



SANTA  
CLARA  
TOWERS

REACH NEW  
HEIGHTS

3945 FREEDOM CIRCLE, SANTA CLARA

Hines



OAKTREE



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

The Newly Transformed Santa Clara Towers Features a Refreshed Entry Plaza, Striking New Lobbies, Expansive Tenant Lounge, Modern Fitness Center and Birk's Café Serving Breakfast, Lunch, Snacks & Coffee.

**±2,418 - ±15,609 SF Available with expansion up to 215,000 SF in Tower 2**

- › Premier Class A Office Towers
- › Exceptional Identity on Highway 101
- › Building Top Signage & Branding Opportunities
- › On-Site Property Management and Maintenance Staff
- › 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
- › LEED Gold

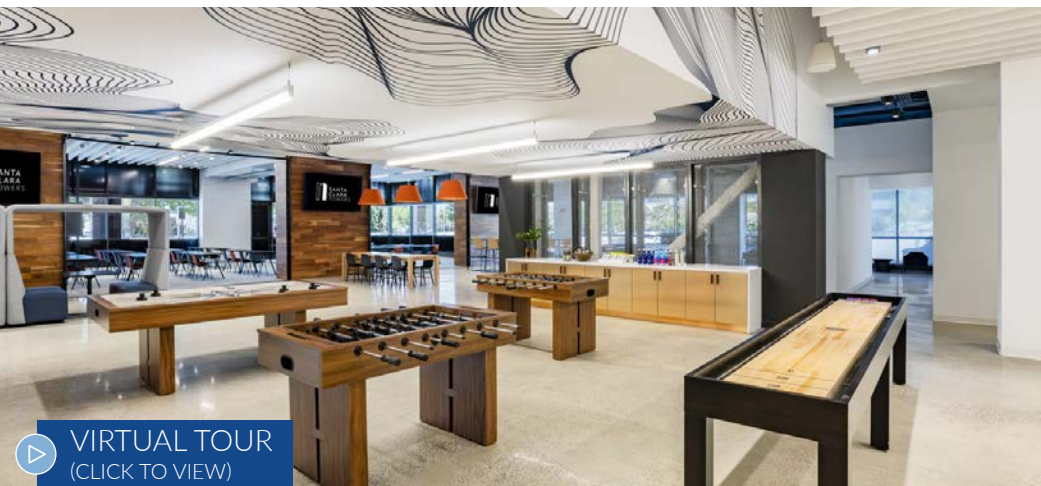


# EXPANSIVE TENANT LOUNGE

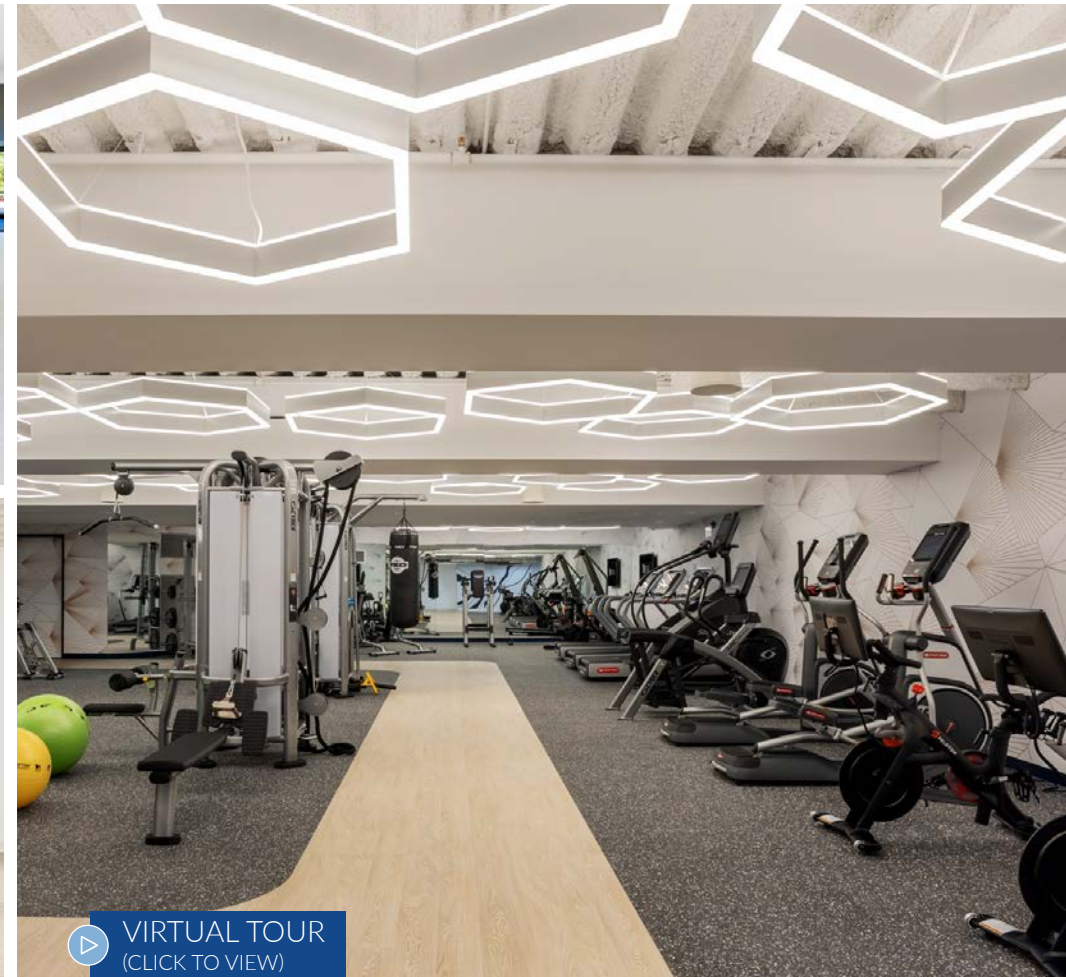
The New Tenant Lounge in Tower 2 Features a Conference Center, Open Collaboration Seating Areas and Games including Virtual Golf, Foosball, Shuffle Board and Air Hockey.



[▶ VIRTUAL TOUR  
\(CLICK TO VIEW\)](#)



[▶ VIRTUAL TOUR  
\(CLICK TO VIEW\)](#)



[▶ VIRTUAL TOUR  
\(CLICK TO VIEW\)](#)

The Modern Fitness Center is a Cutting-Edge Offering with Showers and Locker Rooms.

# STATE-OF-THE-ART FITNESS CENTER

# NEW ENTRY PLAZA

The New Entry Plaza Features Landscaping, Modern Directory & Monument Signage and Multiple Seating Areas.

