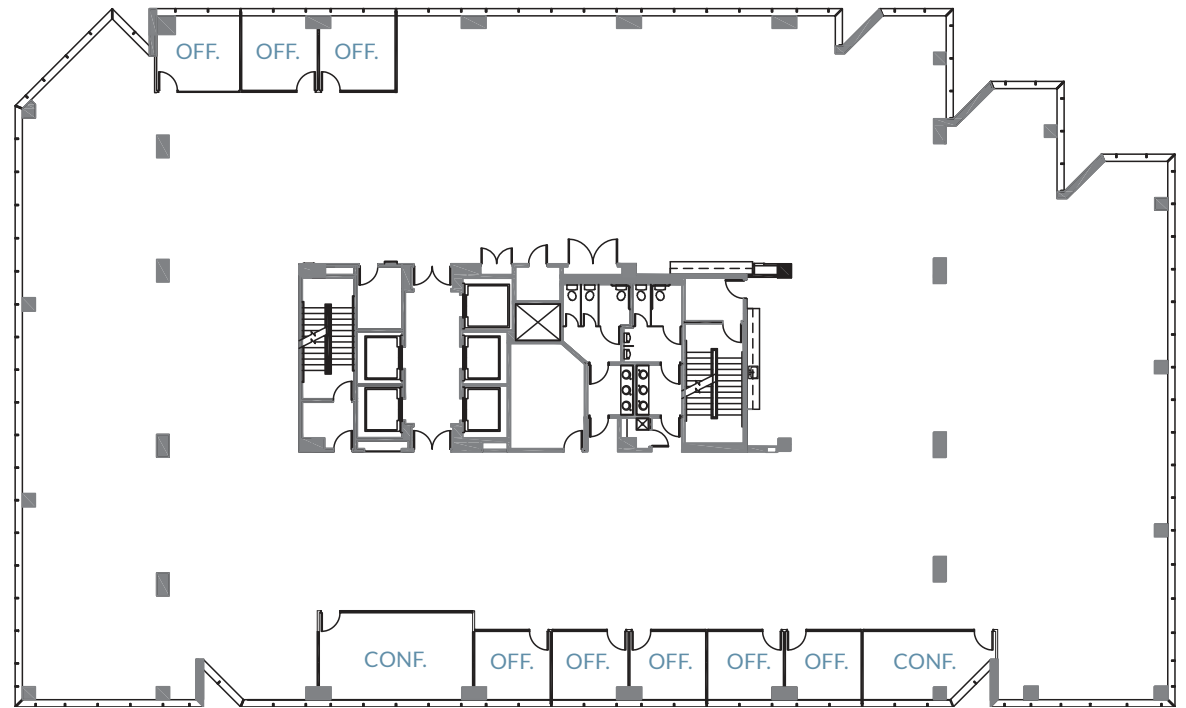
±21,866 SF

FOURTH FLOOR

- > Break Room
- > Open Office Space
- > 8 Offices
- > 2 Conference Rooms



TOWER 2 | 3965 FREEDOM CIRCLE

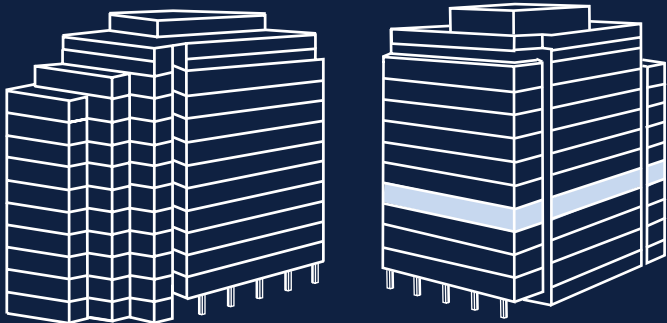
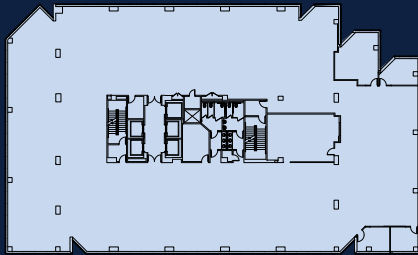


