



SANTACLARA TOWERS

3965 Freedom Circle
Santa Clara

Landmark Silicon Valley
location.

On-Site
amenities.

Prominent
identity.

4th floor: ±21,280 SF

3rd floor: ±21,280 SF

2nd floor: +5,706 SF
(Data Center/Lab)

±5,706 to ±48,266

Square Feet Available
Market Ready Tech Build Out

Phil Mahoney ♦ 408.982.8430 Randy Gabrielson ♦ 650.688.8511 Mike Saign ♦ 408.982.8403



Newmark
Knight Frank

table of
contents

01.

Project Highlights

02.

Floorplans

06.

Caltrain Shuttle Schedule

07.

Gallery

10.

Amenities Map

11.

Agent Contacts

project highlights

- Landmark Class 'A' Office Tower
- Two Full Floors Available
- Incredible On-Site Amenities
- Prominent Lobby & Reception Areas
- Fully Equipped Fitness Center, Pool & Locker Room
- Renowned Birk's Restaurant & Convenient Birk's Express Café
- Caltrain Shuttle Stop Access
- Responsive Property Management
- 24/7 Security
- Secured Covered Parking
- Multiple Proximate Hotels
- Discounted and Reliable Silicon Valley Power Utilities
- One Freight and Five Passenger Elevators
- Excellent Access to Highway 101, 237 & VTA Light Rail