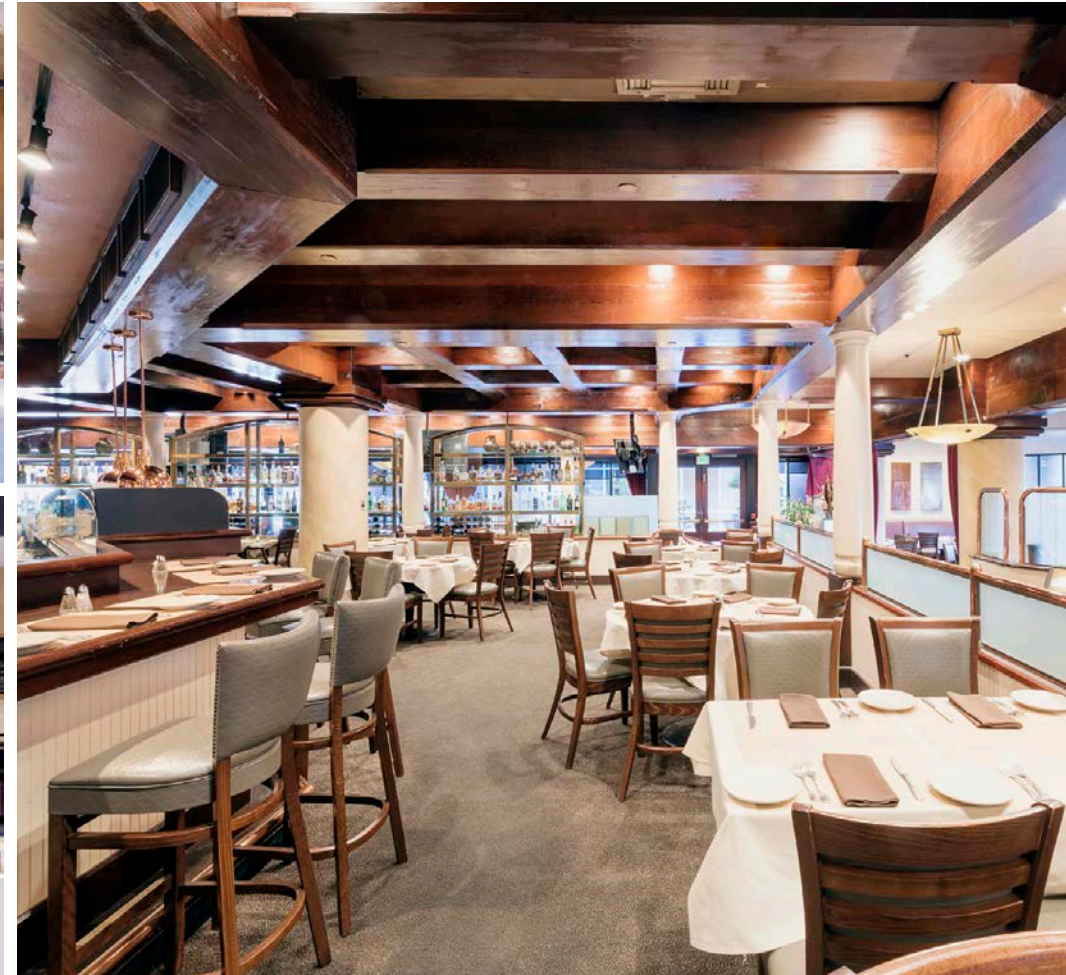


The Class A Lobbies Feature Floor-to-Ceiling Glass Entryways, a Striking Living Wall and Seating Areas Directly Adjacent to the New Birk's Express.