Suite 500

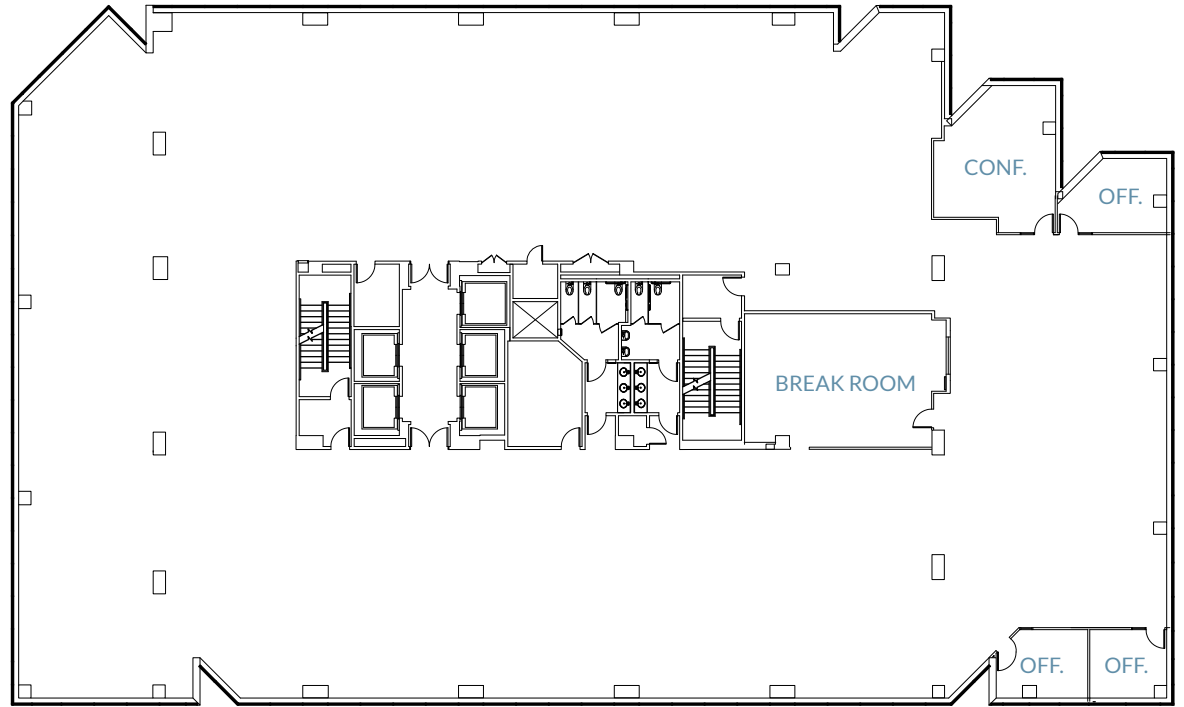
±21,866 SF

FIFTH FLOOR

- > Break Room
- > Open Office Space
- > 3 Offices
- > 1 Conference Room



TOWER 2 | 3965 FREEDOM CIRCLE

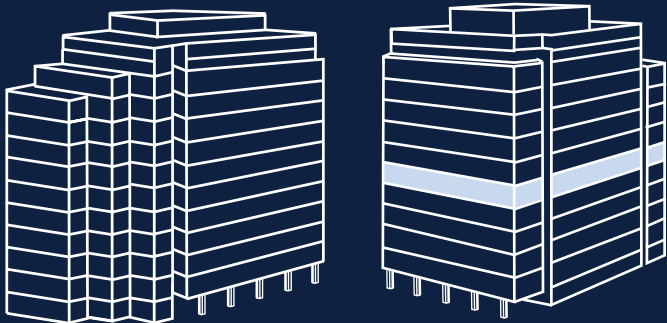
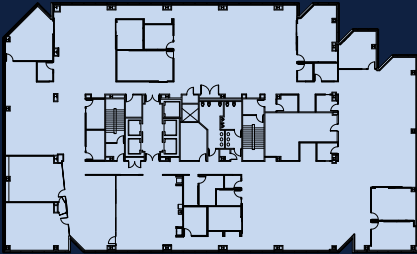