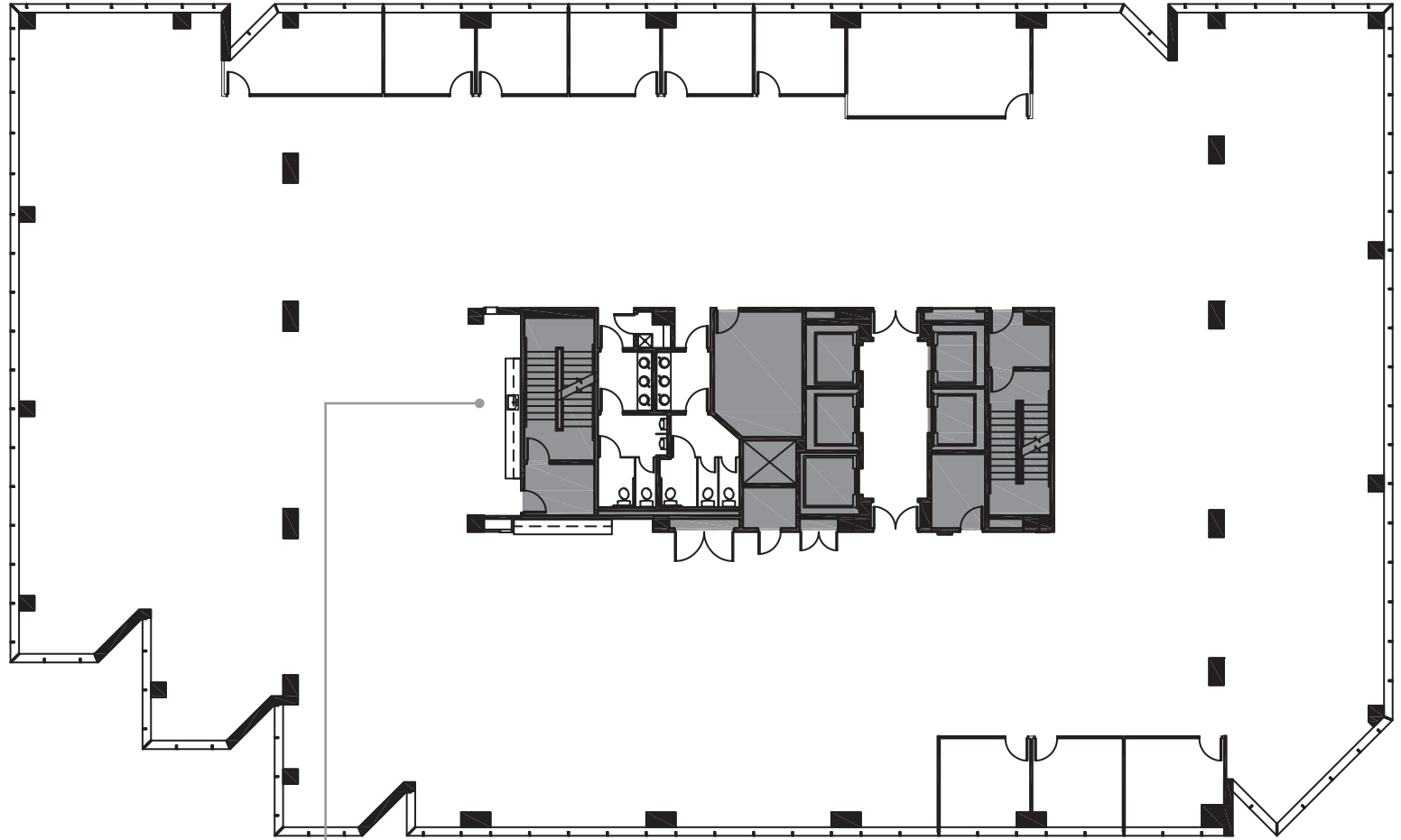


floorplan

±21,280

Square Feet available

Fourth Floor

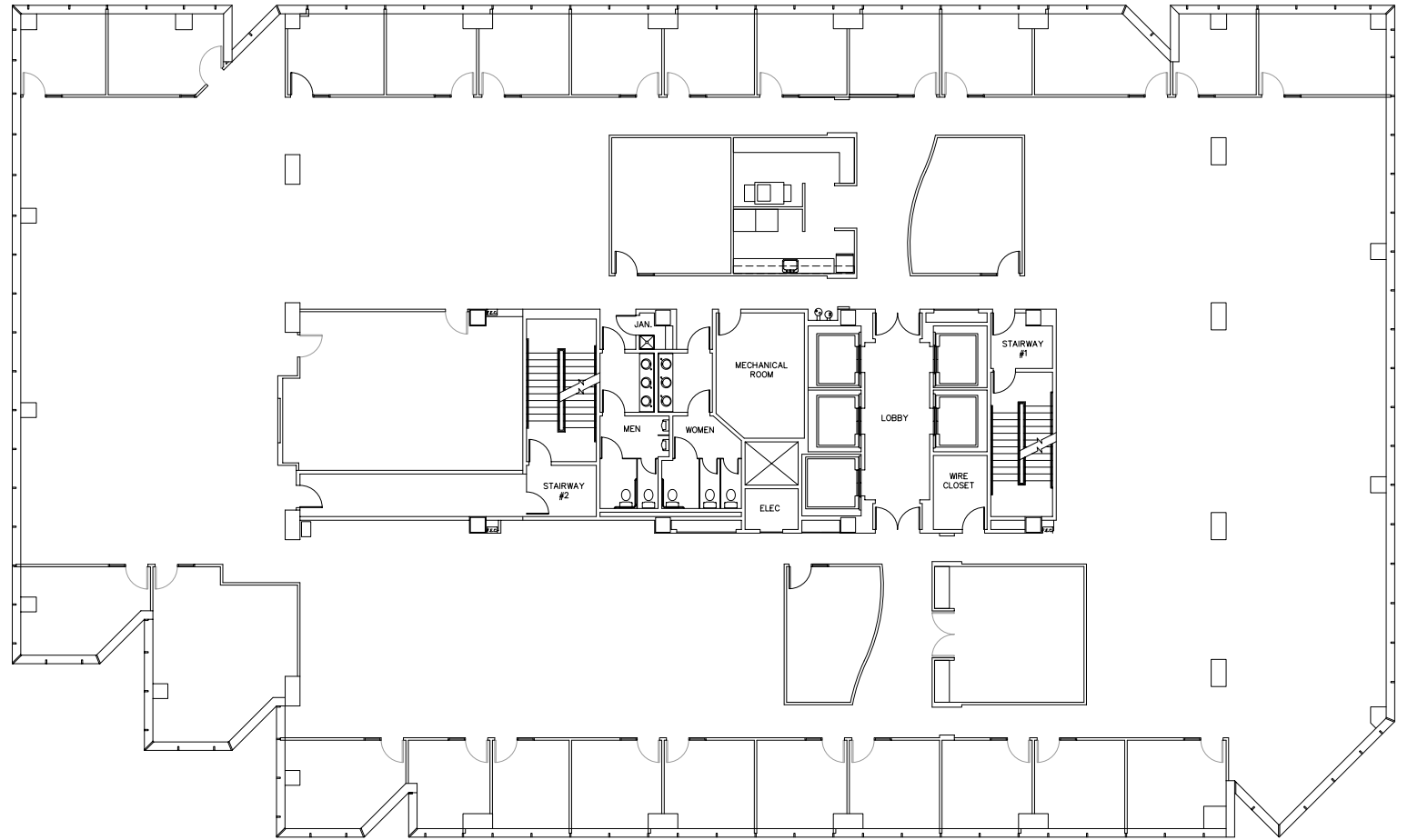


floorplan

±21,280

Square Feet available

Third Floor



floorplan

±21,280

Square Feet available

Hypothetical Test-Fit



Space Program Summary

- 1 Large Conference Room
- 12 Informal Meeting
- 9 Private Offices
- 118 Benching Stations
- 1 Breakroom
- 1 Coffee Station
- 1 Reception
- 2 Print/Copy/Fax Stations

