



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.

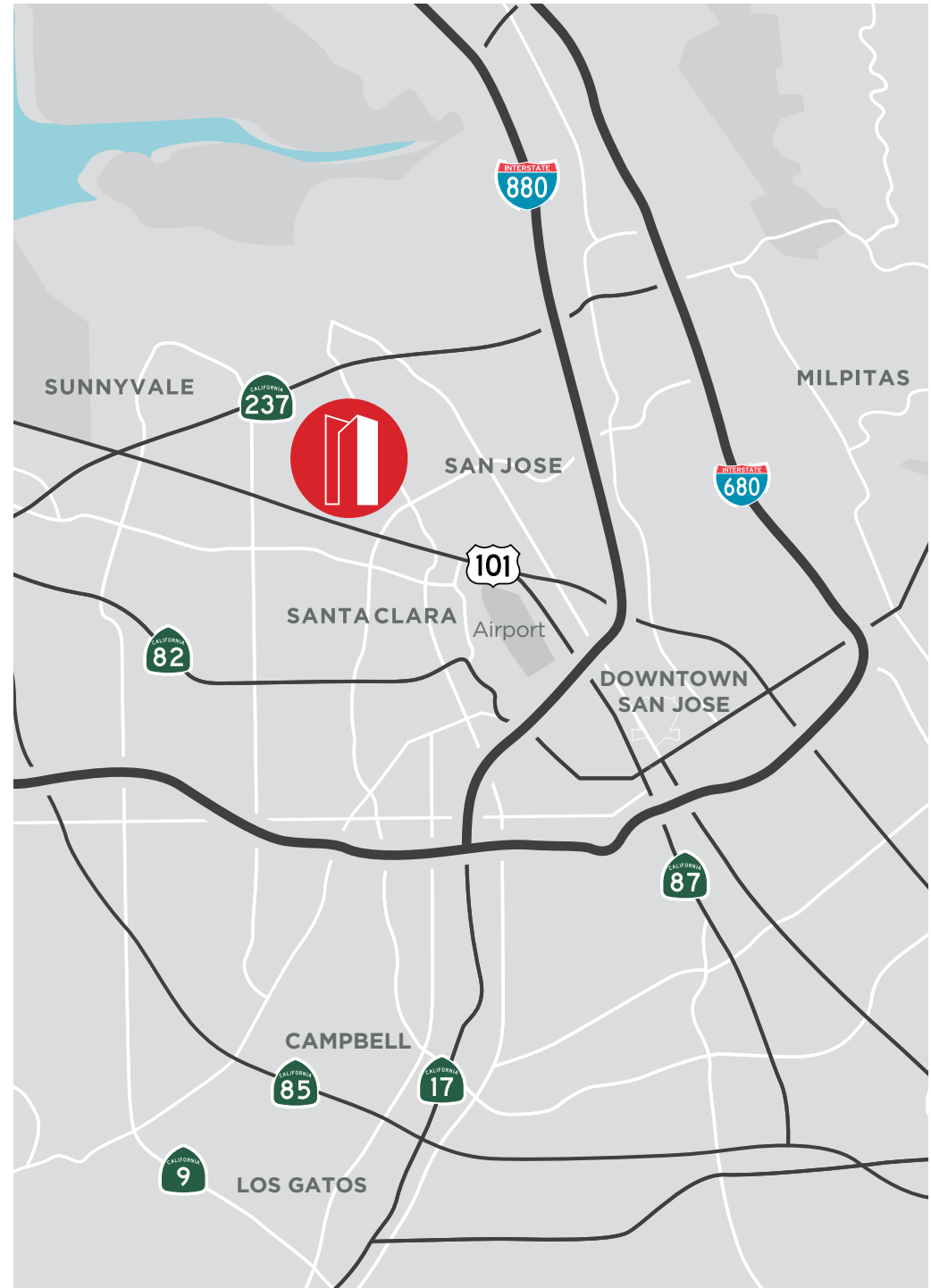
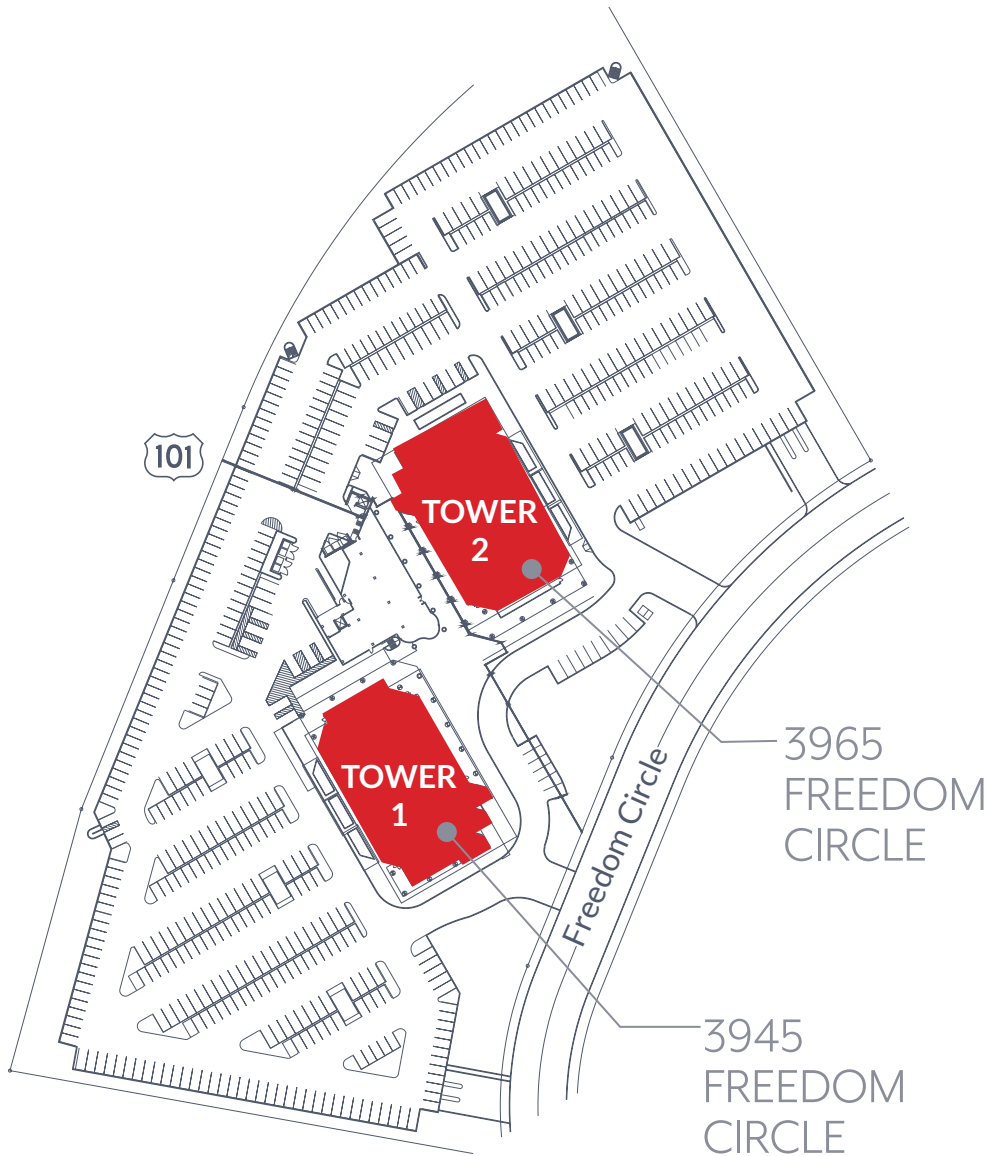


# BIRK'S RESTAURANT

- › 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.



# SITE PLAN & 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

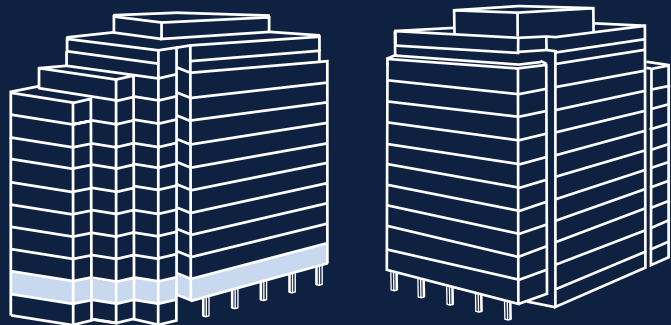
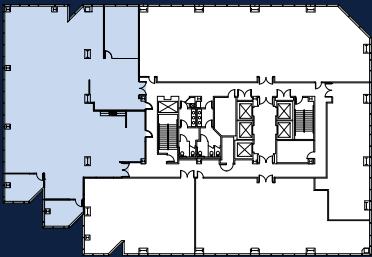
▶ VIRTUAL TOUR  
(CLICK TO VIEW)

