



MISSION TOWERS

www.mission-towers.com

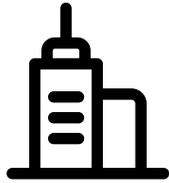
3975 & 3979 FREEDOM CIRCLE
SANTA CLARA | CALIFORNIA

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OVERVIEW



Twin 12-story,
Class A office buildings
totaling 587,296 S.F.



Interstate 101 frontage



VTA
1.5 Miles



San Jose Airport
5 Miles



Parking Ratio
3.5/1,000 RSF



On Site Campus Café



Caltrain Via Shuttle
3.7 Miles



2,000+ Hotel rooms
Within 1 Mile



San Jose
7 Miles

AWARDS



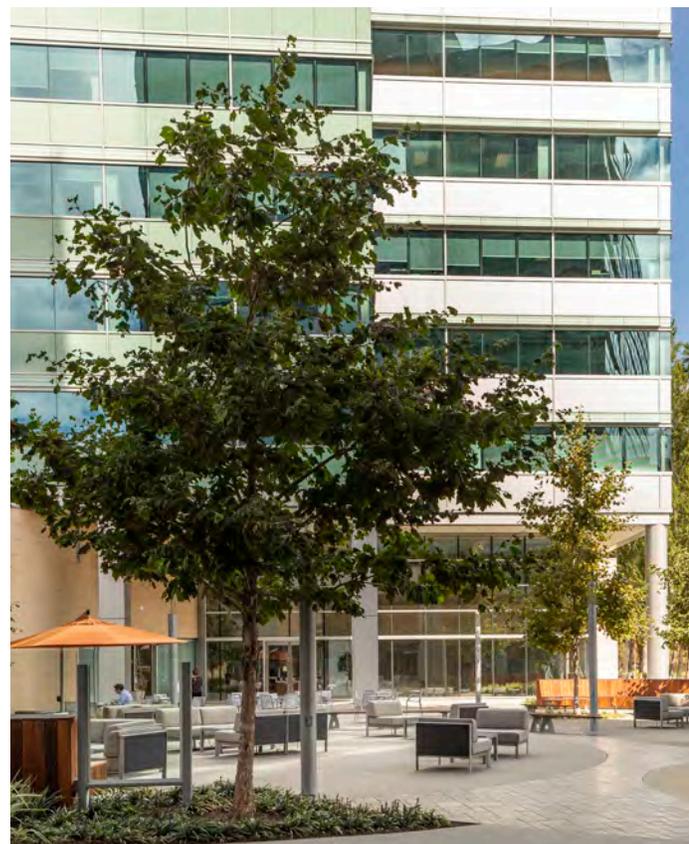
RENOVATION HIGHLIGHTS

- Newly enhanced building lobbies, with upgrades that add warmth to the distinctive existing elements - including new seating and break out areas and repositioned security desks.
- A state-of-the-art fitness facility, complete with showers and locker rooms.
- A 60-person training room and VIP lounge in Tower 1.
- A new, state-of-the-art tenant conferencing facility comprised of a 20-person board room, 45-person training room, complete with video conferencing capabilities and an adjacent catering lounge in Tower 2.
- Newly activated courtyard area, with seating for outdoor meeting and dining, surrounded by distinctive landscaping and a living wall.
- Mission Café, offering lunch and catering service, and an adjacent coffee bar serving a variety of coffee drinks, grab and go breakfast items and snacks.



PROJECT SPECIFICATIONS

Building address:	3975 & 3979 Freedom Circle Santa Clara, CA 95054
Year constructed:	2000
Interiors renovated:	2018
Building architect:	Hellmuth Obata + Kassabaum
Interior architect:	Gensler LPA
Contractor:	Webcor Builders
Exterior material:	Glass & metal panel custom curtainwall
Number of floors:	12
Total rentable area:	Mission Tower I - ±293,557 S.F. Mission Tower II - ±293,739 S.F.
Typical floor size:	Mission Tower I - ±25,800 S.F. Mission Tower II - ±25,700 S.F.
Approx. load factors:	14%
Slab-to-slab height:	13' 6"
1st Floor slab-to-slab:	16'
Finish ceiling height:	9' Typical
Main lobby height:	Approximately 30'
Window module:	5' Width
Window dimensions:	Continuous glassline
Column spacing:	30' Center to center
Power:	400 Amps/208 Volt & 100 Amps/480 Volt Per Floor
Restroom fixtures:	Granite counter tops and ceramic tile floor
Elevators:	OTIS, 5 passenger, 1 freight
Security:	Key card entry and elevator control closed circuit TV surveillance
Parking:	Above ground garage (4 stories with 2 elevators) 3.5/1,000 parking ratio
EV Stations:	12 stalls (6 dual head charging stations)
HVAC:	VAV terminal units
Total cooling capacity:	800 Tons