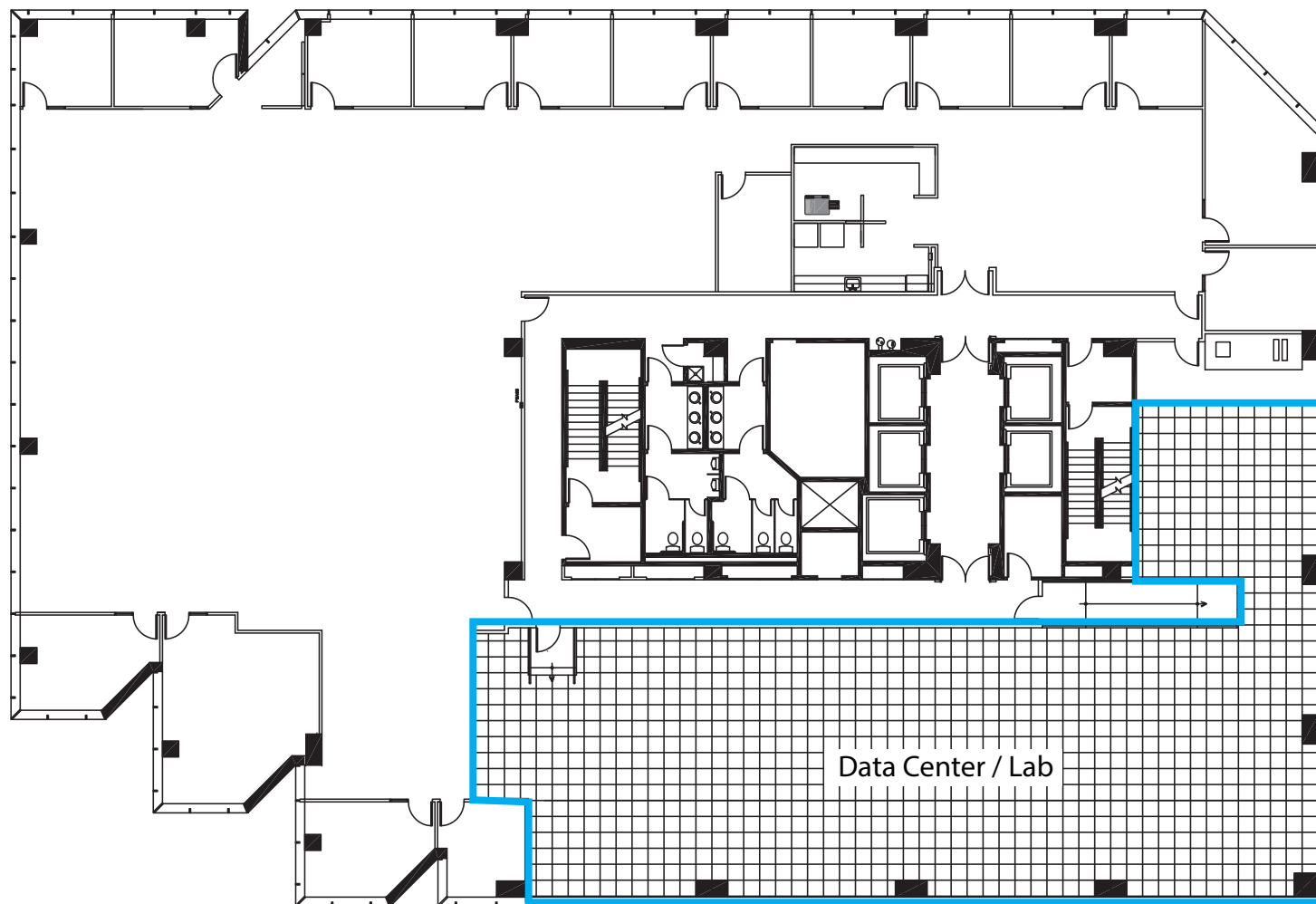
floorplan

±5,706

Square Feet available

Second Floor

Data Center / Lab Space





caltrain shuttle schedule



AM

Northbound Train No.	207	217	221	227	233	135
Arrives Lawrence	6:12	7:12	7:33	8:15	8:50	9:24
Southbound Train No.	102	104	206	212	216	226
Arrives Lawrence	6:15	6:46	7:09	7:56	8:07	9:07

Northbound AM