# Suite 240

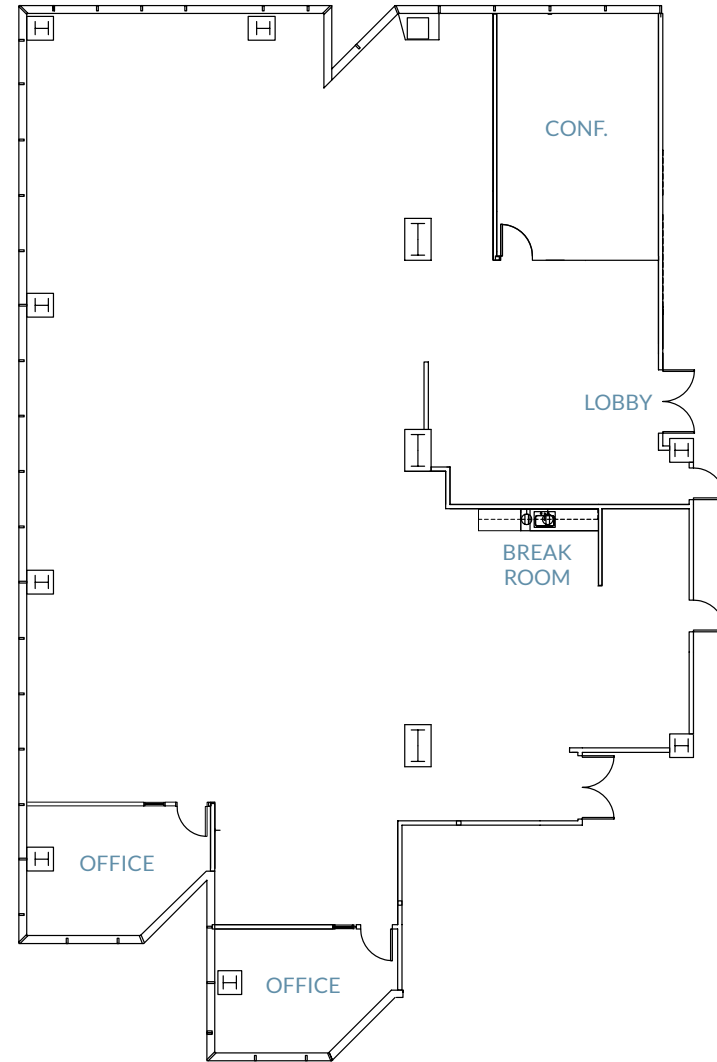
± 7,060 SF

SECOND FLOOR

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



## TOWER 1 | 3945 FREEDOM CIRCLE

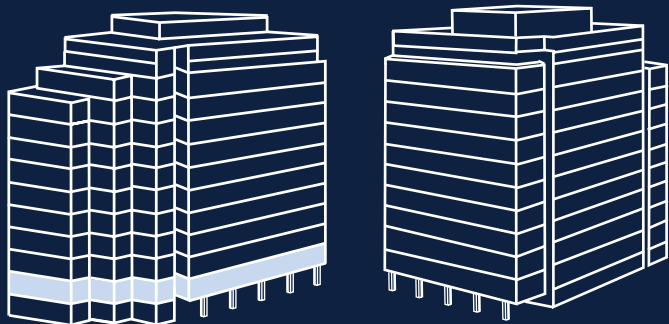
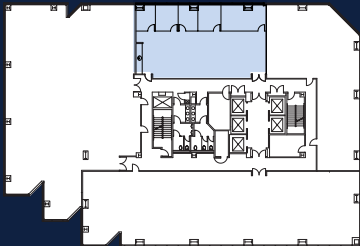


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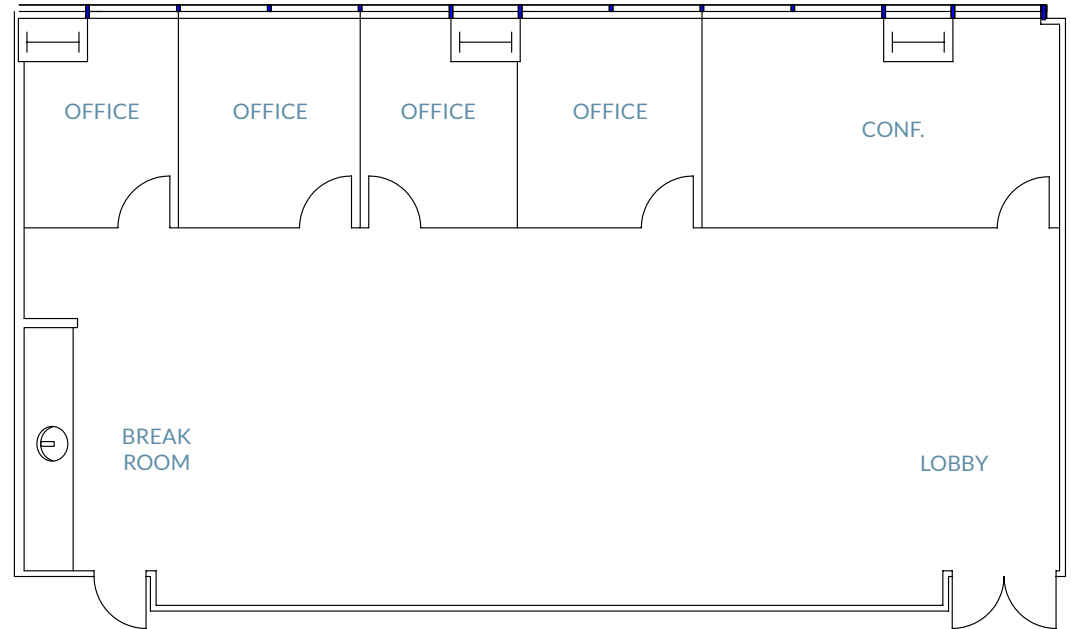
± 2,609 SF

SECOND FLOOR

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



## TOWER 1 | 3945 FREEDOM CIRCLE



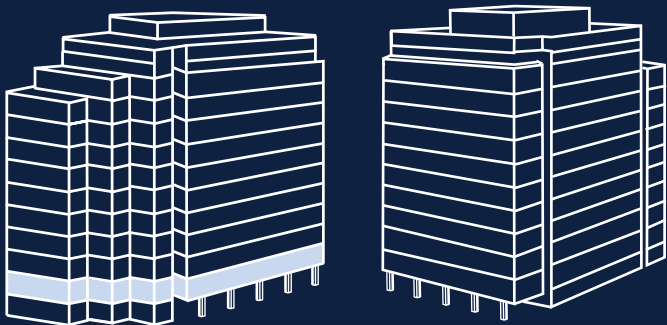
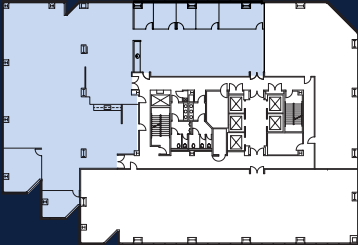
# Suite 240/260

± 9,669 SF

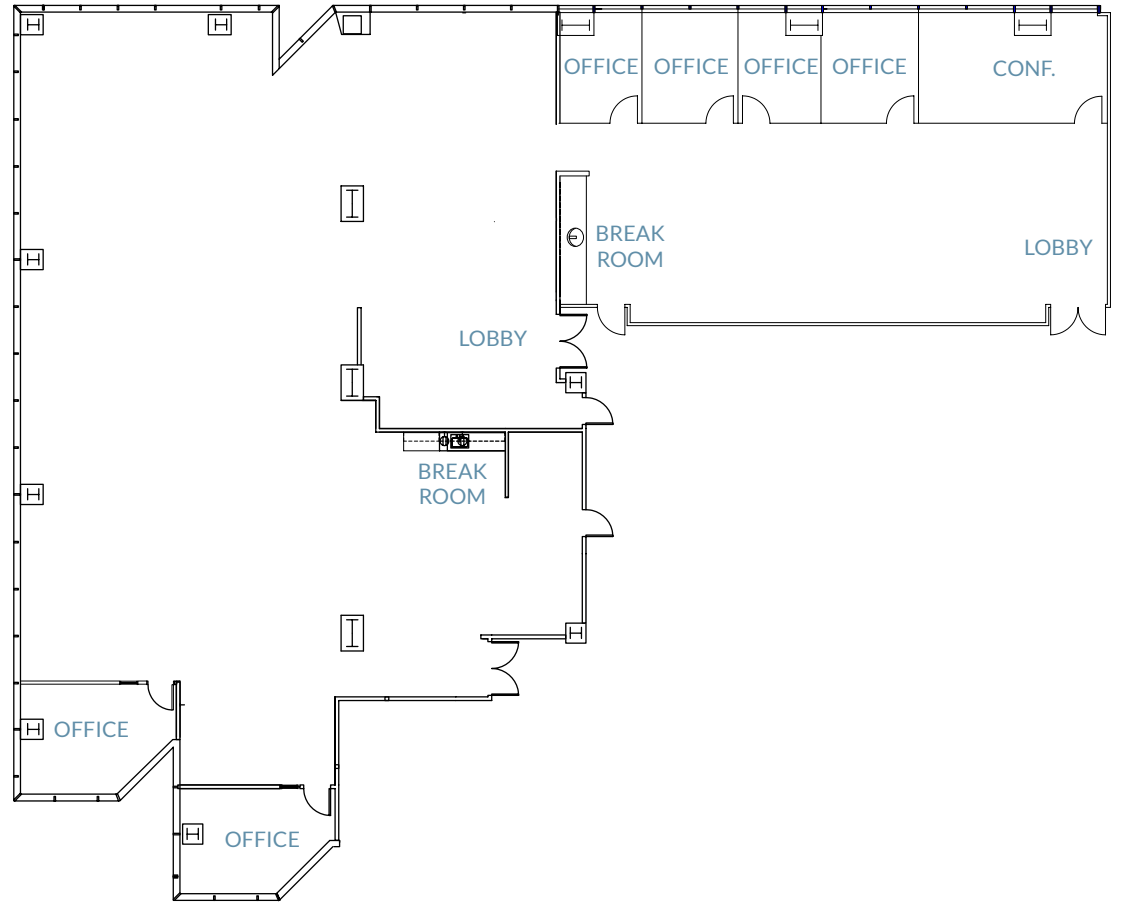
SECOND FLOOR

HYPOTHETICAL COMBINED PLAN

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



# TOWER 1 | 3945 FREEDOM CIRCLE



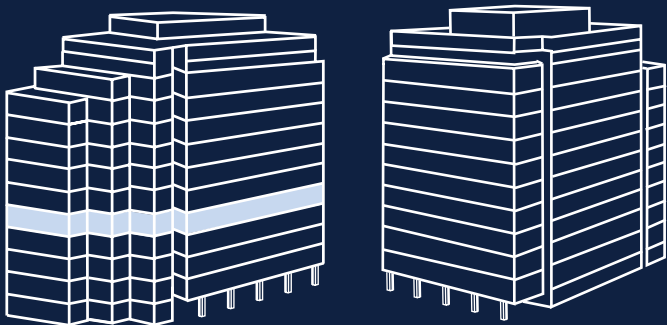
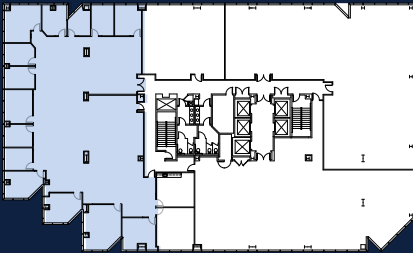