PROJECT AMENITIES



CAR WASH



HONEY BEES

ON-SITE



ON-SITE
PROPERTY
MANAGEMENT



PARKING
GARAGE



PUTTING GREEN
& BOCCE BALL



KEY CARD ENTRY
ELEVATOR CONTROL
ON-SITE SECURITY



VEGGIE
GARDEN



NEW GYM
IN TOWER 1

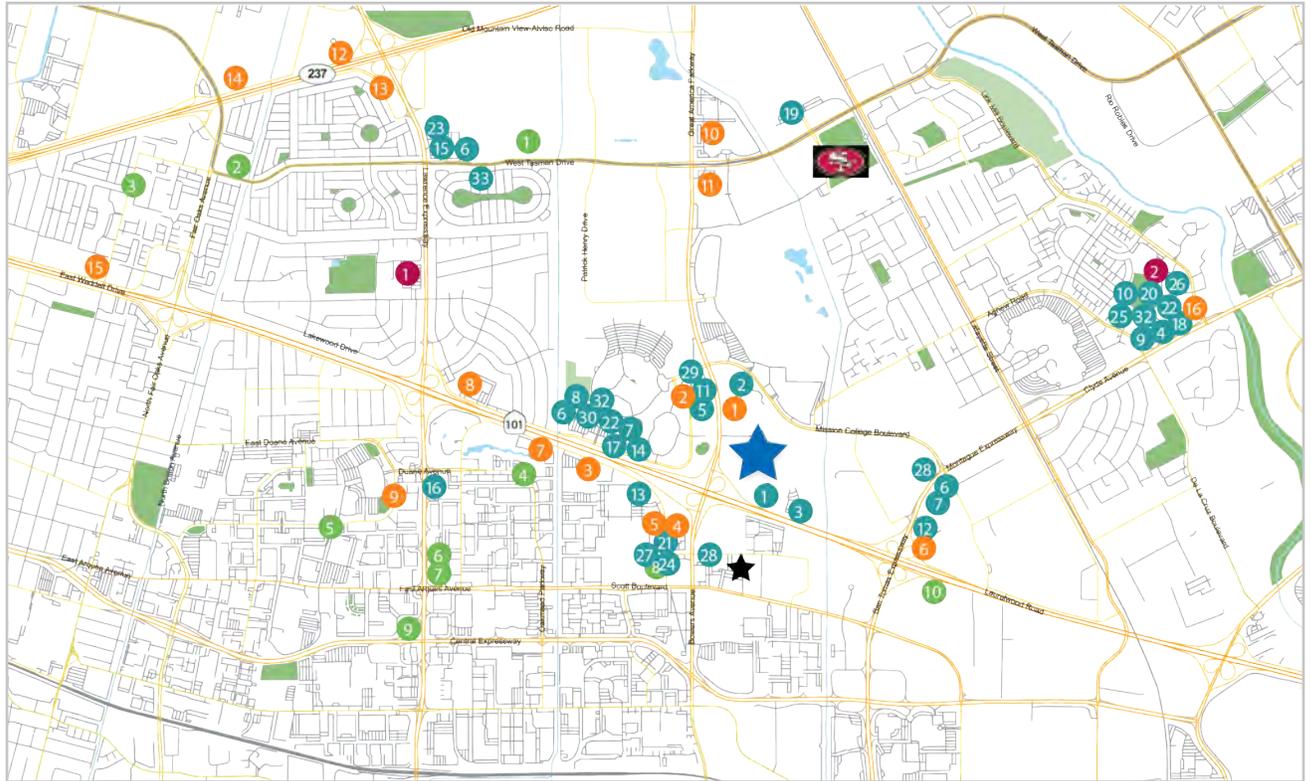


LANDSCAPED
OUTDOOR PLAZA

NEW CONFERENCE FACILITIES



AREA AMENITIES



RESTAURANTS

1. Birks
2. Parcel 104
3. Pedro's
4. Piatti
5. Bennigans
6. Subway
7. Starbucks
8. Mexicali Grill
9. Red Robin
10. Chipotle
11. IHOP
12. Montague's Cafe
13. El Torito
14. In-N-Out Burger
15. Gobi Mongolian BBQ
16. Coco's Bakery Restaurant
17. Tomatina
18. Peet's Coffee & Tea
19. David's Restaurant
20. Fantasia Coffee & Tea
21. Jack in the Box
22. Jamba Juice
23. Steven's Philly Cheesesteak
24. McDonald's
25. Premier Pizza
26. Mezbaan Bar & Indian
27. Sizzler
28. Specialty's Cafe & Bakery
29. Amarin Thai
30. World Wrapps
31. The Prolific Oven
32. Yo Yo Sushi

HOTELS

1. Santa Clara Marriott
2. Avatar Hotel
3. The Plaza Suites
4. Embassy Suites Hotel
5. TownePlace Suites
6. Biltmore Hotel and Suites
7. Residence Inn I
8. Ramada Inn
9. Residence Inn II
10. Hyatt
11. Hilton Santa Clara
12. Country Inn Suites
13. Quality Inn
14. Extended Stay American
15. Americas Best Value Inn
16. Hyatt House