Suite 600

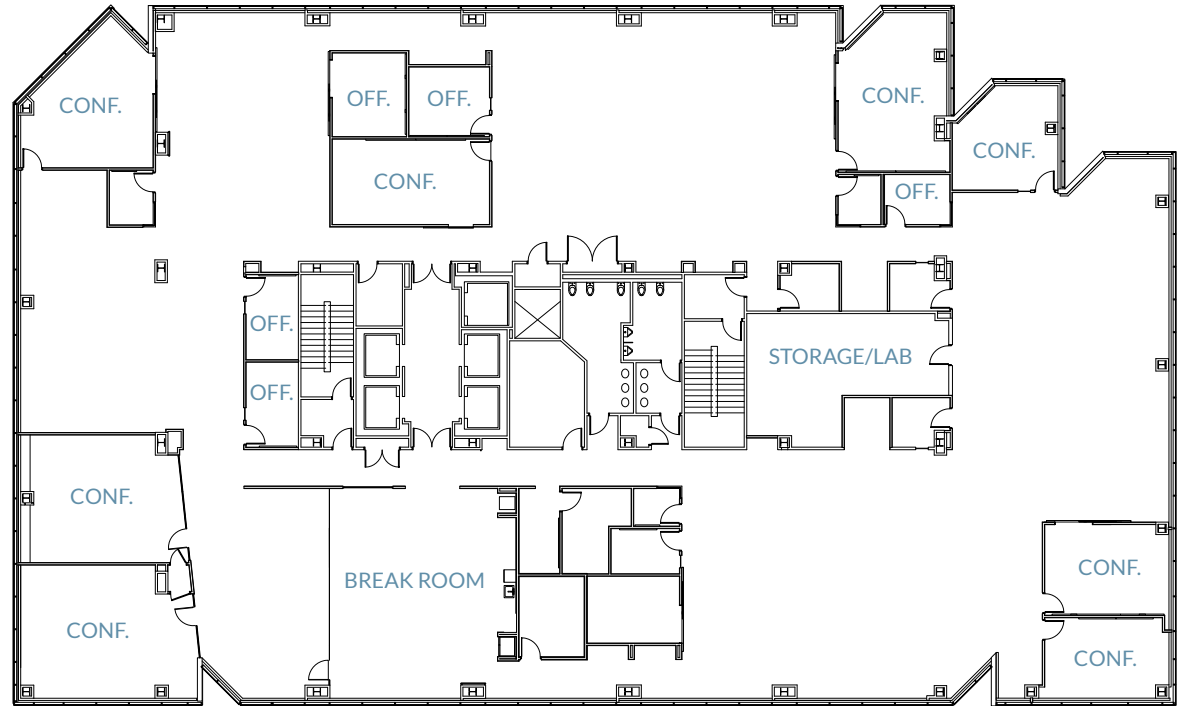
±21,866 SF

SIXTH FLOOR

- > Break Room
- > Open Office Space
- > 5 Offices
- > 8 Conference Rooms
- > Lab
- > Open Office Space



TOWER 2 | 3965 FREEDOM CIRCLE

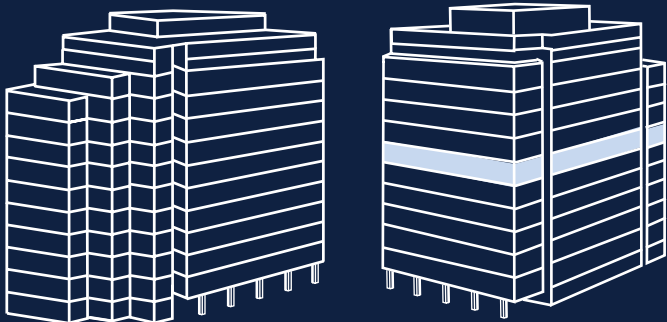
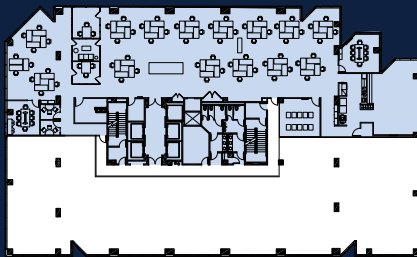