# MODERN LOBBIES

# BIRK'S RESTAURANT

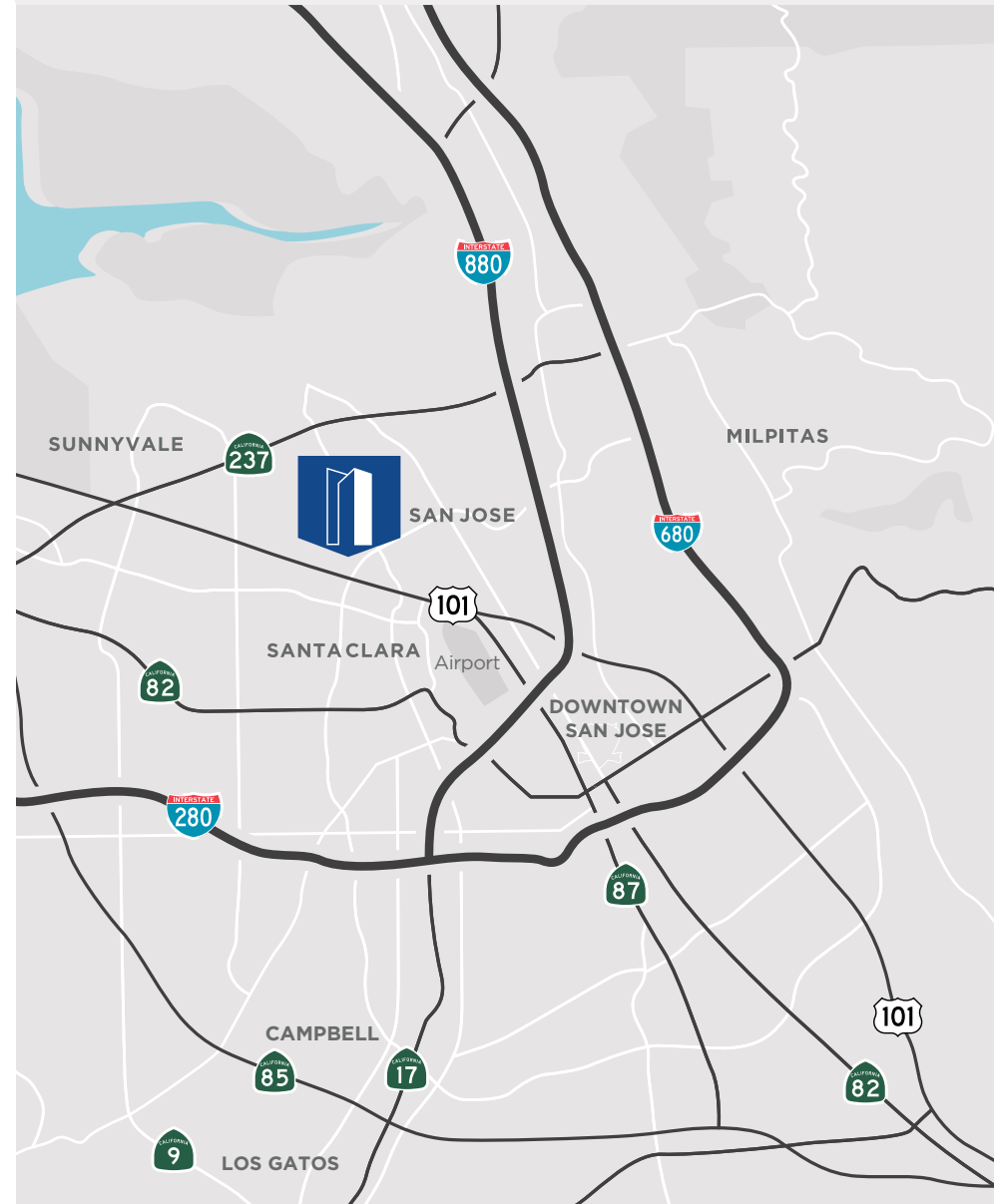
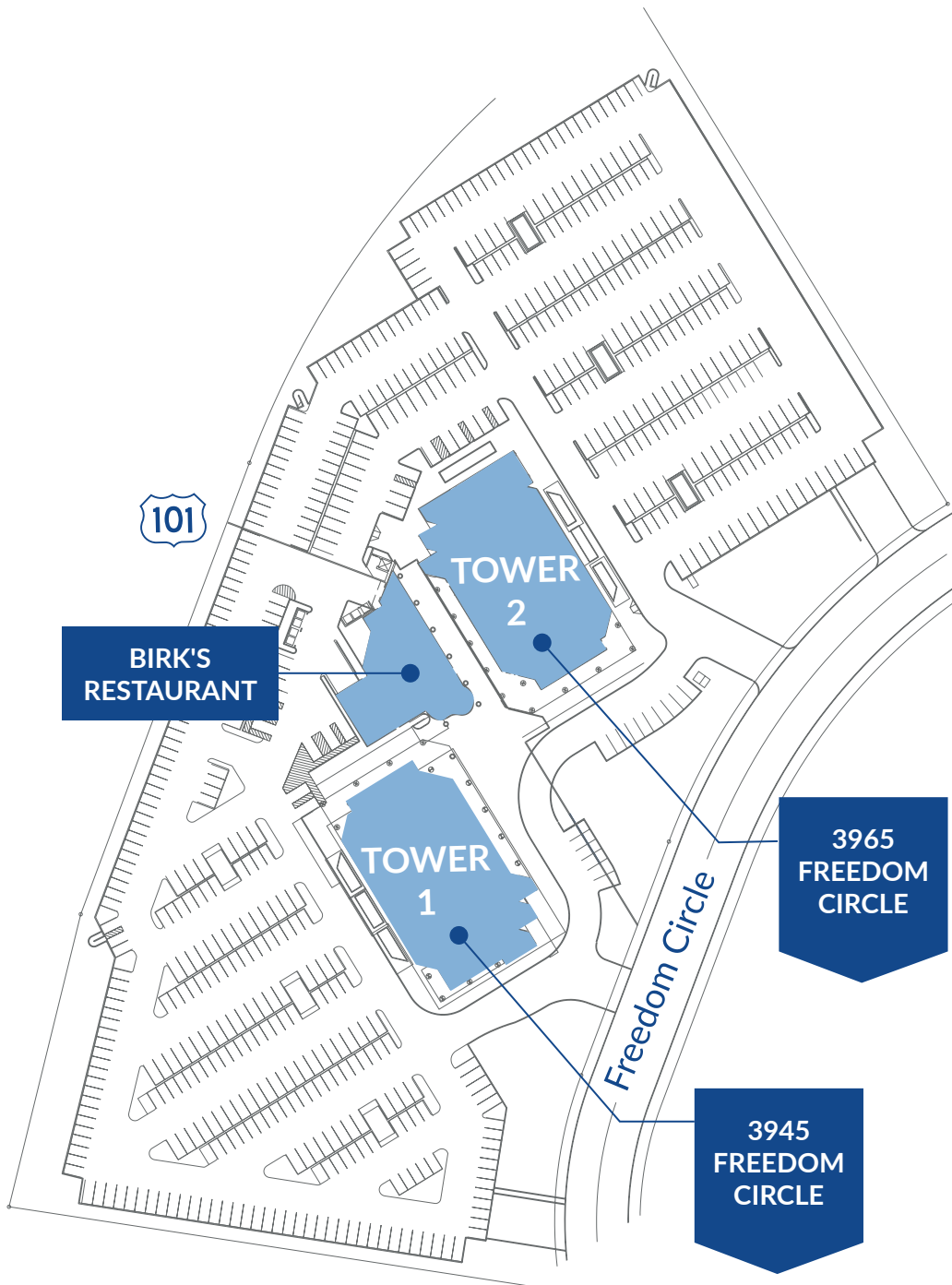
Birk's Restaurant, a South Bay Icon Since 1989, is Known for Serving Grilled Steaks, Chops and Seafood in a Classic Bistro Setting. Birk's Restaurant Serves Lunch and Dinner Monday through Friday.



The New On-Site Café Offers Breakfast, Lunch, Snacks & Coffee, which are Freshly Prepared On-Site.

NEW  
BIRK'S CAFÉ

# SITE PLAN & LOCATION



# TOWER 1

## 3945 FREEDOM CIRCLE

SUITE	SQUARE FOOTAGE
<a href="#">Suite 660</a>	±1,977 SF
▶ <a href="#">Suite 320</a>	±2,418 SF
<a href="#">Suite 770</a>	±2,550 SF
<a href="#">Suite 260</a>	±2,609 SF
<a href="#">Suite 130</a>	±3,477 SF
<a href="#">Suite 630</a>	±3,811 SF
<a href="#">Suite 920</a>	±4,044 SF
<a href="#">Suite 150</a>	±4,502 SF
<a href="#">Suite 640</a>	±4,926 SF
<a href="#">Suite 700</a>	±5,292 SF
▶ <a href="#">Suite 200</a>	±5,940 SF
▶ <a href="#">Suite 240</a>	±7,060 SF
<a href="#">Suite 450</a>	±8,699 SF
<a href="#">Suite 540</a>	±8,920 SF
<a href="#">Suite 900</a>	±9,416 SF
<a href="#">Suites 630-660</a>	Up to ±10,714 SF
<a href="#">Suites 900-920</a>	Up to ±13,460 SF
<a href="#">Suites 200-260</a>	Up to ±15,609 SF