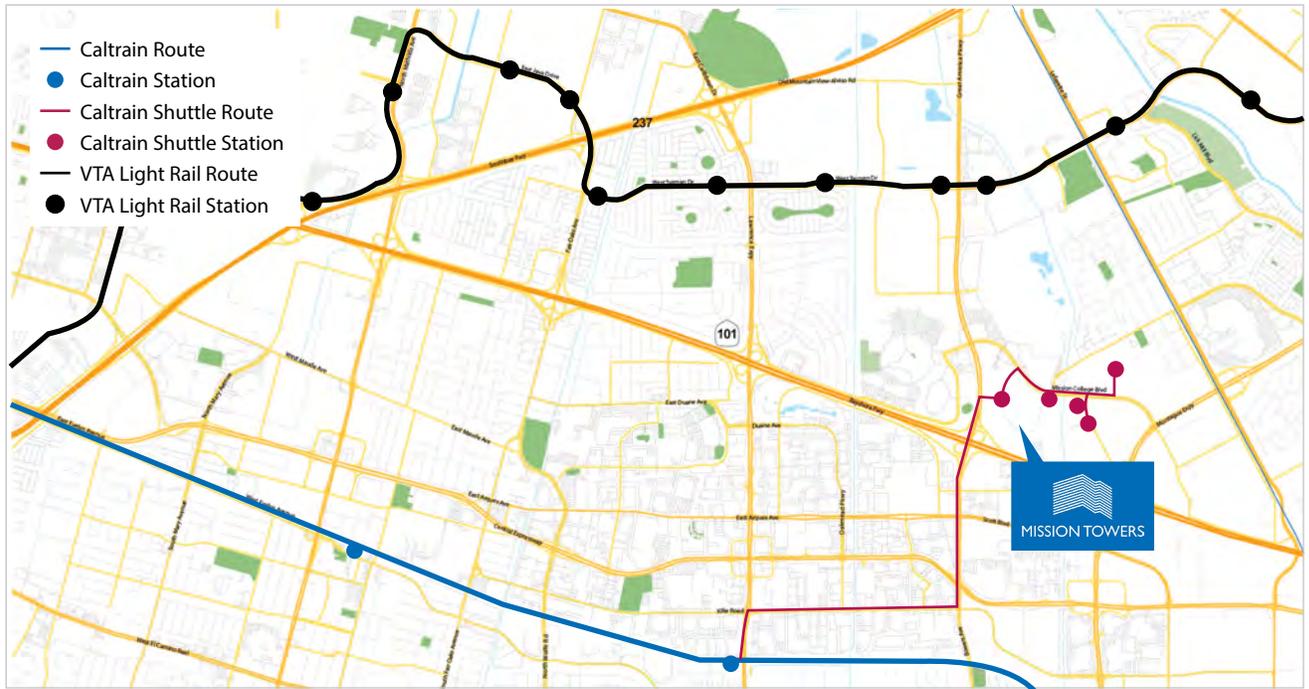
HEALTH CLUBS

1. Smash Gyms
2. FTX Martial Arts & Fitness
3. Sunnyvale Fitness Motivation
4. City Sport Physical Therapy
5. Sunnyvale Fitness
6. Yoga @ Cindy's, Inc.
7. 24 Hour Fitness
8. Bay Club Santa Clara
9. Morph FITT
10. Gold's Gym

SHOPPING CENTERS

1. Lakewood Shopping Center
2. Rivermark Village

TRANSPORTATION



CALTRAIN

- Transportation line from San Francisco to Gilroy
- Lawrence Station is closest stop
- Mission Shuttle (operated by Caltrain) to/from 3989 Hichborn and Lawrence Station (14-19 minutes)
- 50+ local and limited weekday stops (to/from)
 - San Francisco: 61 Minutes
 - San Mateo: 42 Minutes
 - Palo Alto: 15 Minutes
 - Mountain View: 7 Minutes
 - Downtown San Jose: 12 Minutes

VTA LIGHT RAIL /BUS

- Light Rail service to/from Mountain View to South San Jose (Old Ironside or Great America Station)
- Bus Service to/from Great America Station to Freedom Circle/Mission College Blvd.
- San Jose Diridon Station connection to Caltrain, Amtrak, ACE and DASH