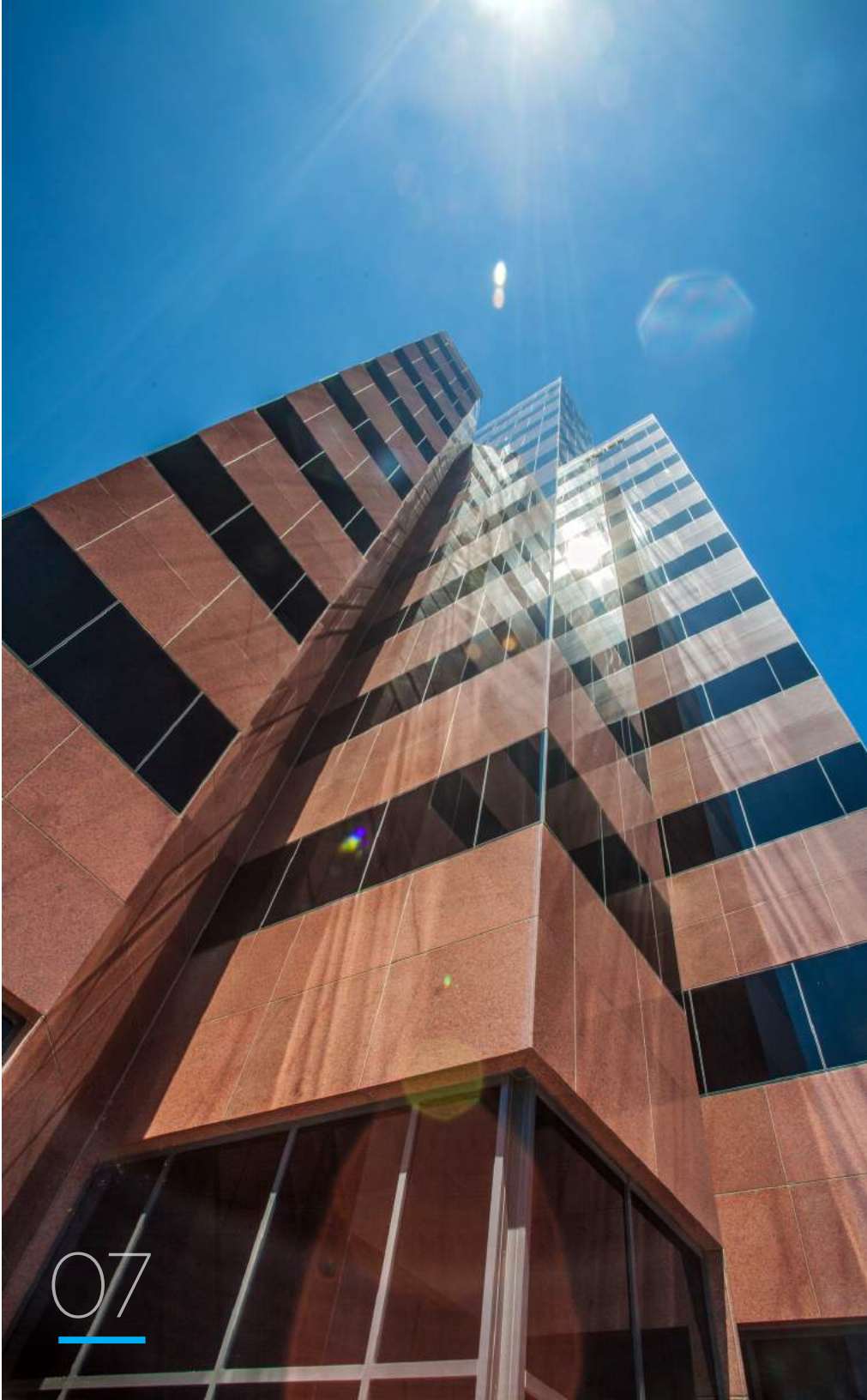
Lawrence Caltrain	6:21	7:15	7:43	8:18	9:02	9:30
INTEL SC2 (3065 Bowers - Parking Lot)	6:27	7:21	7:49	8:24	9:08	9:36
3989 Hichborn Dr	6:31	7:25	7:53	8:28	9:12	9:40
2520 Mission College (Tech Park)	6:32	7:26	7:54	8:29	9:13	9:41
INTEL RNB (2200 Mission College)	6:34	7:28	7:56	8:31	9:15	9:43
INTEL SC12 (3600 Juliette)	6:36	6:37	7:31	7:59	8:34	9:46