# Suite 540

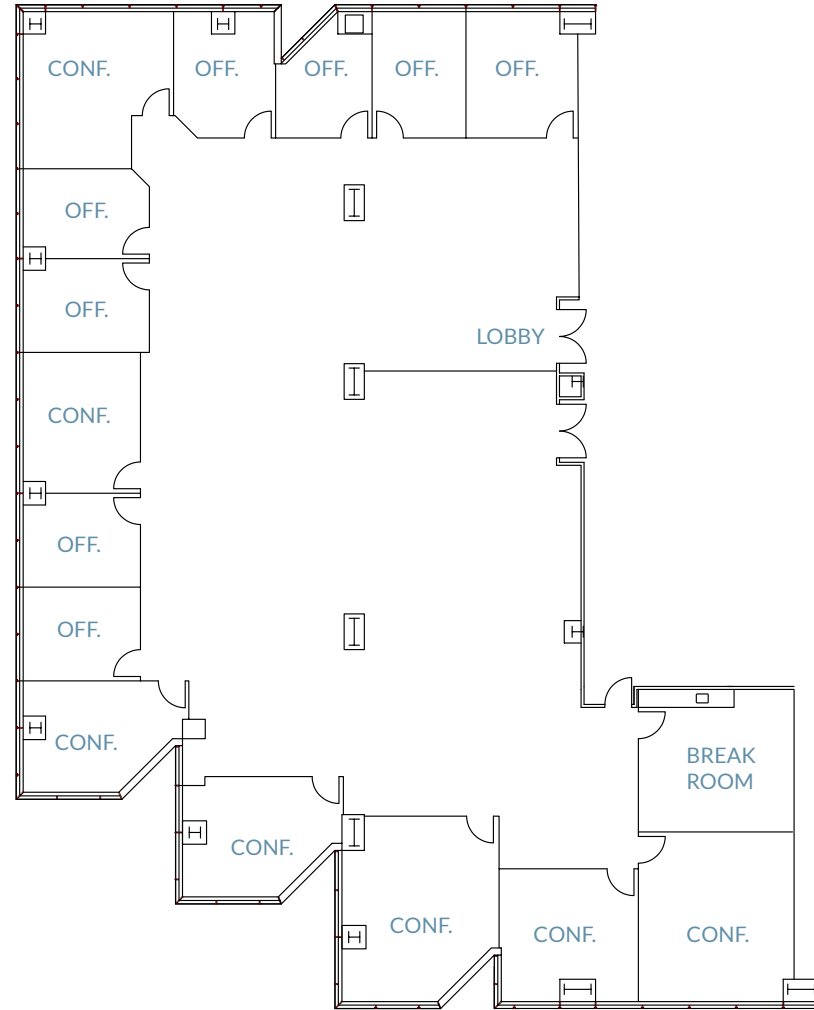
± 8,920 SF

FIFTH FLOOR

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



## TOWER 1 | 3945 FREEDOM CIRCLE

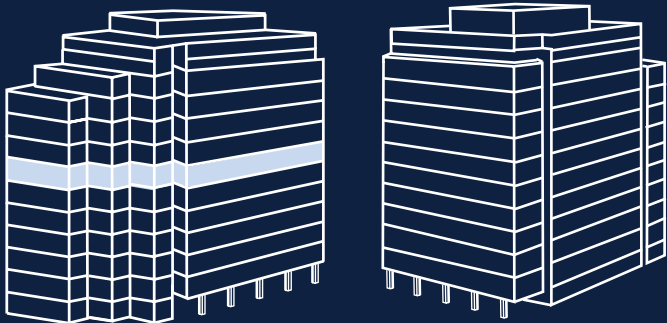
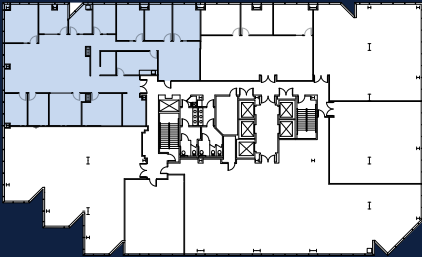


# Suite 730

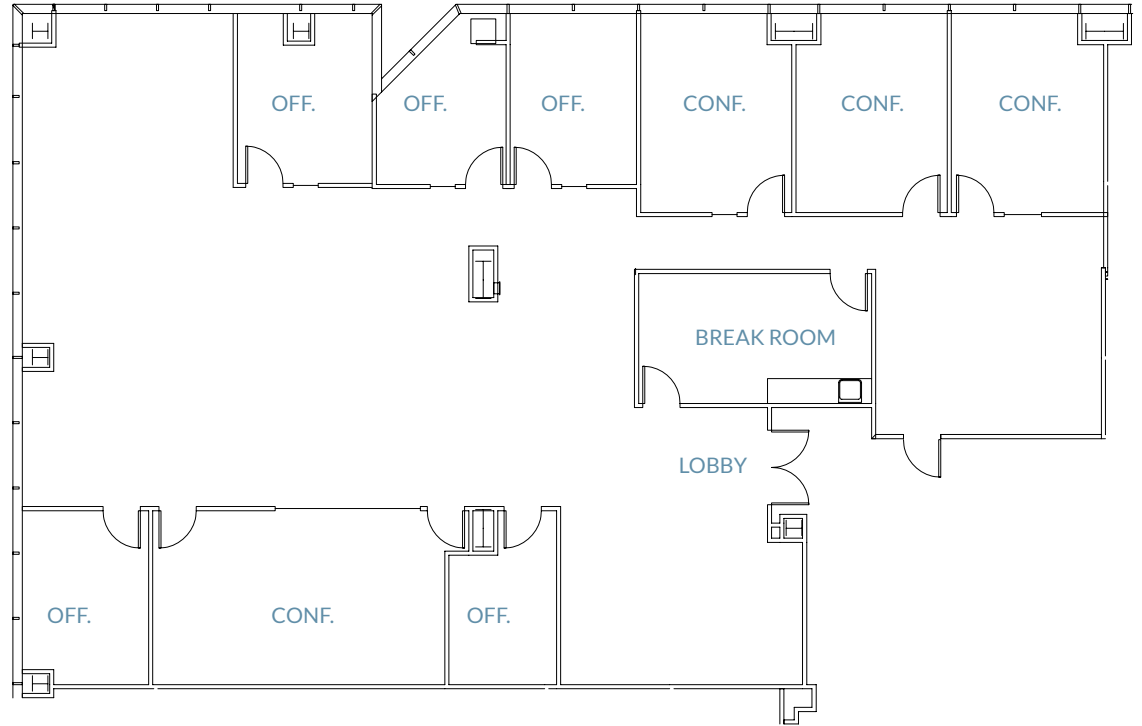
±5,270 SF

SEVENTH FLOOR

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



# TOWER 1 | 3945 FREEDOM CIRCLE

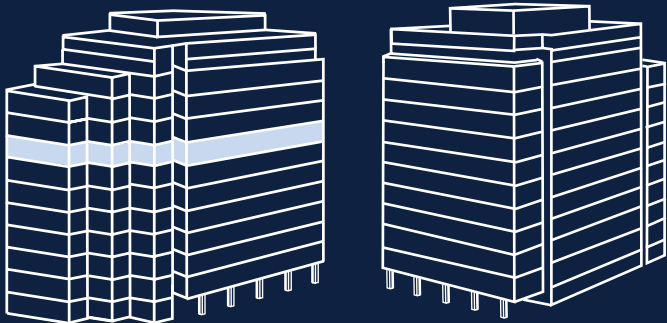
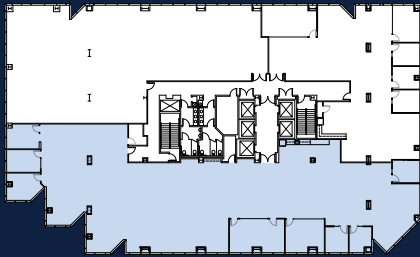


# Suite 800

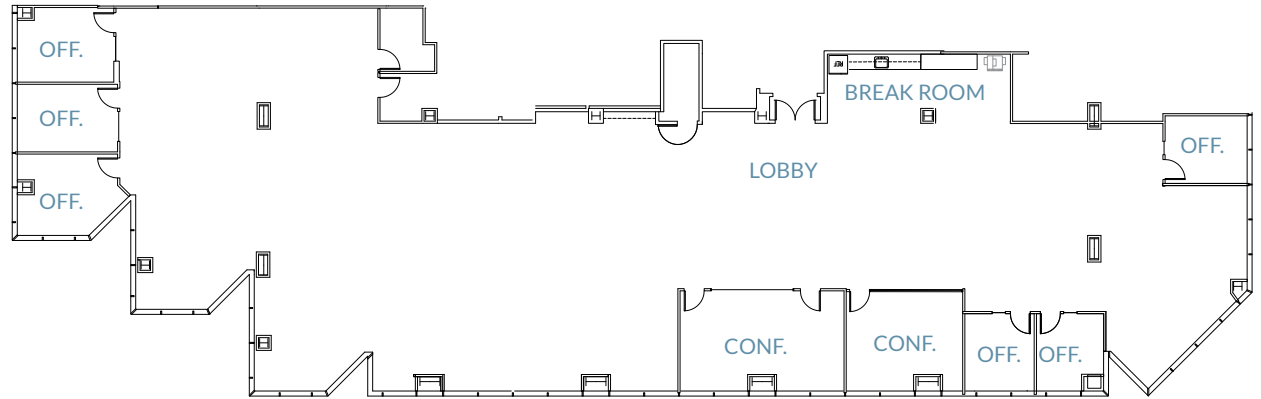
±10,161 SF

EIGHTH FLOOR

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



## TOWER 1 | 3945 FREEDOM CIRCLE

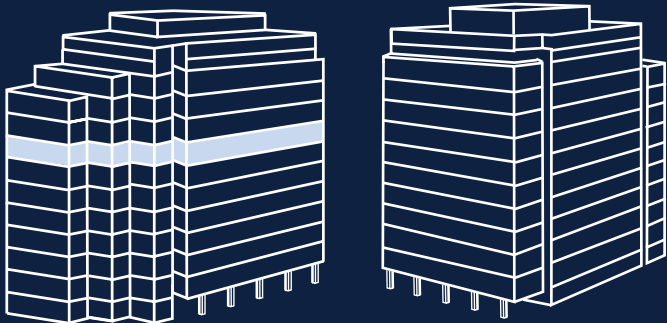
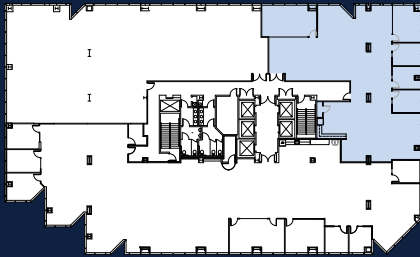