AVAILABILITIES

TOWER I

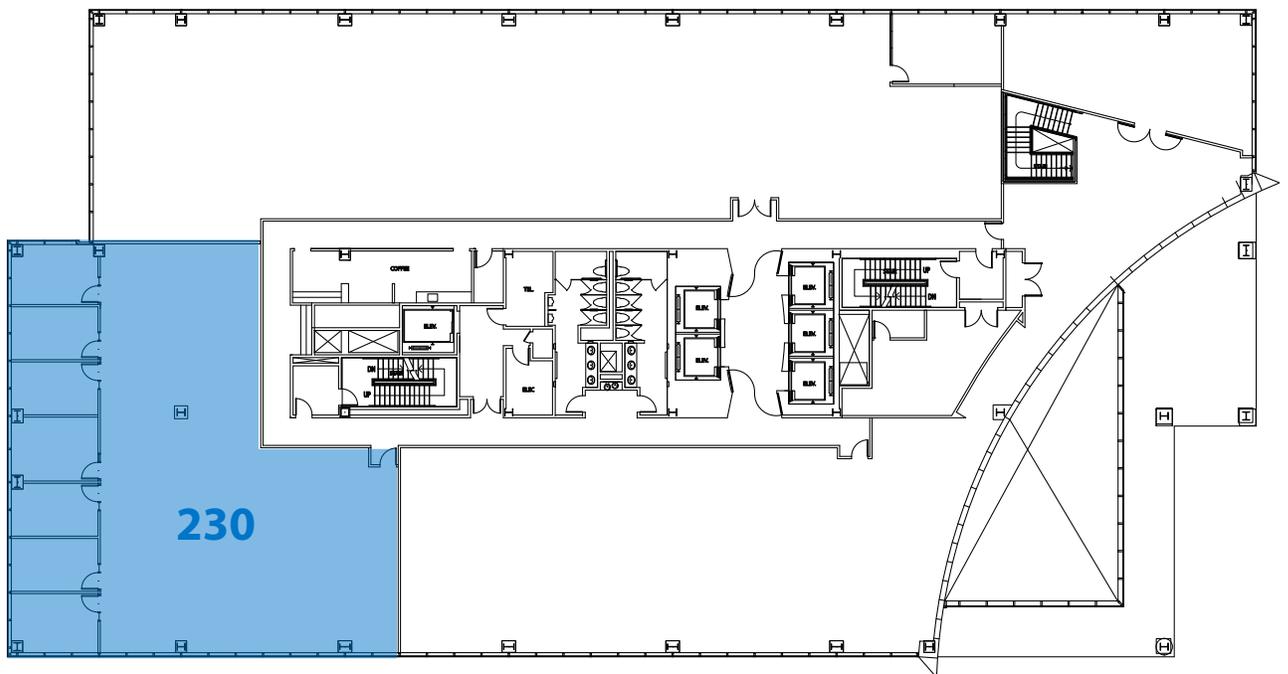


AVAILABILITIES

TOWER I

5,280 RSF | Floor 2 | Suite 230

Available in 60 days - sublease through 5/31/2021
Direct deal negotiable

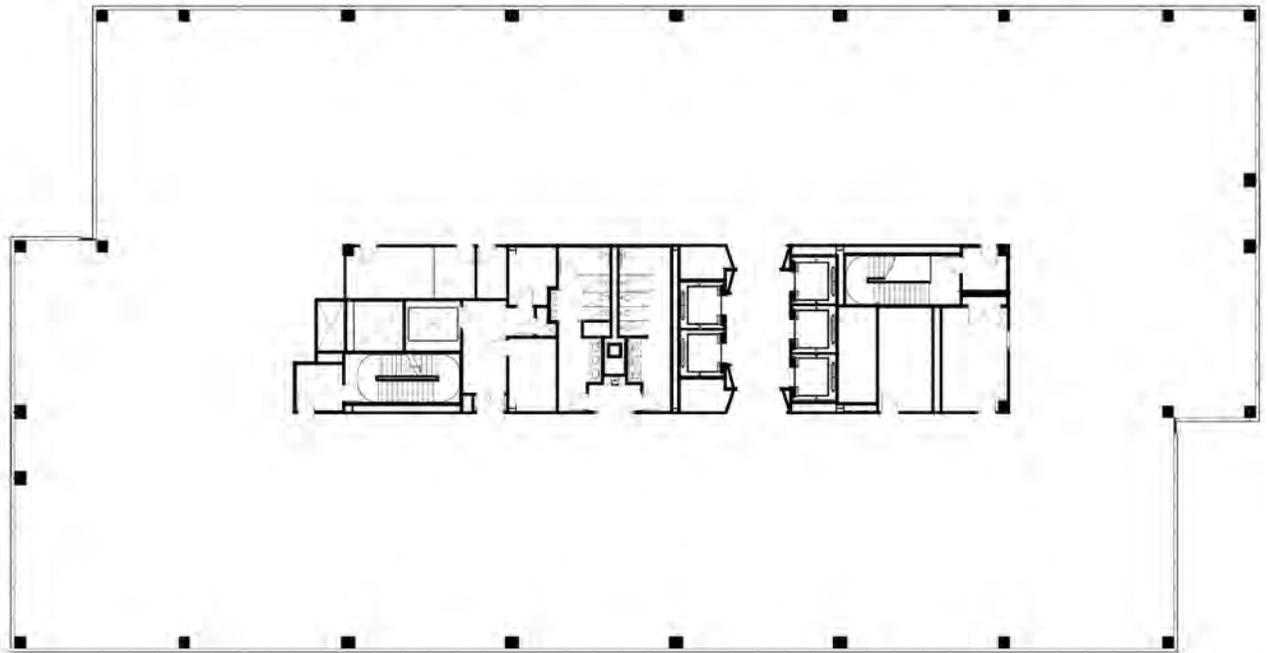