# 1<sup>ST</sup> FLOOR

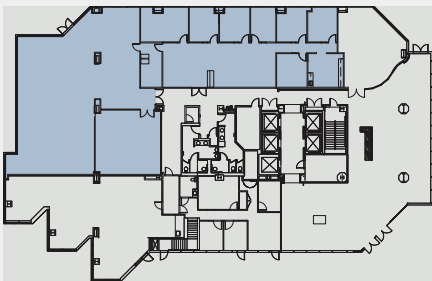
±3,477 to ±7,979 SF

## SUITE 130

- › Exterior and Lobby Access
- › Lab
- › Eyebrow Signage

## SUITE 150

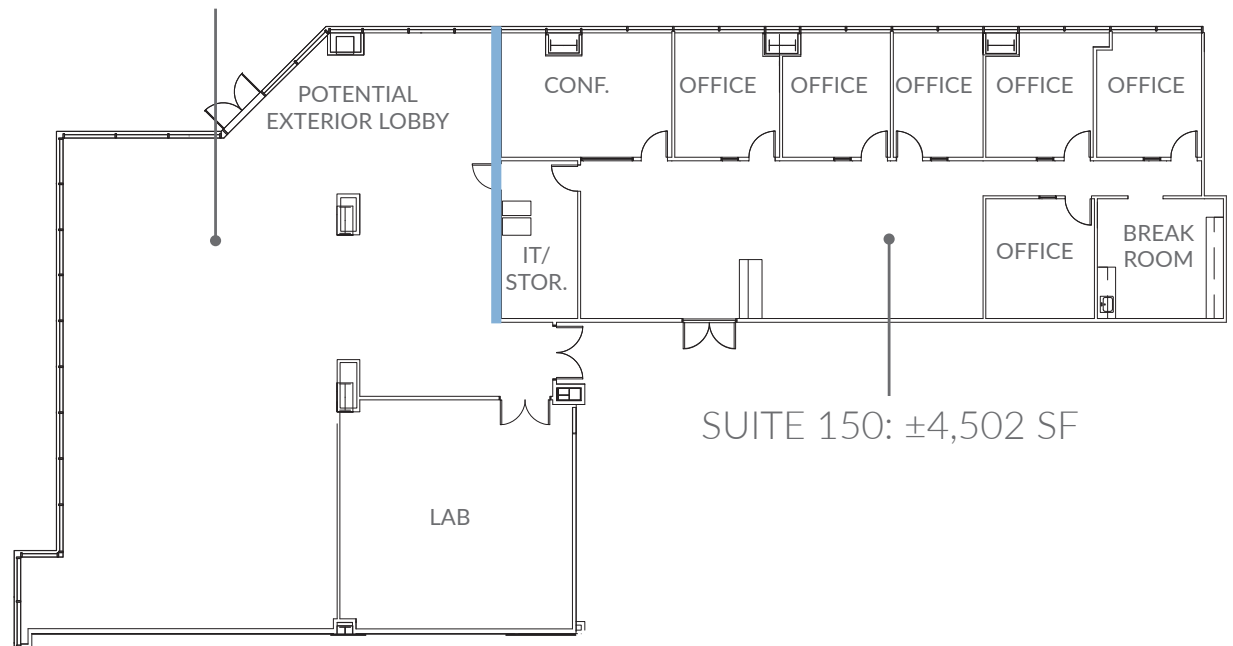
- › 6 Offices
- › 1 Conference Room
- › Break Room
- › IT / Storage Room



# TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶

SUITE 130: ±3,477 SF



— DEMISING WALL

# 2<sup>ND</sup> FLOOR

±2,609 SF to ±15,609 SF

SUITE 200 [▶ VIRTUAL TOUR](#)

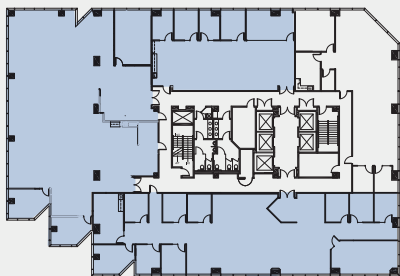
- › 2 Offices
- › 3 Conference Rooms
- › Break Room

SUITE 240 [▶ VIRTUAL TOUR](#)

- › 2 Offices
- › 1 Conference Room
- › Break Room

SUITE 260

- › 4 Offices
- › 1 Conference Room
- › Break Room



## TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)



— DEMISING WALL

# SUITE 320

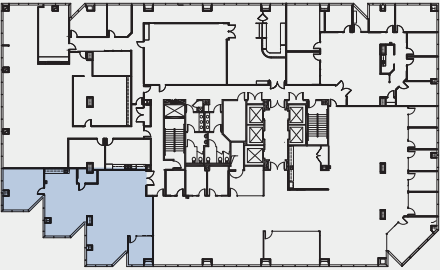
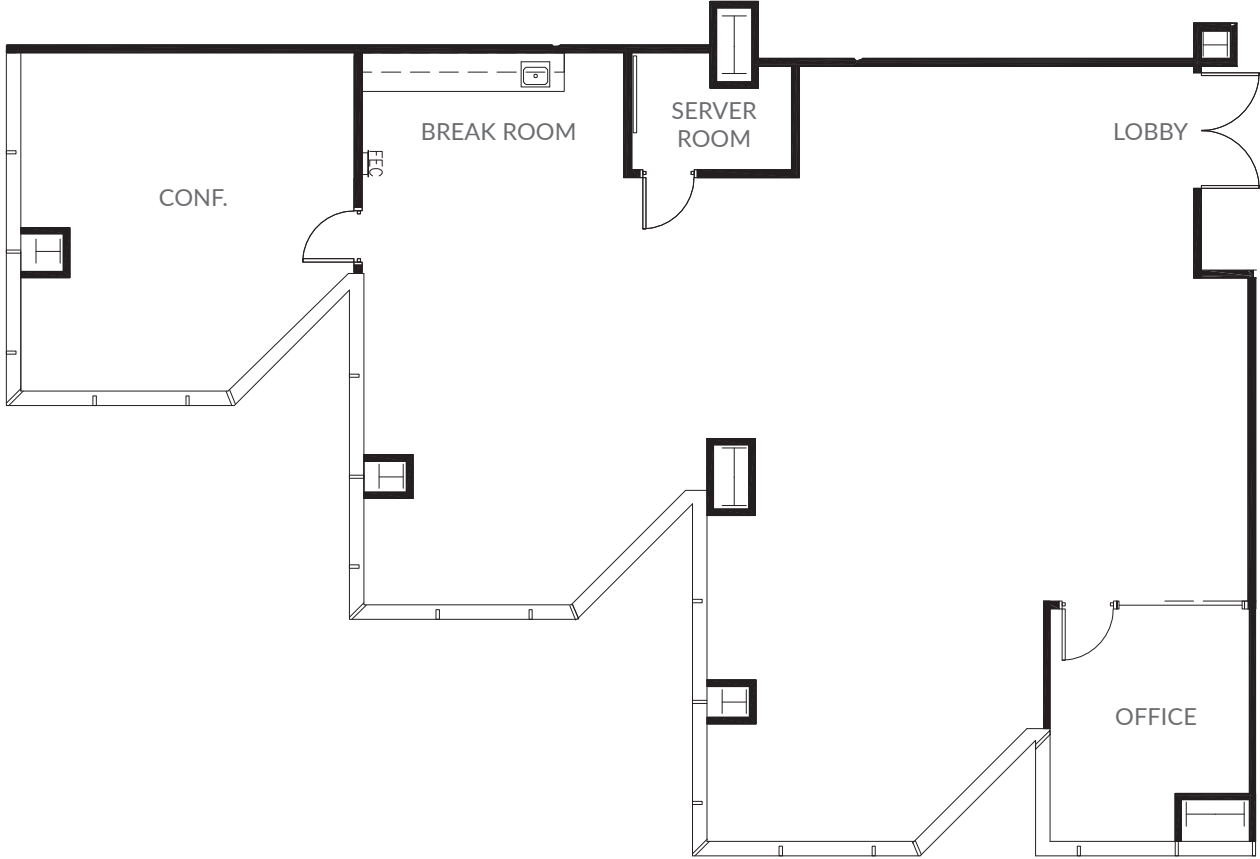
±2,418 SF | THIRD FLOOR