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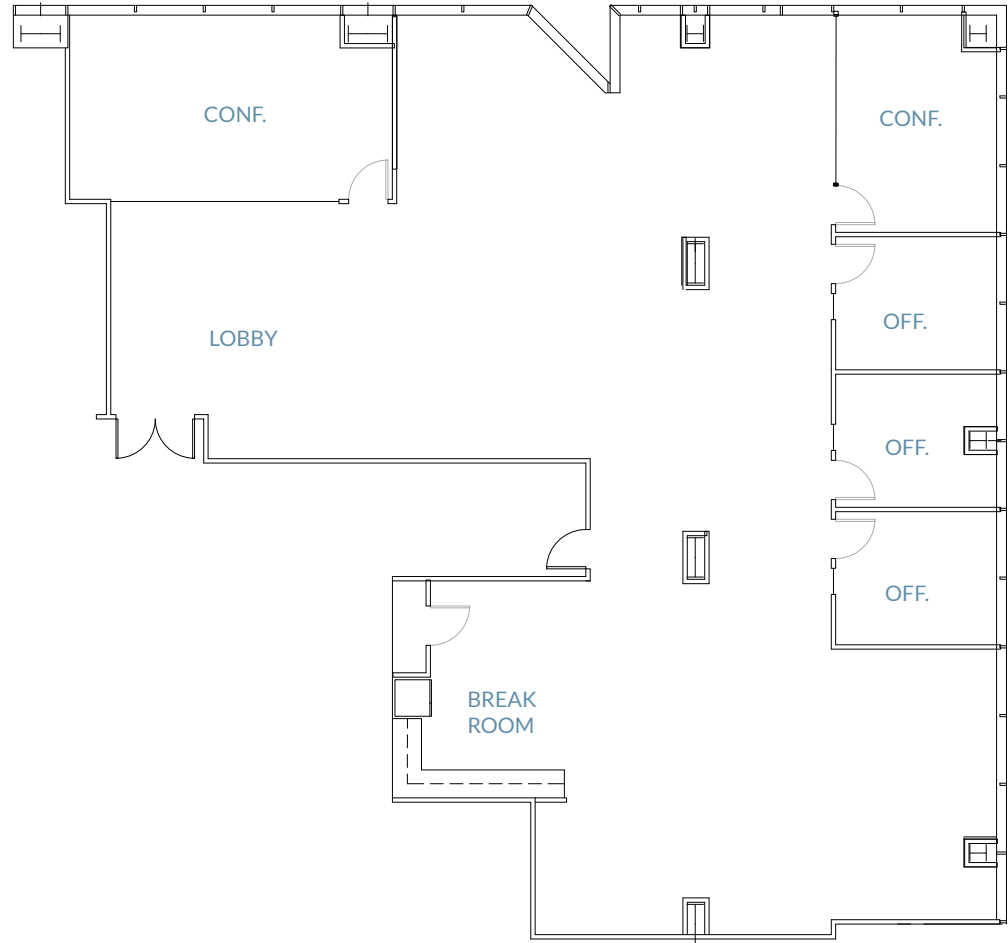
±4,953 SF

EIGHTH FLOOR

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



## TOWER 1 | 3945 FREEDOM CIRCLE

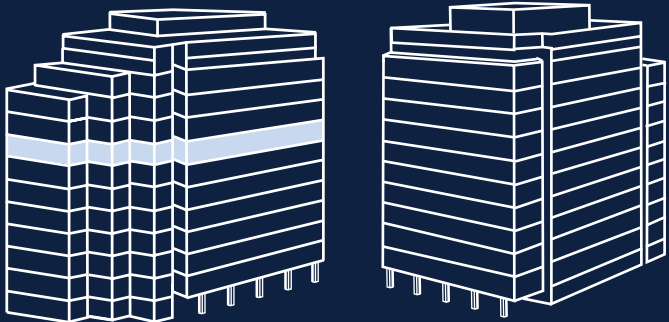
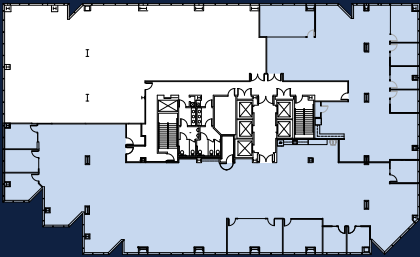


# Suite 800/860

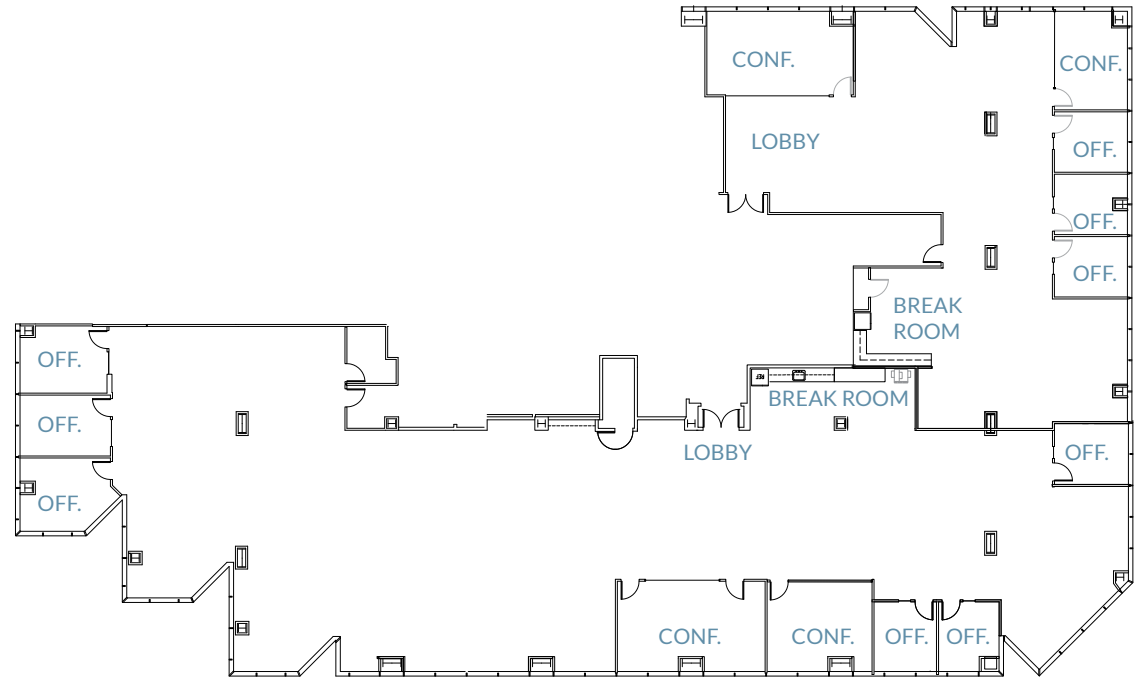
±15,114 SF

EIGHTH FLOOR

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



# TOWER 1 | 3945 FREEDOM CIRCLE

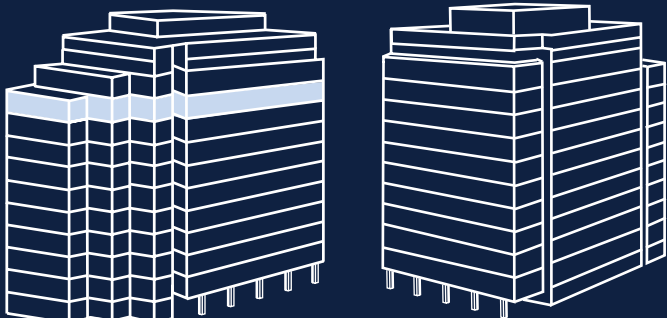
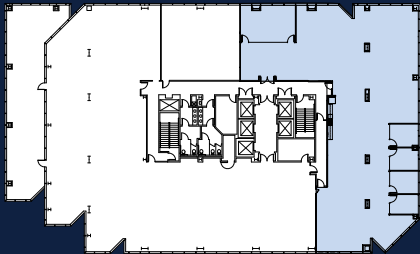


# Suite 1050

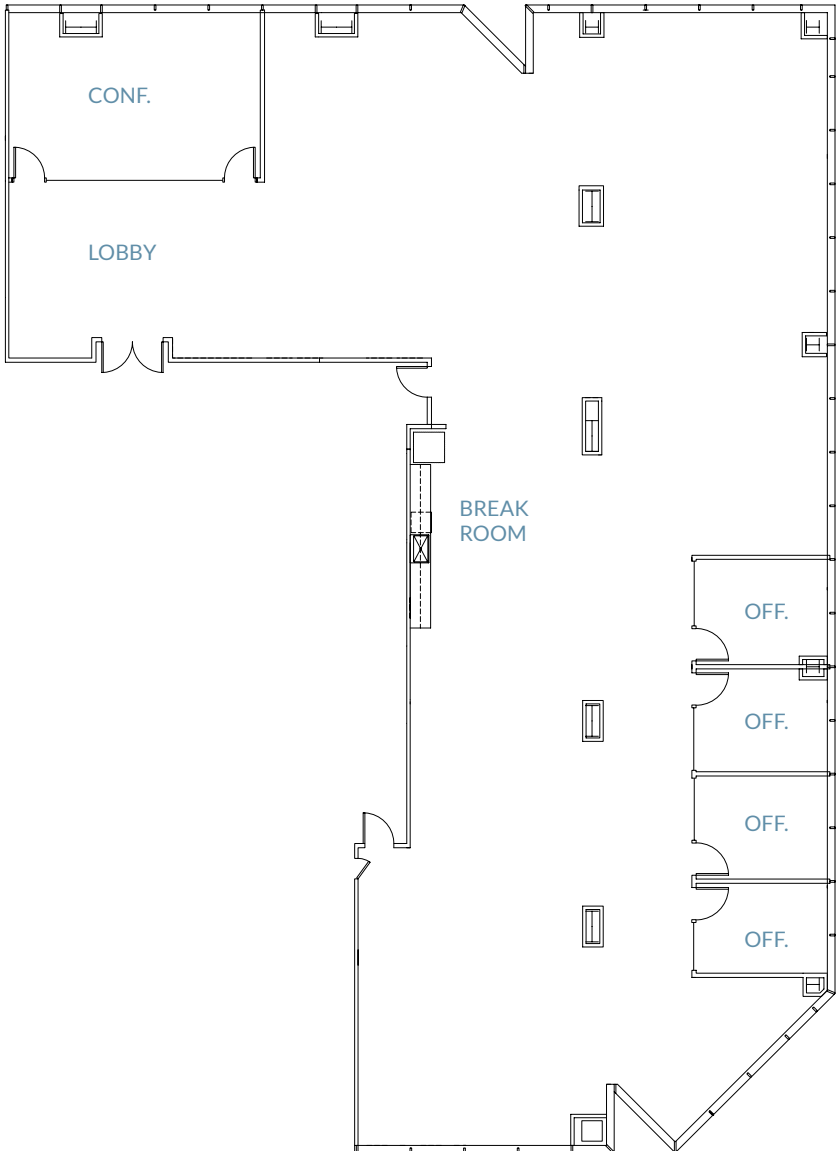
±7,569 SF

TENTH FLOOR

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



# TOWER 1 | 3945 FREEDOM CIRCLE

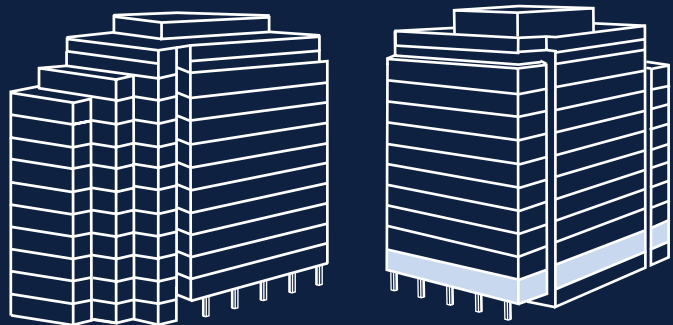
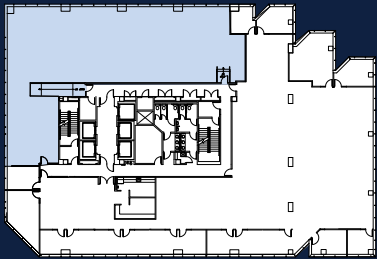