AVAILABILITIES

TOWER I

25,656 RSF | **Floor 3** | **Suite 300**

Available Q3 2019

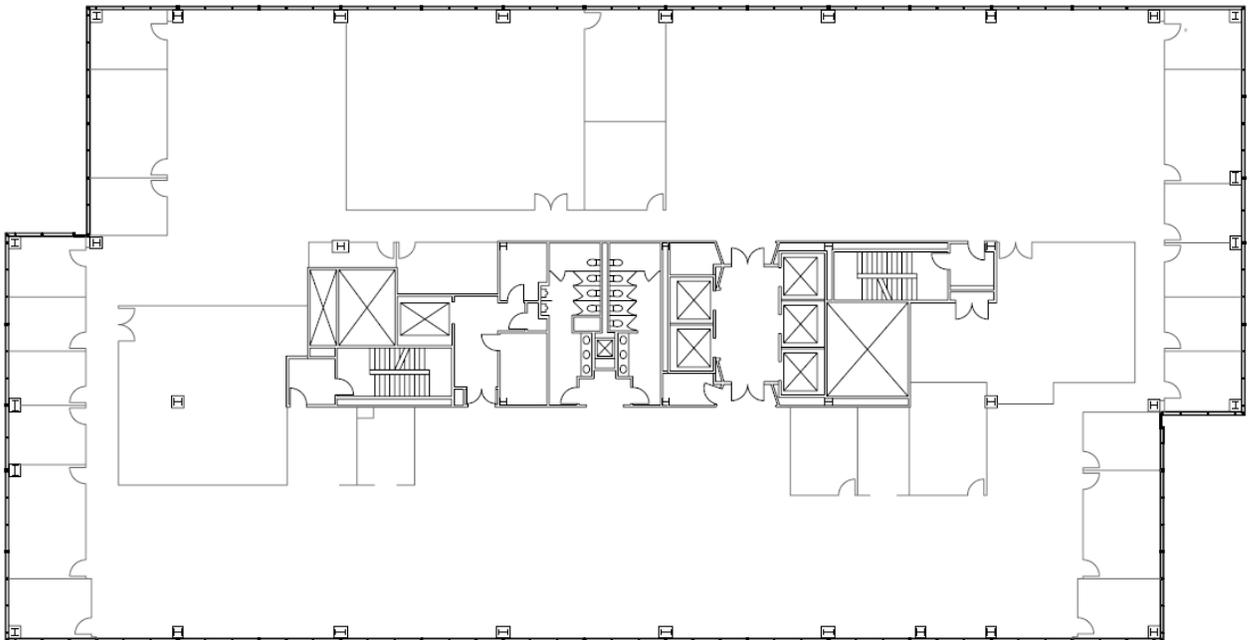


AVAILABILITIES

TOWER I

25,656 RSF | Floor 10 | Suite 1000

Available Immediately

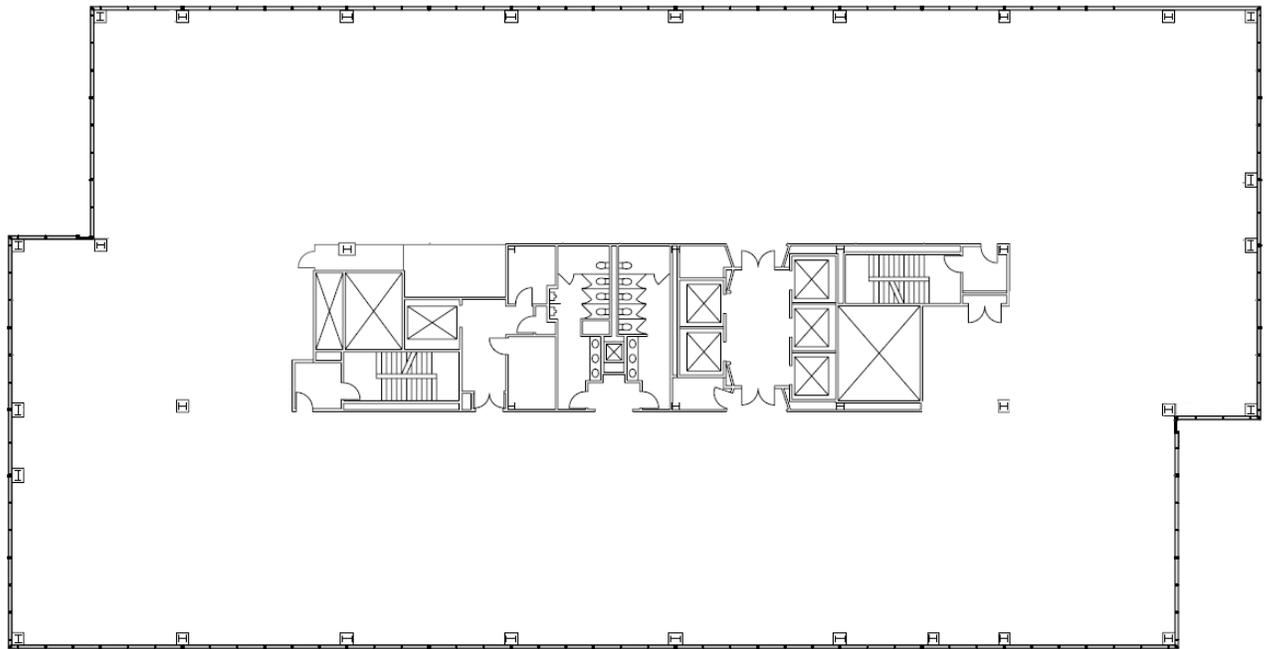