- > 1 Office
- > 1 Conference Room
- > Break Room

[▶ VIRTUAL TOUR](#)

TOWER 1 | 3945 FREEDOM CIRCLE

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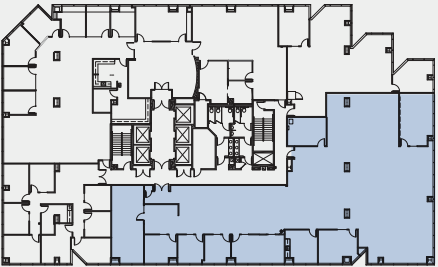
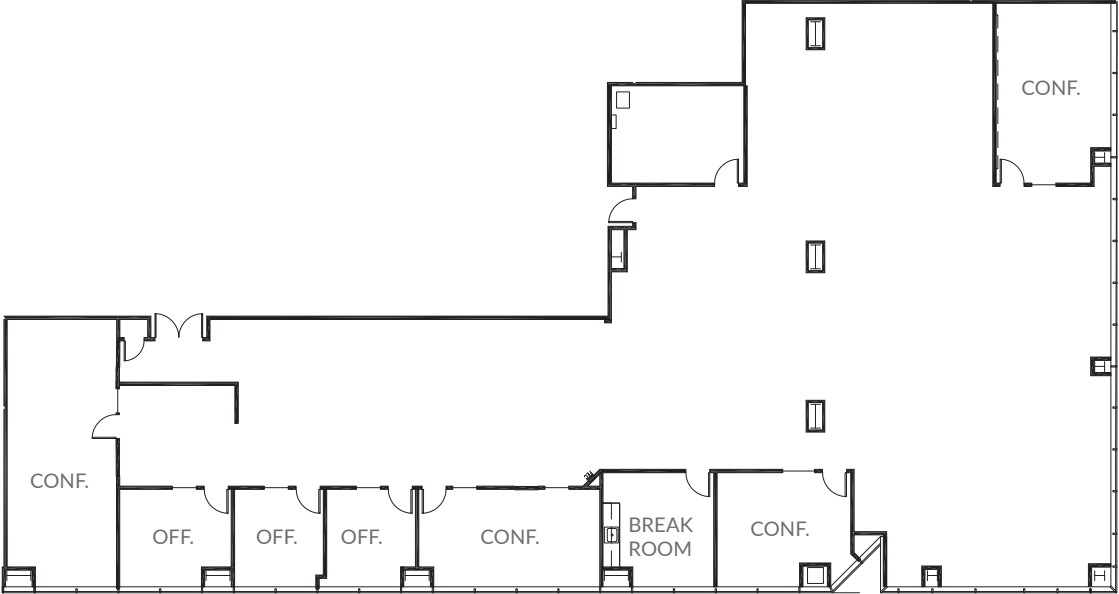
# SUITE 450

±8,699 SF | FOURTH FLOOR

- > 3 Offices
- > 4 Conference Rooms
- > Break Room

Available August 1, 2023

TOWER 1 | 3945 FREEDOM CIRCLE  
[BACK TO SUITE LIST](#) ▶



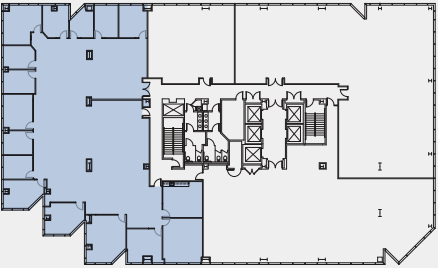
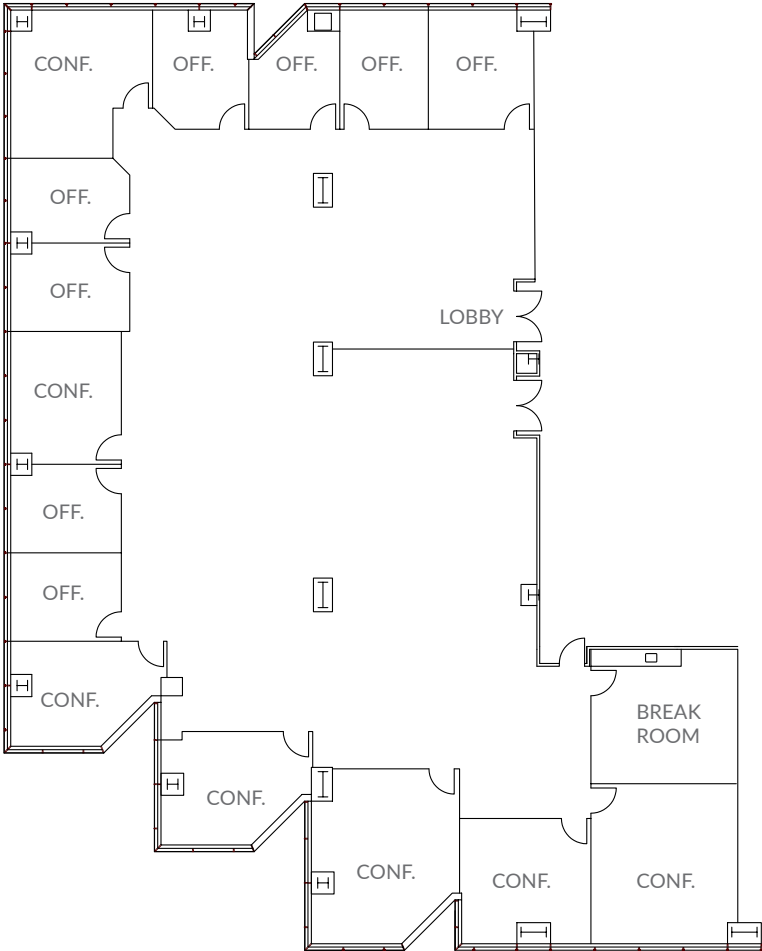
# SUITE 540