Suite 700

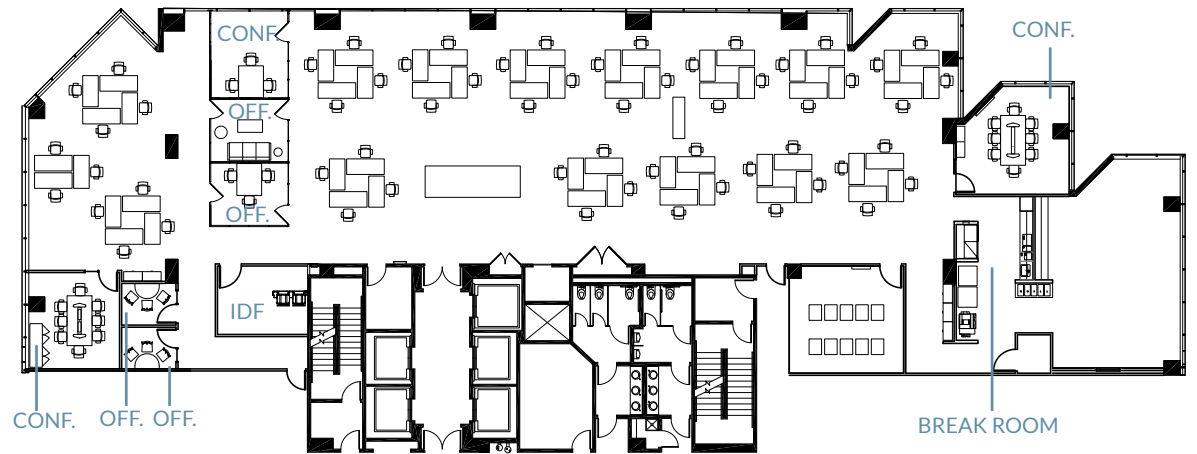
±11,178 SF

SEVENTH FLOOR

- > Break Room
- > Open Office Space
- > 4 Offices
- > 3 Conference Rooms
- > Lab



TOWER 2 | 3965 FREEDOM CIRCLE

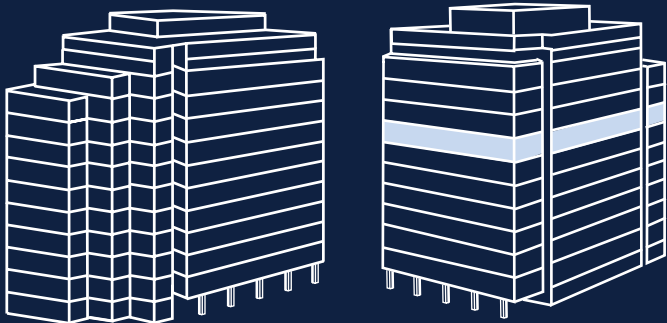
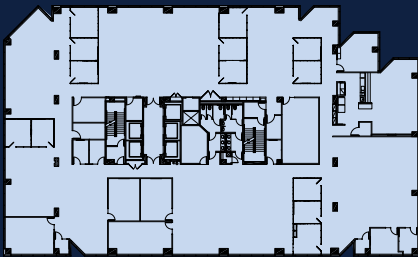