AVAILABILITIES

TOWER I

25,656 RSF | Floor 11 | Suite 1100

Available Immediately

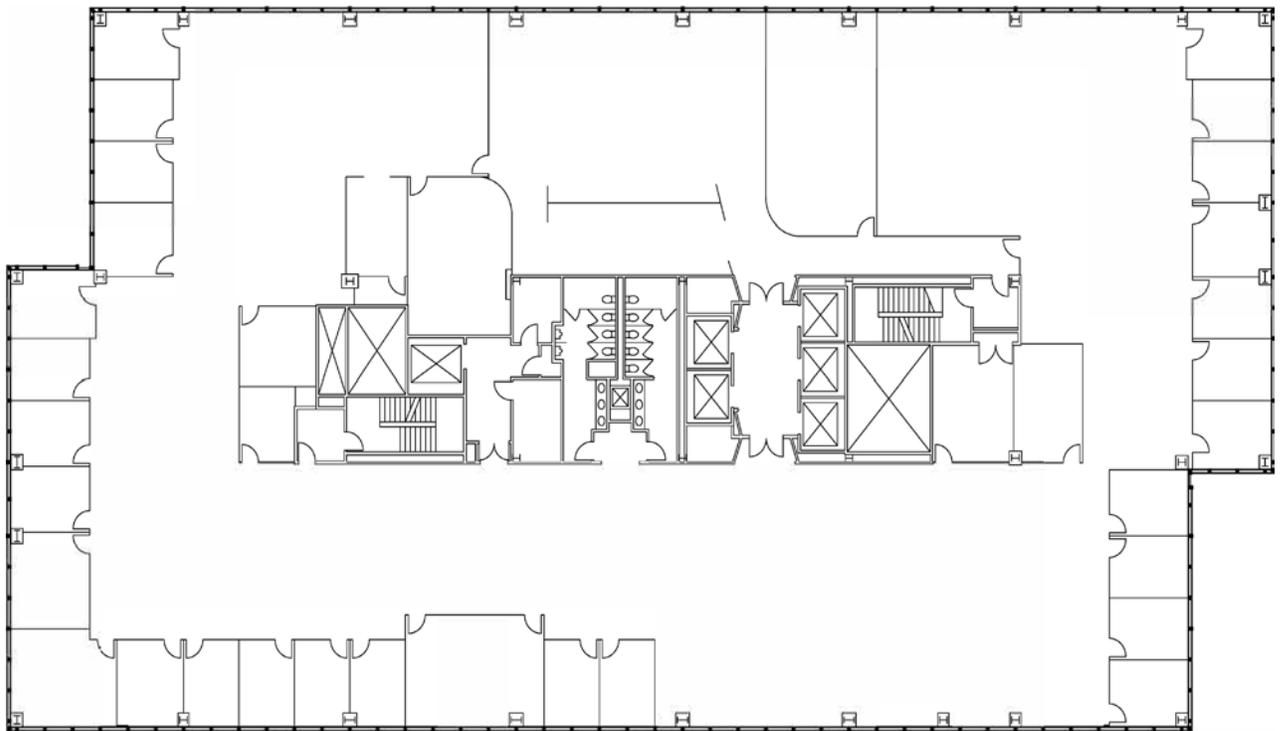


AVAILABILITIES

TOWER I

25,656 RSF | Floor 12 | Suite 1200

Available Immediately



AVAILABILITIES