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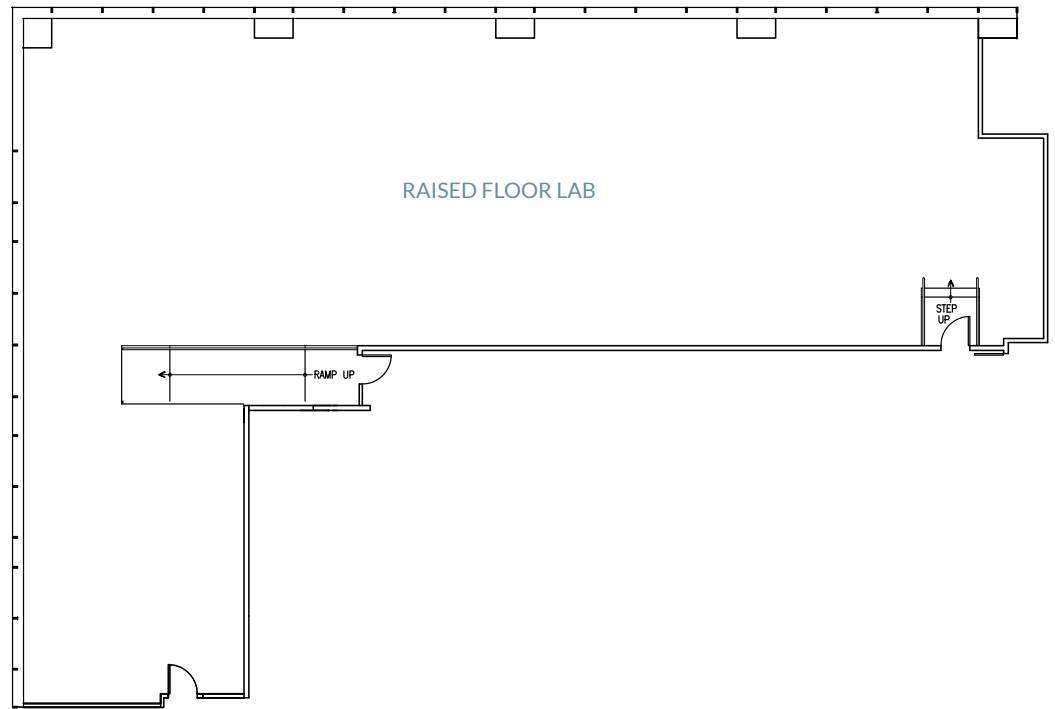
±5,868 SF

SECOND FLOOR

- > Raised Floor Lab
- > Upgraded HVAC and Power



# TOWER 2 | 3965 FREEDOM CIRCLE



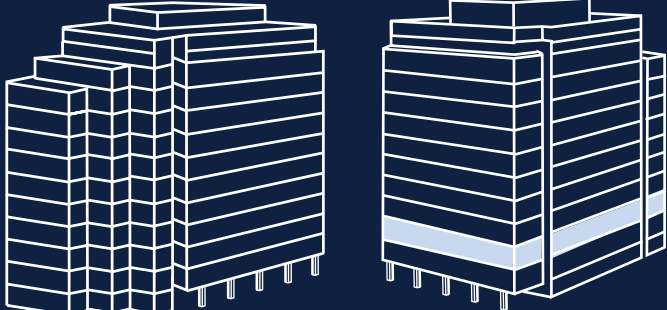
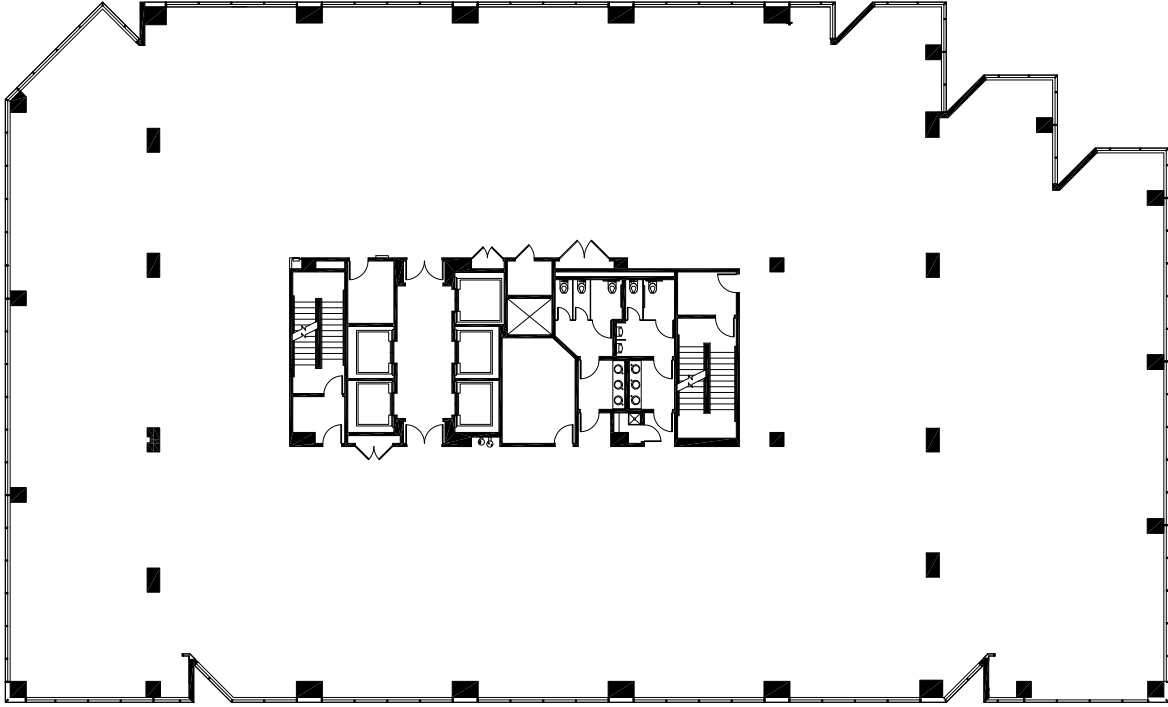
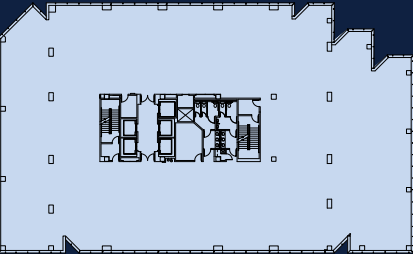
# Suite 300

±21,866 SF

THIRD FLOOR

> Warm Shell Condition

# TOWER 2 | 3965 FREEDOM CIRCLE



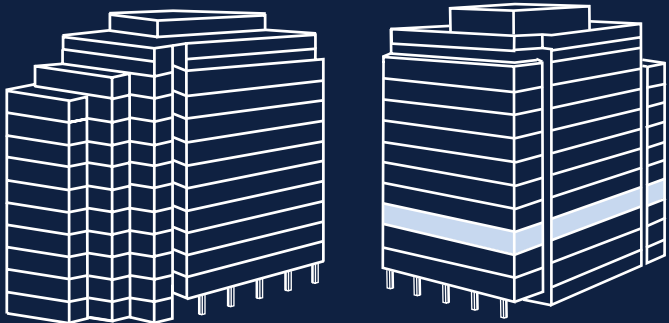
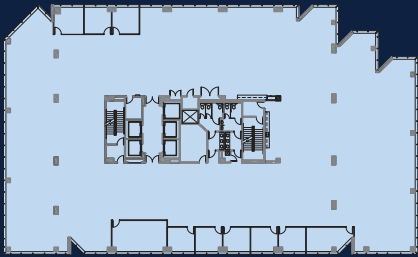