Suite 800

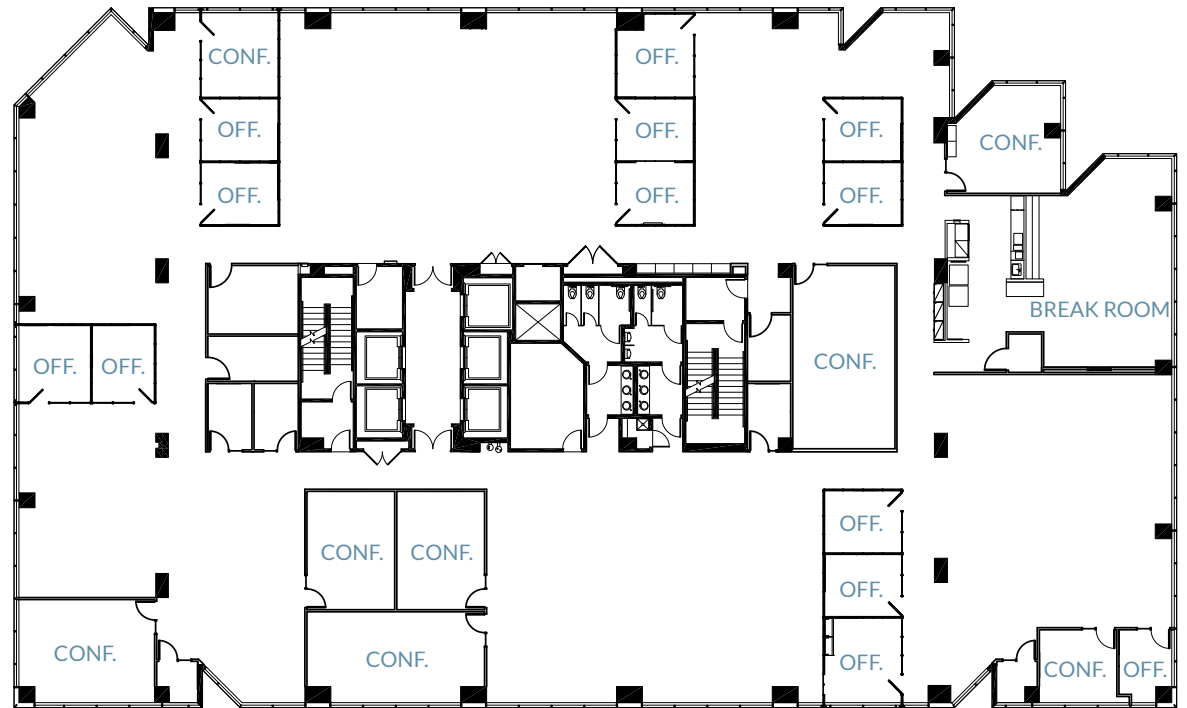
±21,866 SF

EIGHTH FLOOR

- > Break Room
- > Open Office Space
- > 12 Offices
- > 8 Conference Rooms



TOWER 2 | 3965 FREEDOM CIRCLE

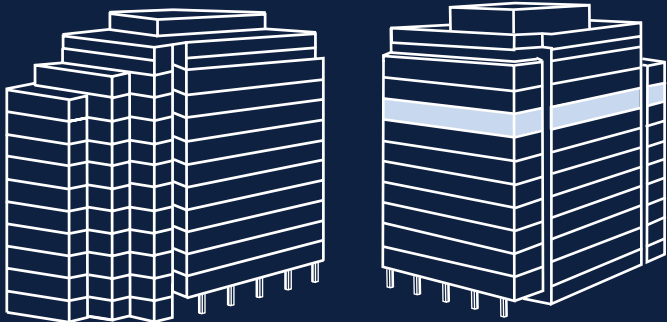
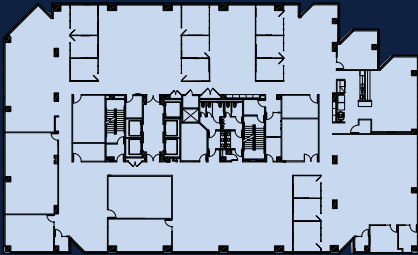


Suite 900

±21,866 SF

NINTH FLOOR

- > Break Room
- > Open Office Space
- > 13 Offices
- > 6 Conference Rooms
- > Lab



TOWER 2 | 3965 FREEDOM CIRCLE

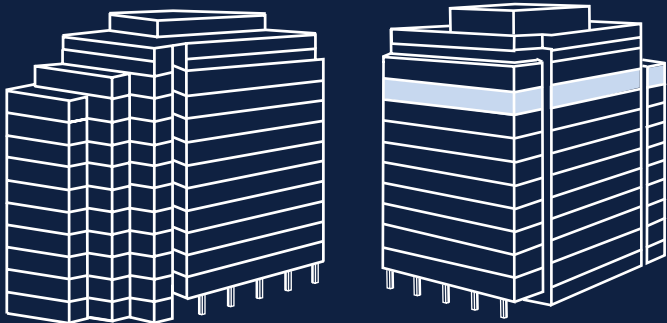
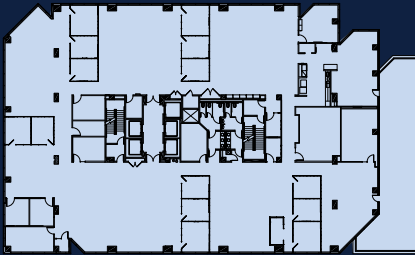