TOWER II

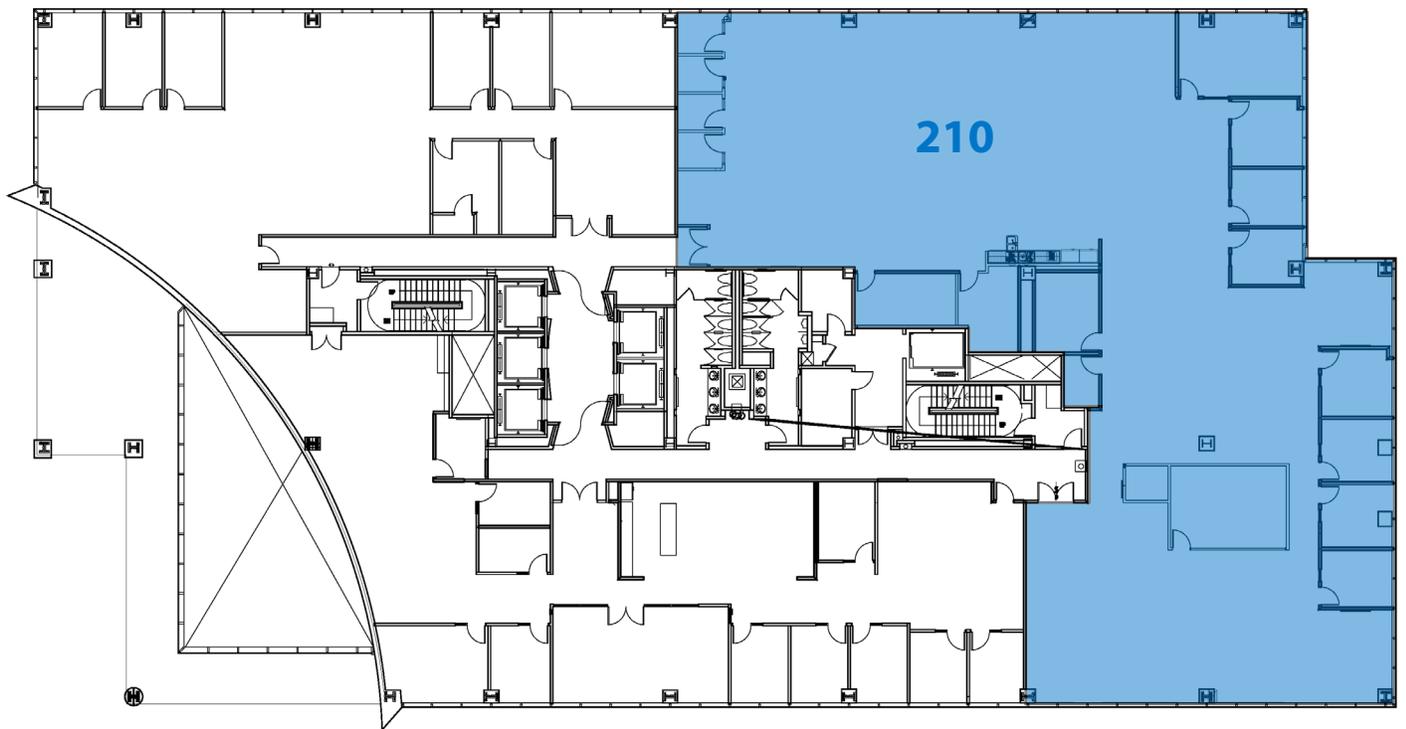


AVAILABILITIES

TOWER II

11,031 RSF | Floor 2 | Suite 210

Available Immediately
Market Ready Complete

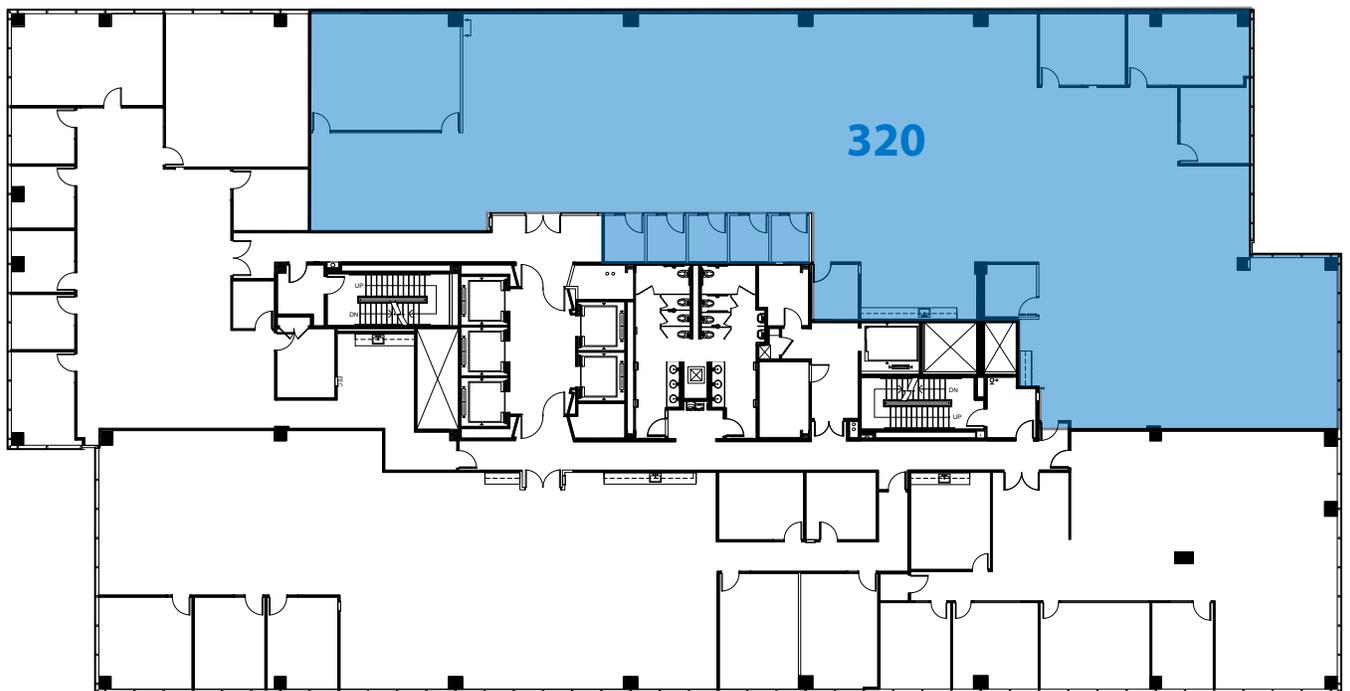


AVAILABILITIES

TOWER II