±8,920 SF | FIFTH FLOOR

- > 8 Offices
- > 7 Conference Rooms
- > Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ▶



# 6<sup>TH</sup> FLOOR

±1,977 SF to ±10,714 SF

## SUITE 630

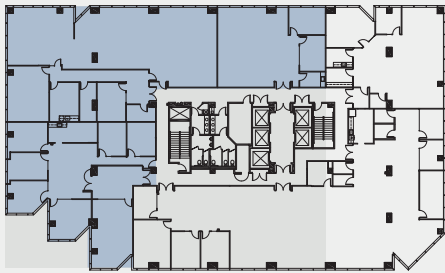
- › 6 Offices
- › 1 Conference Room
- › Break Room

## SUITE 640

- › 2 Conference Rooms
- › Break Room

## SUITE 660

- › 1 Office
- › 1 Conference Room
- › Break Room

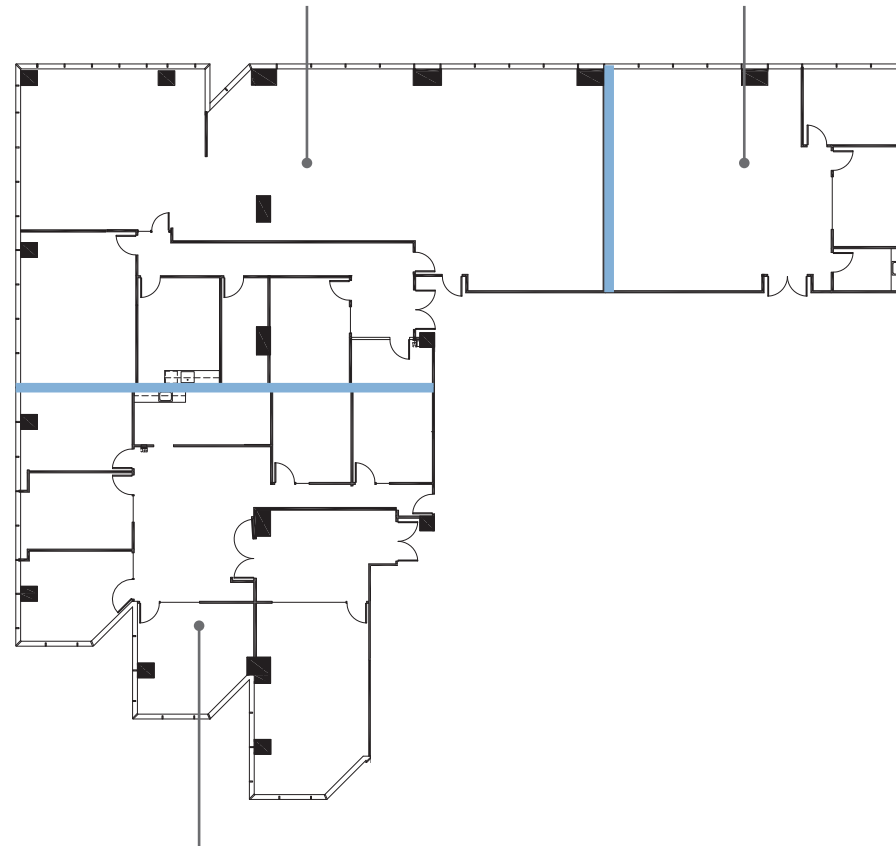


# TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ►

SUITE 640: ±4,926 SF

SUITE 660: ±1,977 SF



SUITE 630: ±3,811 SF

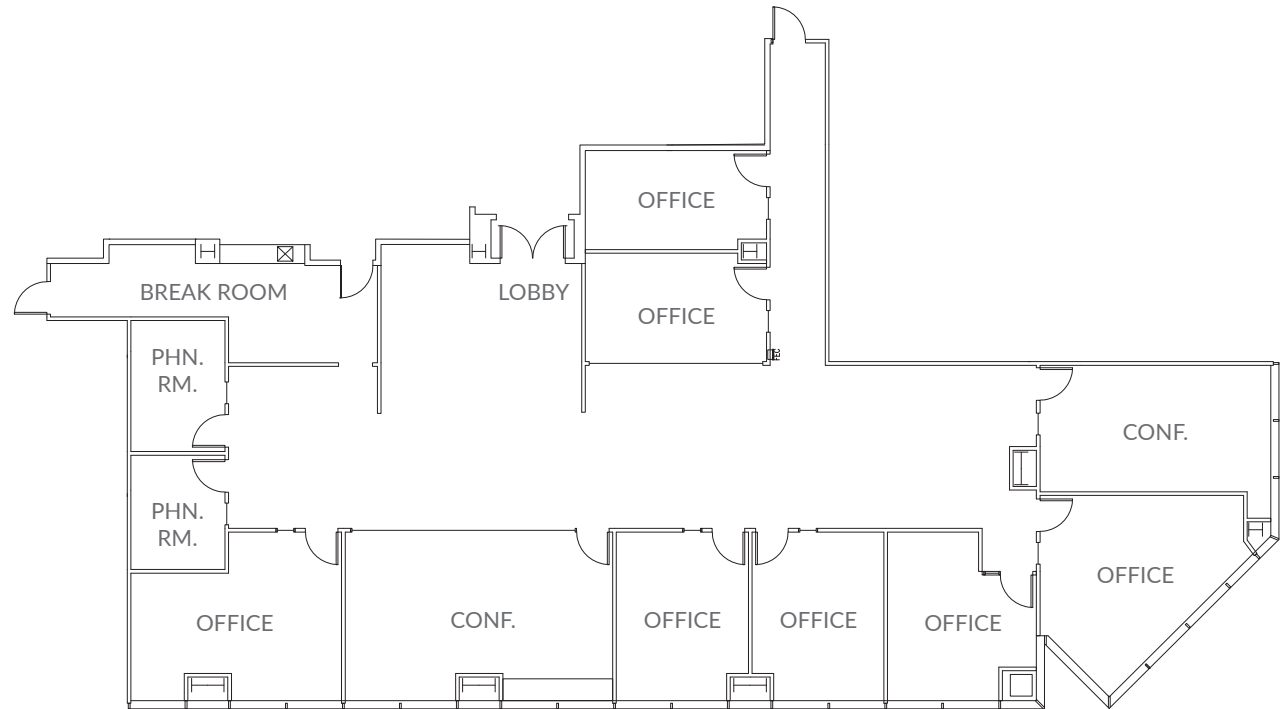
# SUITE 700

±5,292 SF | SEVENTH FLOOR

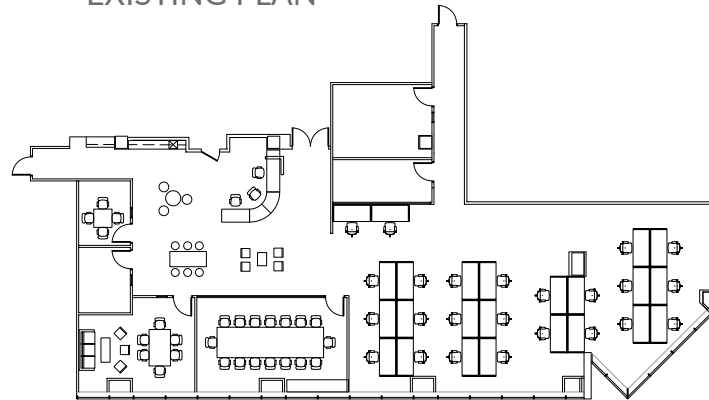
- › 7 Offices
- › 2 Conference Rooms
- › 2 Phone Rooms
- › Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