Suite 1000

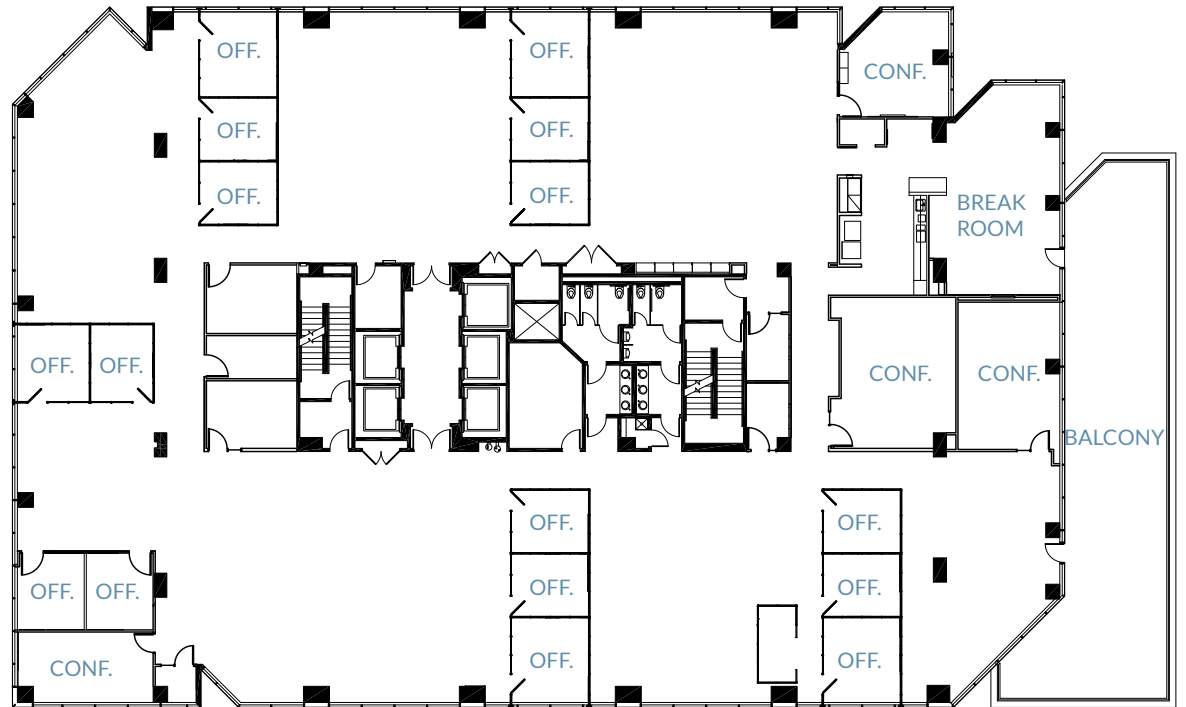
±21,718 SF

TENTH FLOOR

- > Break Room
- > Open Office Space
- > 16 Offices
- > 4 Conference Rooms
- > Balcony



TOWER 2 | 3965 FREEDOM CIRCLE

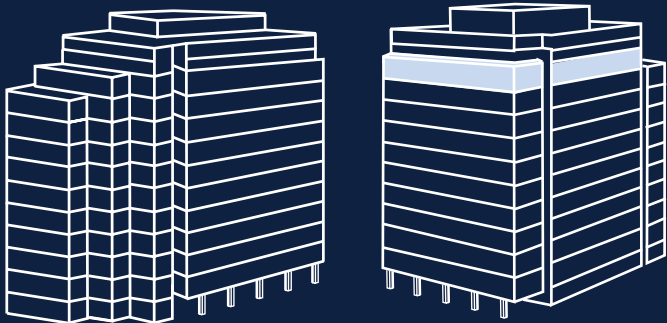
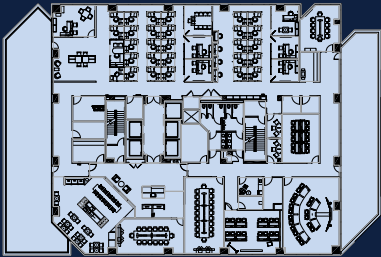