# Suite 400

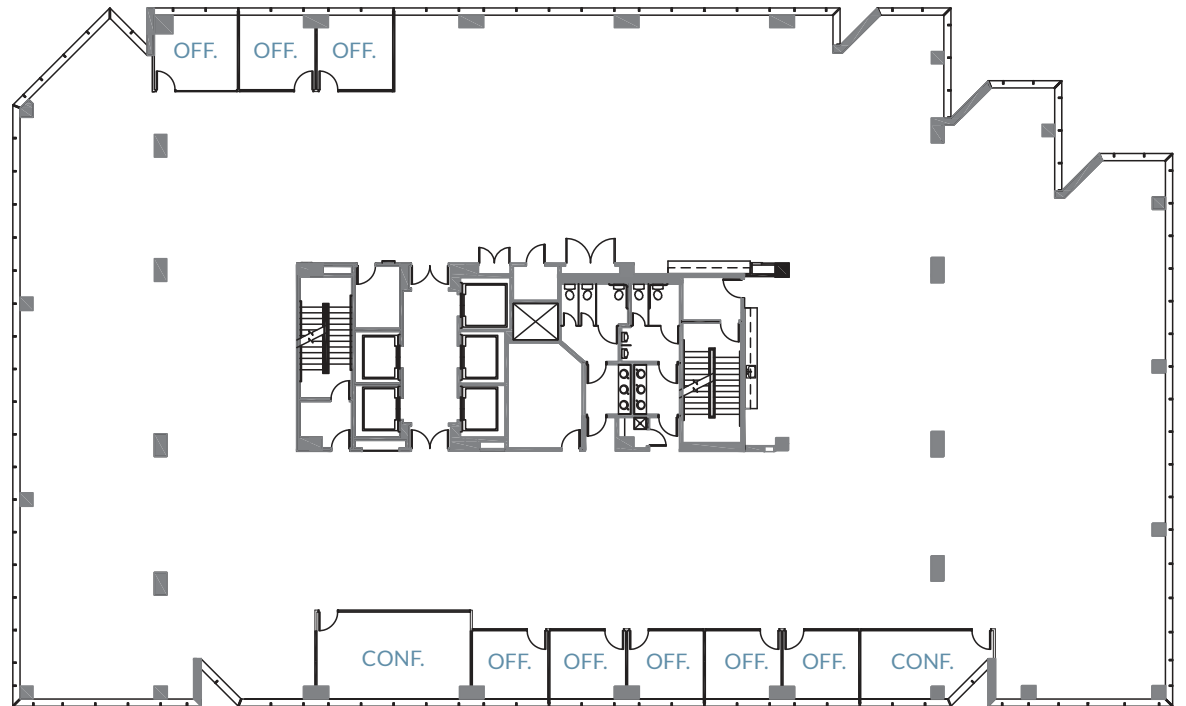
±21,866 SF

FOURTH FLOOR

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



## TOWER 2 | 3965 FREEDOM CIRCLE

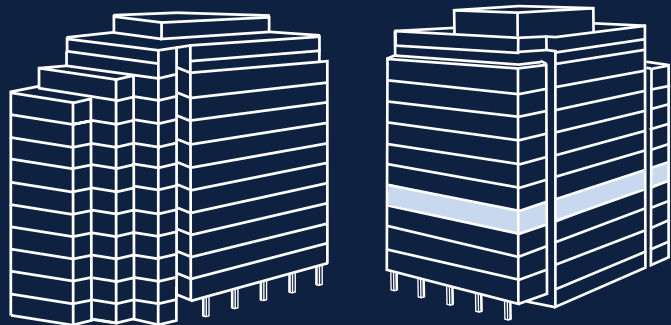
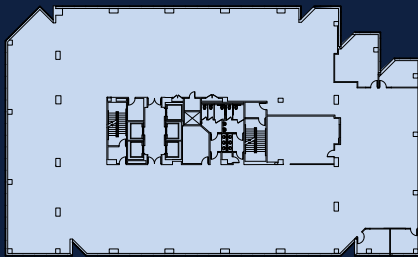


# Suite 500

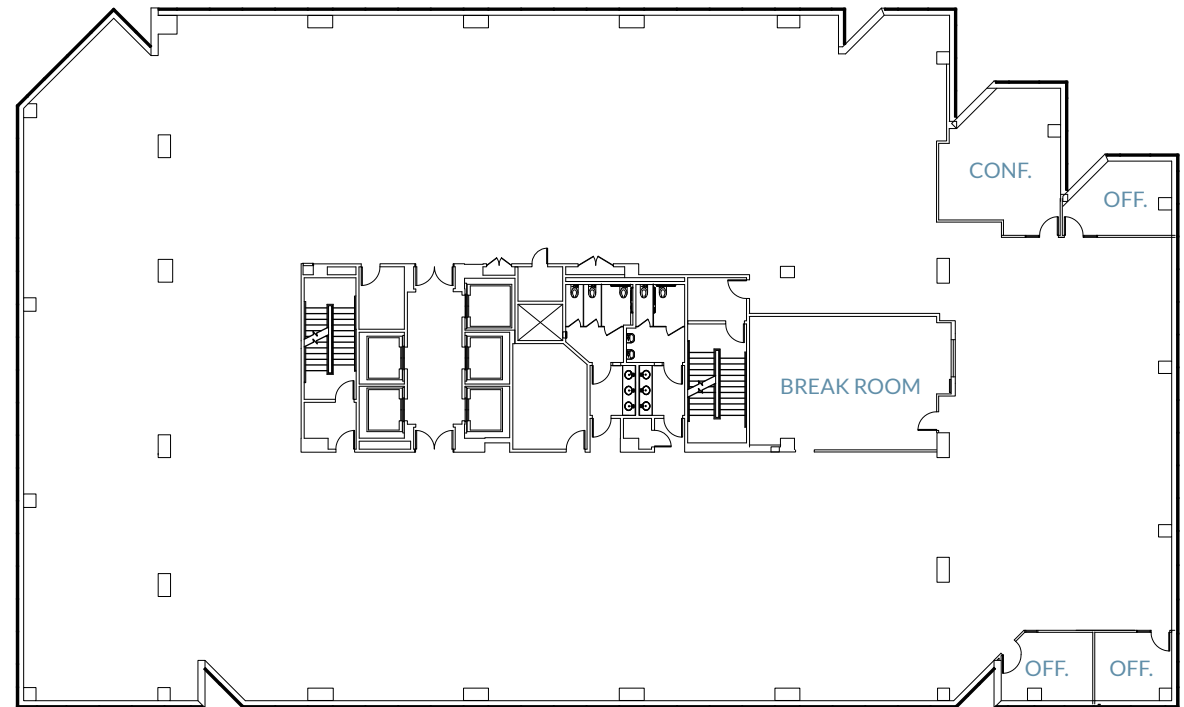
±21,866 SF

FIFTH FLOOR

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



## TOWER 2 | 3965 FREEDOM CIRCLE

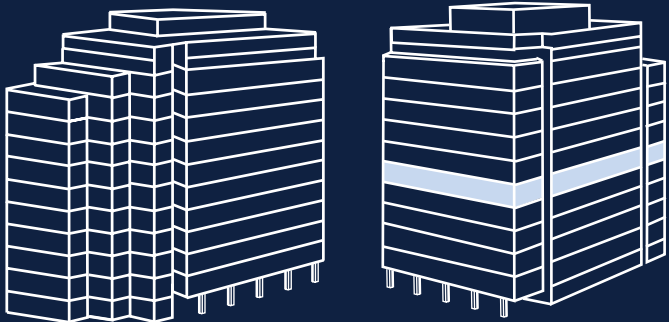
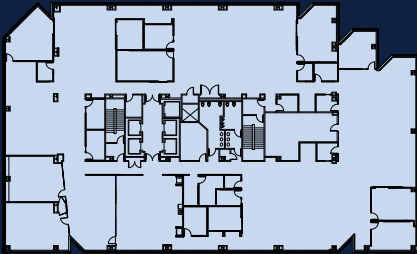


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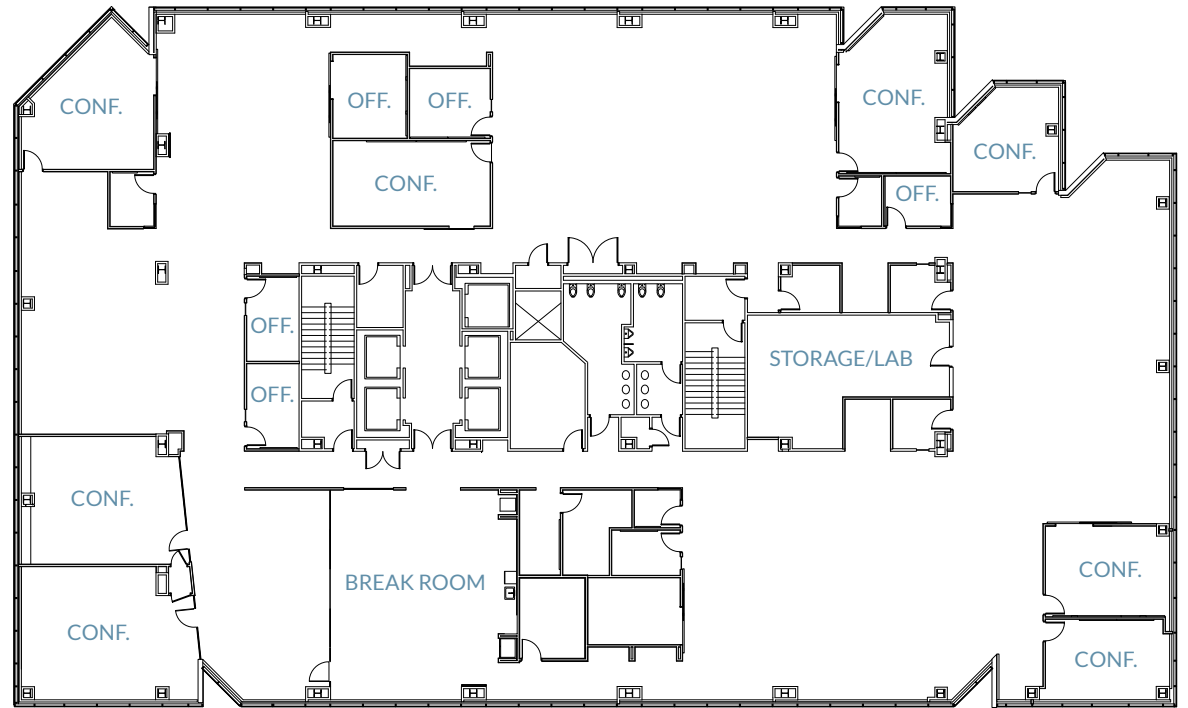
±21,866 SF

SIXTH FLOOR

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



# TOWER 2 | 3965 FREEDOM CIRCLE

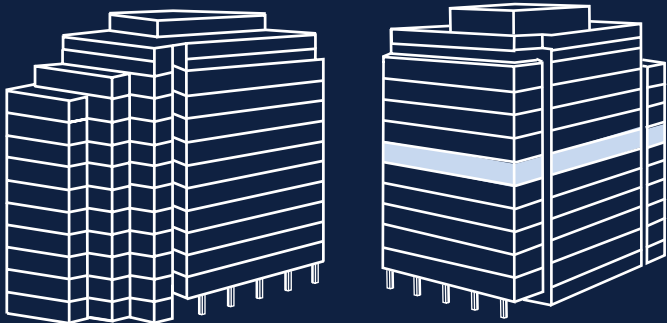
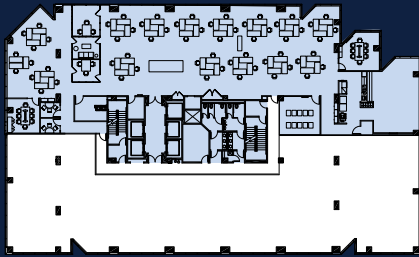