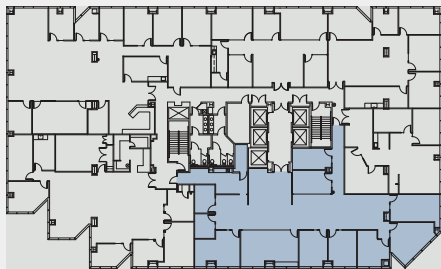
[BACK TO SUITE LIST](#) ▶



EXISTING PLAN



HYPOTHETICAL PLAN

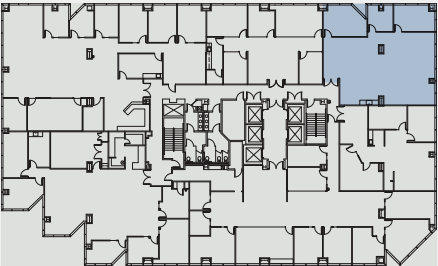
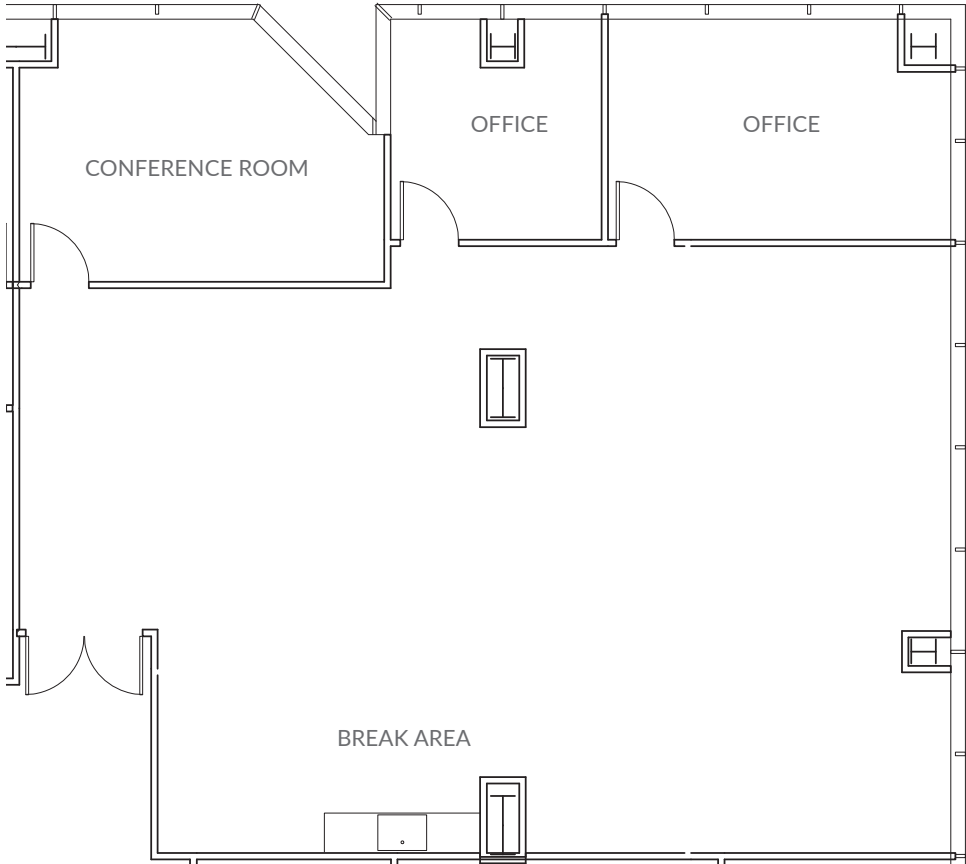


# SUITE 770

±2,550 SF | SEVENTH FLOOR

- > 2 Offices
- > 1 Conference Room
- > Break Area

TOWER 1 | 3945 FREEDOM CIRCLE  
[BACK TO SUITE LIST](#) ▶



# 9<sup>TH</sup> FLOOR

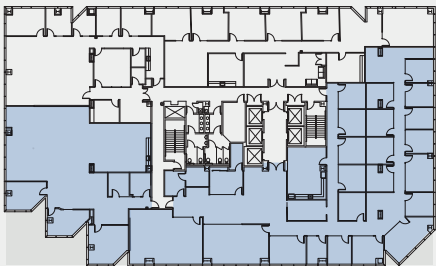
±4,044 SF to ±13,460 SF

## SUITE 900

- › 20 Offices
- › 5 Conference Rooms
- › 1 Work Room
- › Break Room

## SUITE 920

- › 2 Offices
- › 1 Phone Room
- › 1 Conference Room
- › Break Room
- › IT / Storage Room