Suite 1100

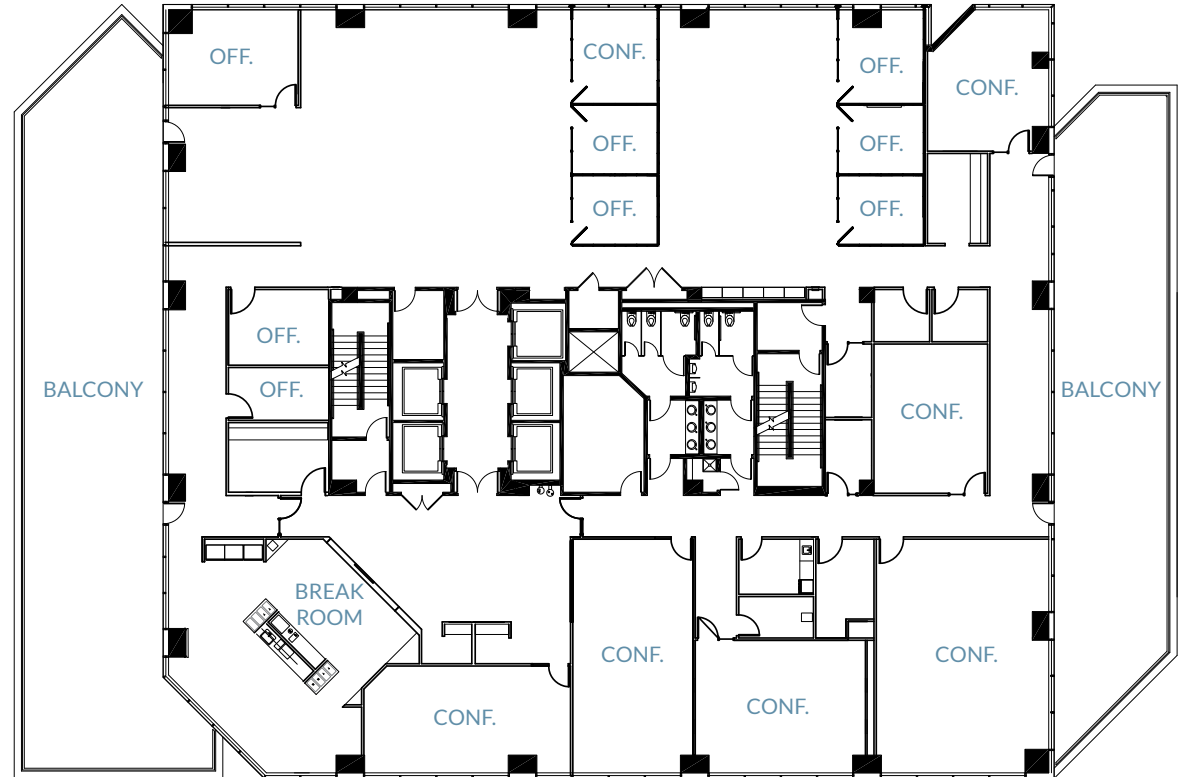
±19,638 SF

ELEVENTH FLOOR

- > Break Room
- > Open Office Space
- > 8 Offices
- > 7 Conference Rooms
- > 2 Balconies



TOWER 2 | 3965 FREEDOM CIRCLE



AMENITIES

Taco Bell
Joe's Chinese
Togo's
Loop Convenient Store
Golkonda Indian

Stadium Tech Café

RELATED SANTA CLARA
RETAIL & RESIDENTIAL

Hyatt Regency
Truya Sushi
Evolution Café & Bar
Peet's Coffee

237

LAWRENCE EXPRESSWAY

1 oz Coffee

Hilton
La Fontana

GREAT AMERICA PARKWAY

TASMAN DRIVE
LAFAYETTE STREET

Levi's Stadium
Bourbon Steak

Feride's Bakery
HiroNori Craft Ramen
Cafe Falafel
Pizza My Heart

Iguanas Burittozilla
House of Bagels
Togo's Sandwiches

GREAT AMERICA
AMUSEMENT
PARK

Avatar Hotel
Kish Indian Kitchen & Bar
IHOP

MISSION
COLLEGE

In-N-Out
Tomatina
Subway
Panda Express
Jamba Juice
Walmart

Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
Pho Hoa Noodle Soup

The Plaza Suites Hotel

Marriott
Parcel 104
Bosc + Bartlett
Starbucks

Starbucks
Element Hotel
Teriyaki Madness
Orange Theory Fitness

AC Hotel
by Marriott

Embassy Suites Hotel

TownPlace Suites
Valley Plaza Cafe
Sizzler
Jack in the Box
McDonald's
Embassy Suites