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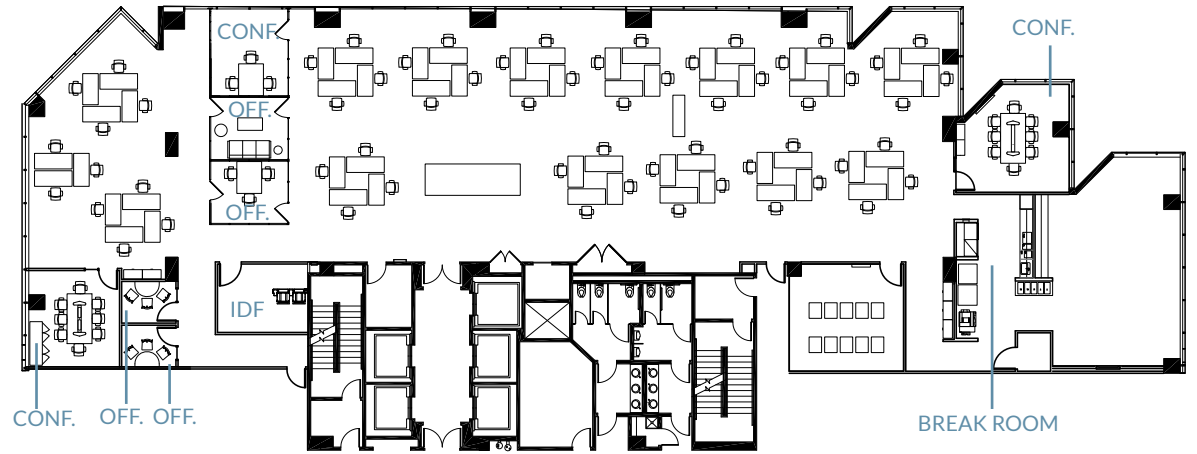
±11,178 SF

SEVENTH FLOOR

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



# TOWER 2 | 3965 FREEDOM CIRCLE

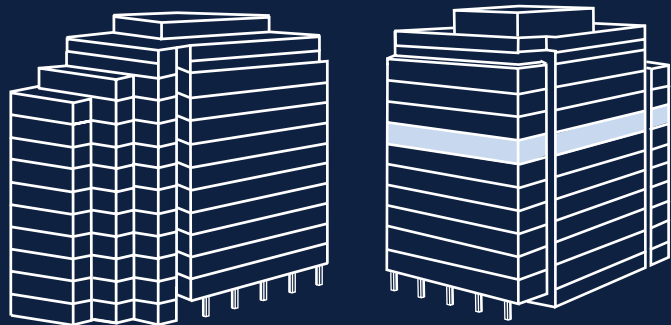
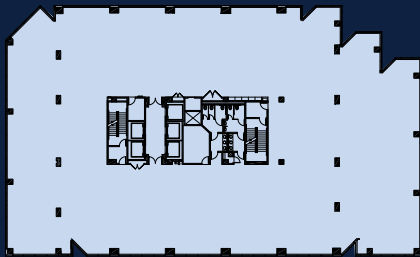


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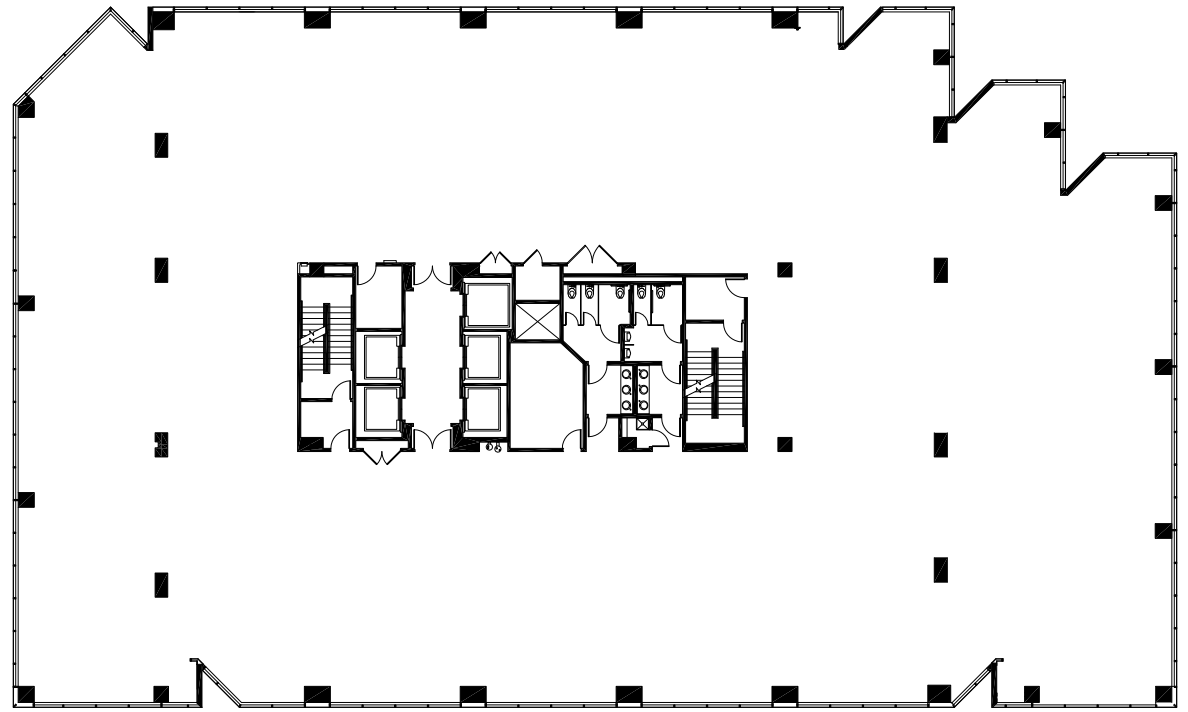
±21,866 SF

EIGHTH FLOOR

- > Warm Shell Condition
- > Unobstructed Views



## TOWER 2 | 3965 FREEDOM CIRCLE

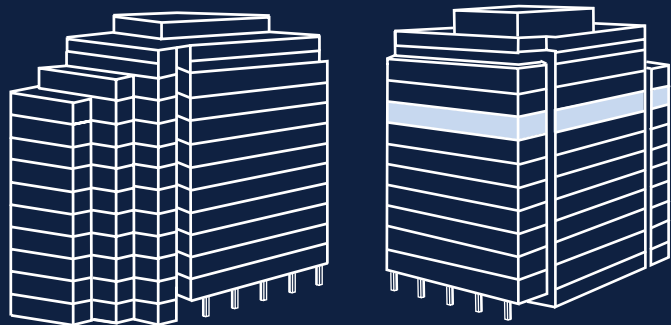
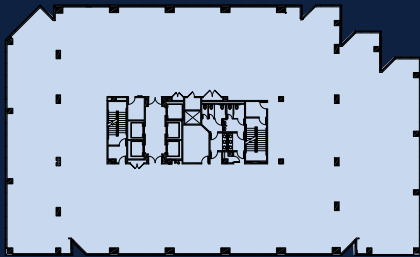


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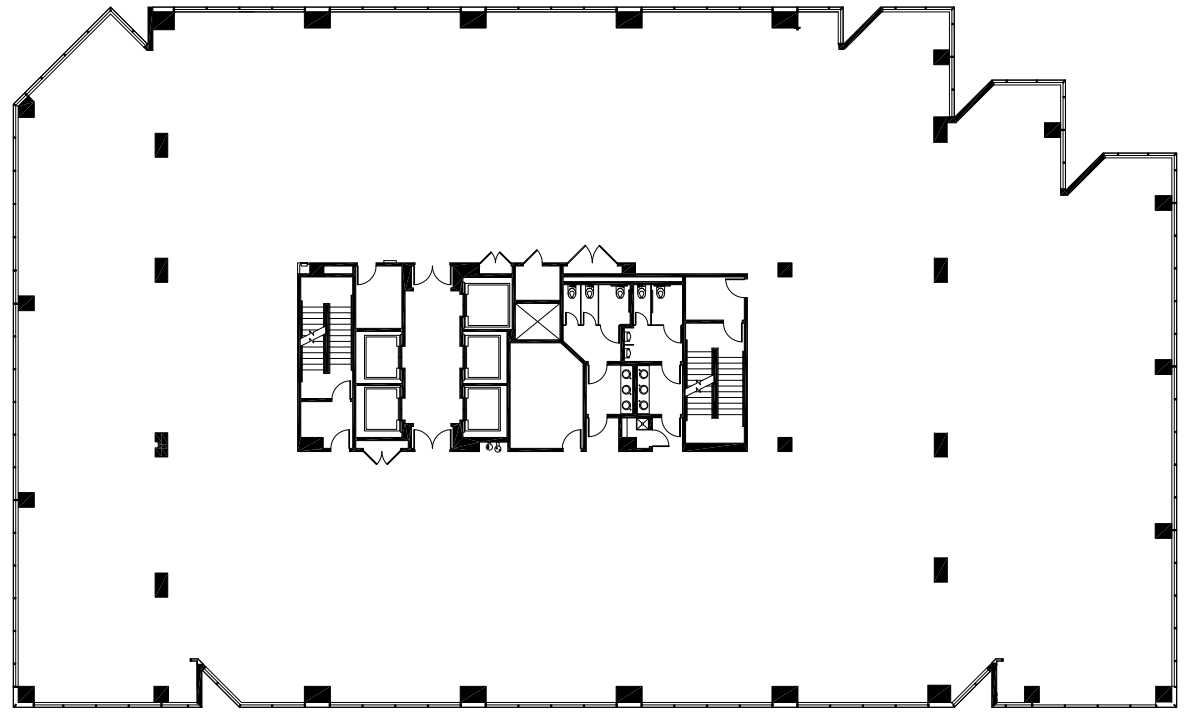
±21,866 SF