10,406 RSF | Floor 3 | Suite 320

Available Immediately
Market Ready Underway

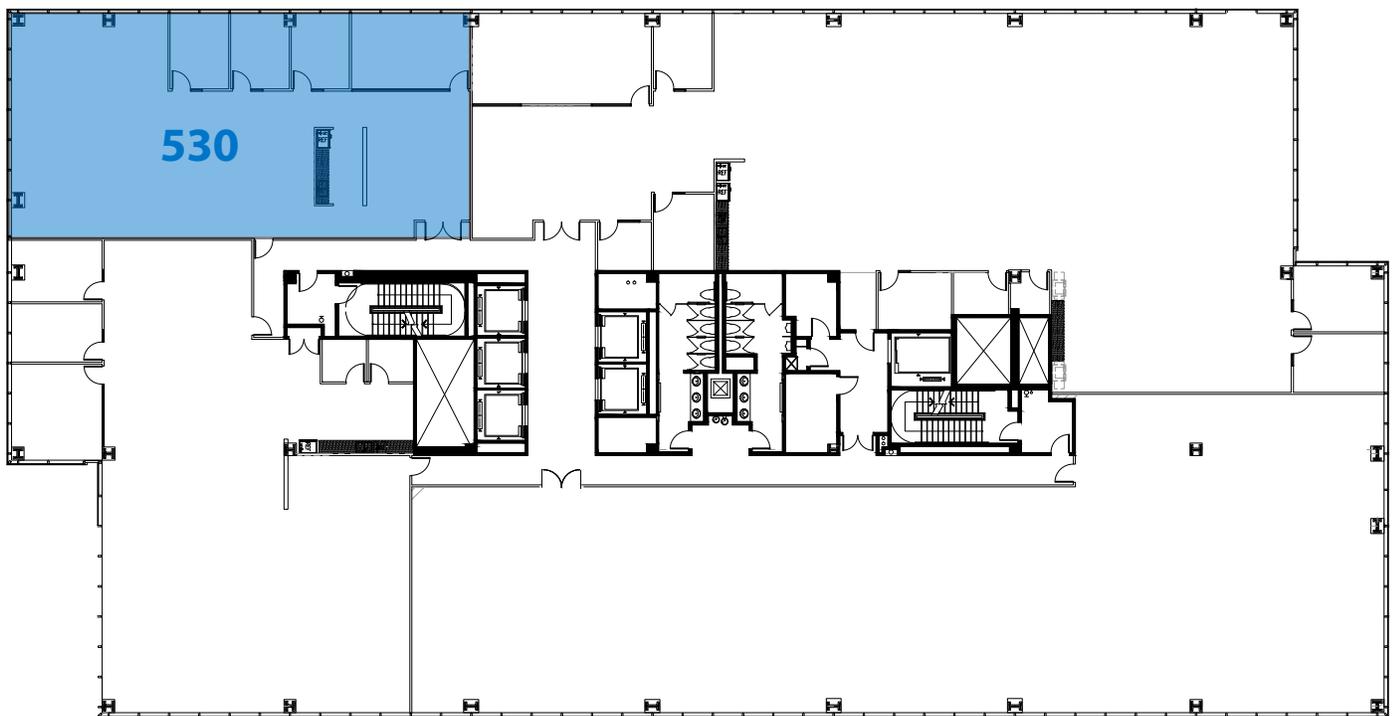


AVAILABILITIES

TOWER II

3,535 RSF | Floor 5 | Suite 530

Available Q3 2020





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