101

SANTA CLARA SQUARE

Fleming's Steakhouse
Specialty's Café & Bakery
CorePower Yoga
Lula's Chocolates
Sur La Table
Barebottle Brewing Co.
Chipotle
Gong Cha
Kumar's
Pacific Catch

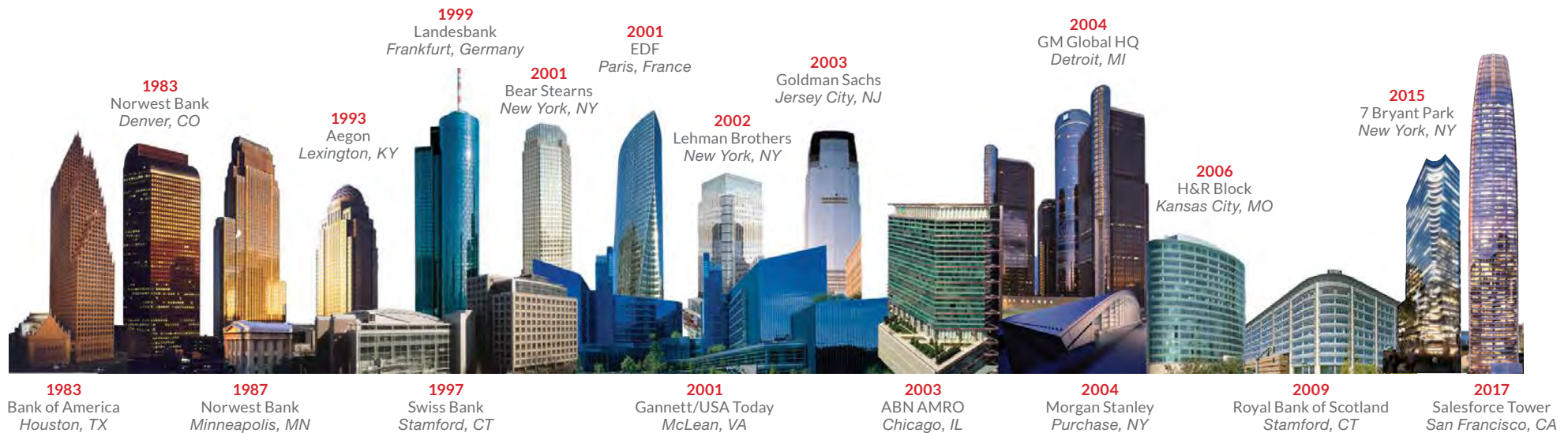
Opa! Santa Clara
Whole Foods Market
Floodcraft Brewing Co.
Puesto
Il Fornaio
Silverlake Ramen
Starbucks
Tender Greens
The Halal Guys

SAN TOMAS AQUINO CREEK TRAIL

TRANSPORTATION



ABOUT US



Hines

Hines is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The firm's historical and current portfolio of projects that are underway, completed, acquired and managed includes 1,208 properties representing more than 488 million square feet of office, residential, mixed-use, industrial, hotel, medical and sports facilities, as well as large, master-planned communities and land developments.



Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 53,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$8.8 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.



SANTA CLARA TOWERS

TOWER 1 | 3945 FREEDOM CIRCLE
TOWER 2 | 3965 FREEDOM CIRCLE

COLIN FEICHTMEIR

Executive Director
+1 408 615 3443
colin.feichtmeir@cushwake.com
Lic. #01298061

SCOTT DEVER

Managing Director
+1 408 615 3457
scott.dever@cushwake.com
Lic. #01890552

KELLY YODER

Director
+1 408 615 3427
kelly.yoder@cushwake.com
Lic. #01821117

STEVE HORTON

Executive Vice Chairman
+1 408 615 3422
steve.horton@cushwake.com
Lic. #01127340

Hines



[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.