NINTH FLOOR

- > Warm Shell Condition
- > Unobstructed Views



# TOWER 2 | 3965 FREEDOM CIRCLE

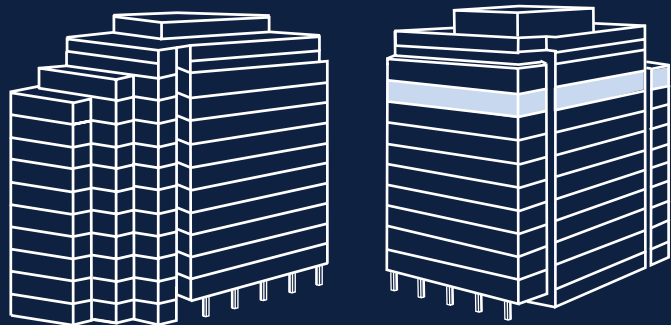
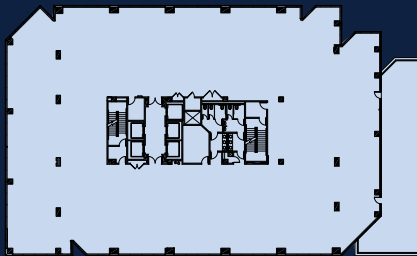


# Suite 1000

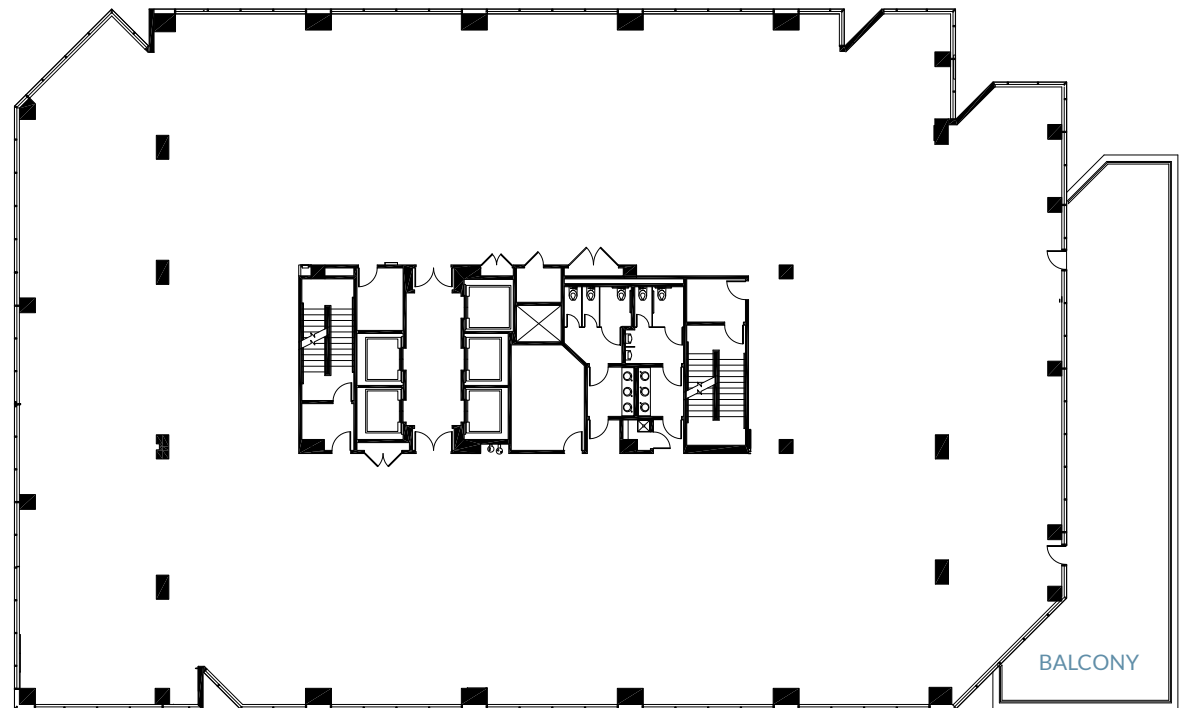
±21,718 SF

TENTH FLOOR

- > Warm Shell Condition
- > Unobstructed Views
- > Usable Balcony on Floor



## TOWER 2 | 3965 FREEDOM CIRCLE

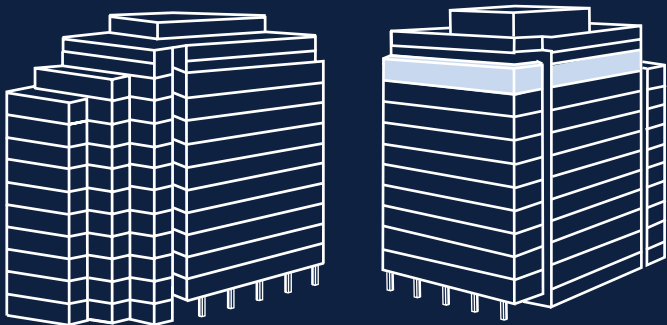
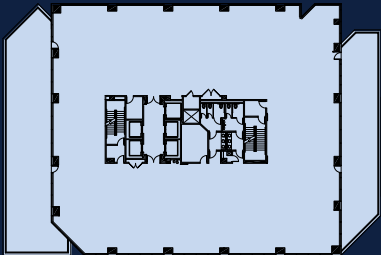


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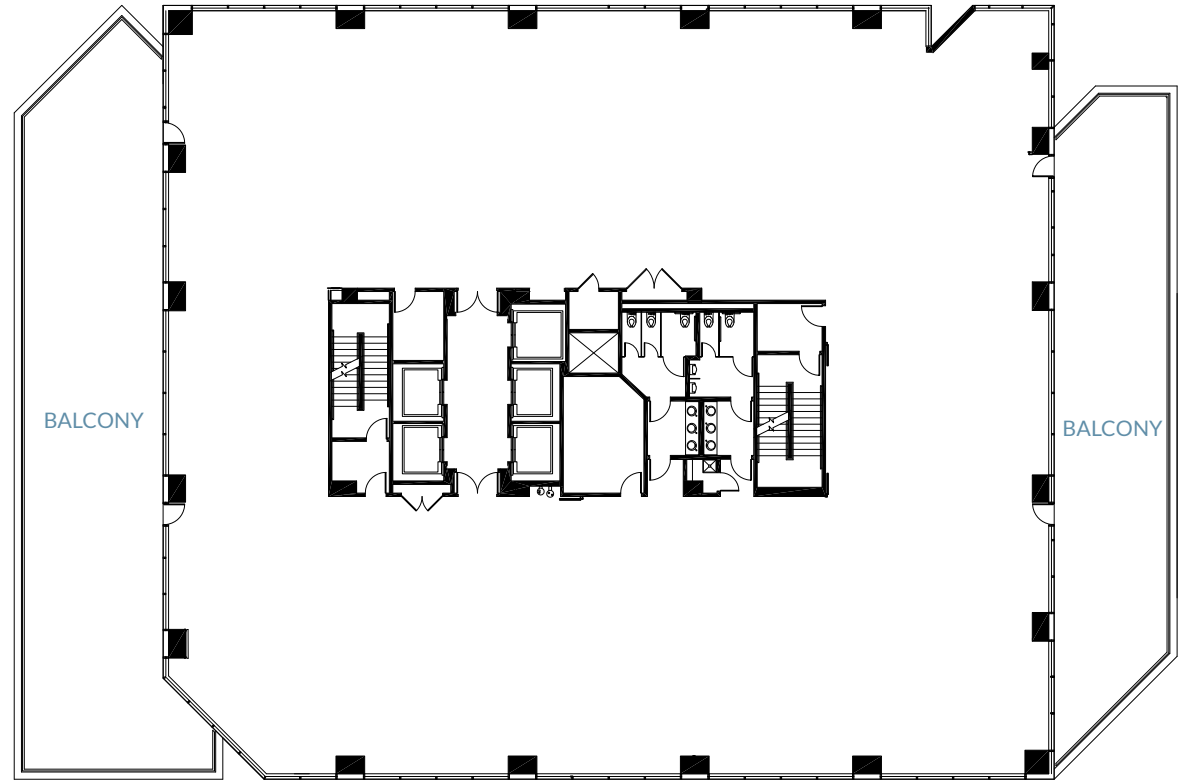
±19,638 SF

ELEVENTH FLOOR

- › Warm Shell Condition
- › Unobstructed Views
- › 2 Usable Balconies on Floor



## 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

MISSION  
COLLEGE

Avatar Hotel  
Kish Indian Kitchen & Bar  
IHOP

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

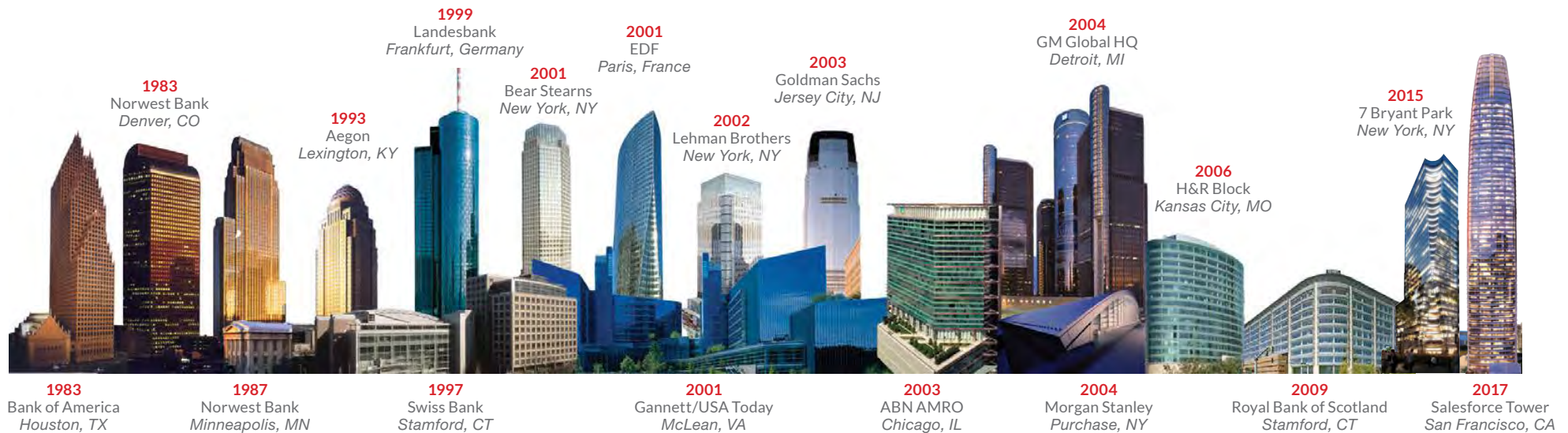
Opa! Santa Clara  
Whole Foods Market  
Floodcraft Brewing Co.  
Puesto  
Il Fornaio  
Silverlake Ramen  
Starbucks  
Tender Greens  
The Halal Guys

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](http://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**

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