PM

Southbound PM

INTEL SC2 (3065 Bowers - Parking Lot)	3:20	4:10	5:02	6:13
3989 Hichborn Dr	3:24	4:14	5:06	6:17
2520 Mission College (Tech Park)	3:25	4:15	5:07	6:18
INTEL RNB (2200 Mission College)	3:27	4:17	5:09	6:20
INTEL SC12 (3600 Juliette)	3:30	4:20	5:12	6:23
Lawrence Caltrain	3:44	4:34	5:34	6:39









amenities map



LEVI'S STADIUM

RESTAURANTS/CAFES

1. Birks
3965 Freedom Circle
Santa Clara
2. Pedro's
3935 Freedom Circle
Santa Clara
3. Prime 109 Steak House
4050 Great American Parkway
Santa Clara
4. Maria Elena's
1090 Gold Street
San Jose
5. I1 Fornaio
2752 Augustine Drive
Santa Clara
6. Parcel 104
2700 Mission College Boulevard
Santa Clara
7. Puesto
2752 Augustine Drive
Santa Clara
8. Bourbon Pub
4900 Marie P DeBartolo Way
Santa Clara
9. Fleming's Prime Steakhouse
2762 Augustine Drive
Santa Clara

HOTELS

1. Aloft Hotel
1001 America Center Court
San Jose
2. Extended Stay America
2131 Gold Street
San Jose
3. Biltmore Hotel and Suites
2151 Laurelwood
Santa Clara
4. Embassy Suites Hotel
2885 Lakeside Drive
Santa Clara
5. Hilton Inn Sunnyvale
1250 Lakeside Drive
Sunnyvale
6. Marriott Santa Clara
2700 Mission College Boulevard
Santa Clara
7. Marriott Residence Inn
1080 Stewart Drive
Sunnyvale
8. Marriott Residence Inn
750 Lakeside Drive
Sunnyvale
9. Westin Santa Clara
5101 Great America Parkway
Santa Clara
10. Hilton Santa Clara
4949 Great America Parkway
Santa Clara

HEALTH CLUBS

1. 24 Hour Fitness
1211 E. Arques Avenue
Sunnyvale
2. Bay Club
3250 Central Expressway
Santa Clara
3. City Beach Sports Club
2911 Mead Avenue
Santa Clara
4. Gold's Gym
1900 Duane Avenue
Santa Clara

SHOPPING CENTERS

1. Mercado Santa Clara
Mission College Boulevard
Santa Clara
2. @ First Shopping Center
Holger Drive
San Jose
3. Santa Clara Square
2685 Augustine Drive
Santa Clara
4. Rivermark Plaza
3945 Rivermark Plaza
Santa Clara





Exclusive Listing Agents

Phil Mahoney

pmahoney@newmarkccarey.com
408.982.8430
CA RE License #00834704

Randy Gabrielson

gabe@newmarkccarey.com
650.688.8511
CA RE License #00937630

Mike Saign

msaign@newmarkccarey.com
408.982.8403
CA RE License #01706668



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 10-1428.03/19