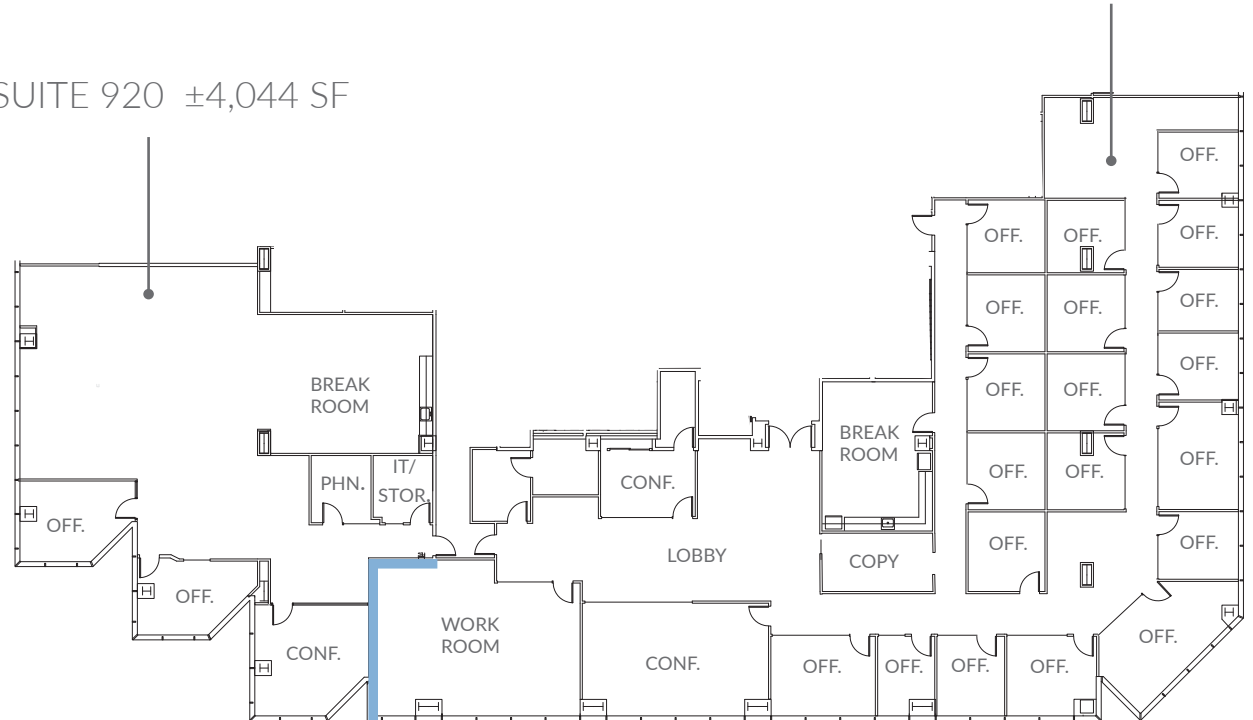


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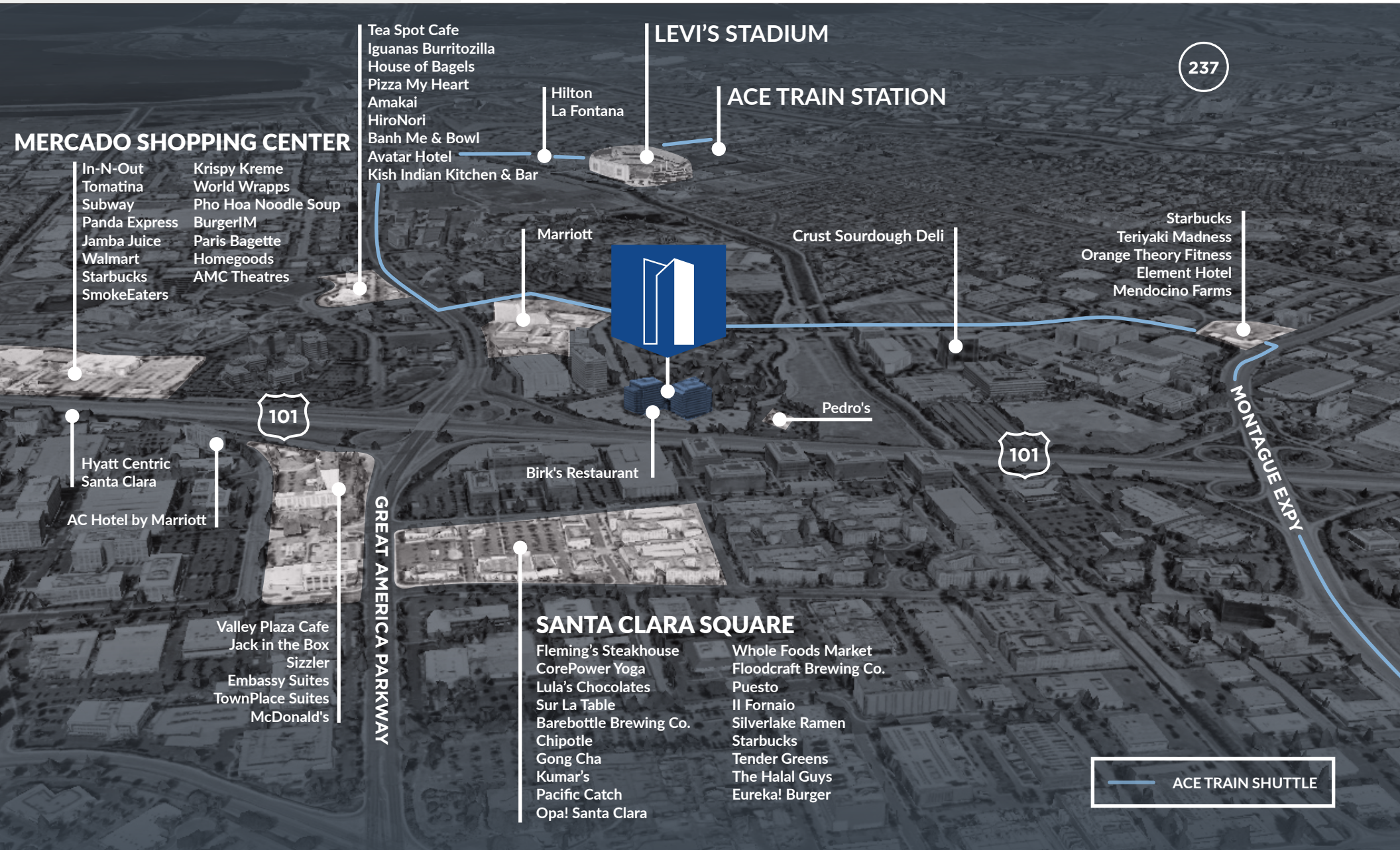
[BACK TO SUITE LIST](#) ▶

SUITE 900 ±9,416 SF

SUITE 920 ±4,044 SF



# AMENITIES



## MERCADO SHOPPING CENTER

- In-N-Out
- Tomatina
- Subway
- Panda Express
- Jamba Juice
- Walmart
- Starbucks
- SmokeEaters
- Krispy Kreme
- World Wrapps
- Pho Hoa Noodle Soup
- BurgerIM
- Paris Bagette
- Homegoods
- AMC Theatres

- Tea Spot Cafe
- Iguanas Burritozilla
- House of Bagels
- Pizza My Heart
- Amakai
- HiroNori
- Banh Me & Bowl
- Avatar Hotel
- Kish Indian Kitchen & Bar

## LEVI'S STADIUM

## ACE TRAIN STATION

- Hilton La Fontana

## Marriott

## Crust Sourdough Deli

- Starbucks
- Teriyaki Madness
- Orange Theory Fitness
- Element Hotel
- Mendocino Farms

## Pedro's

## Birk's Restaurant

- Hyatt Centric Santa Clara

- AC Hotel by Marriott

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

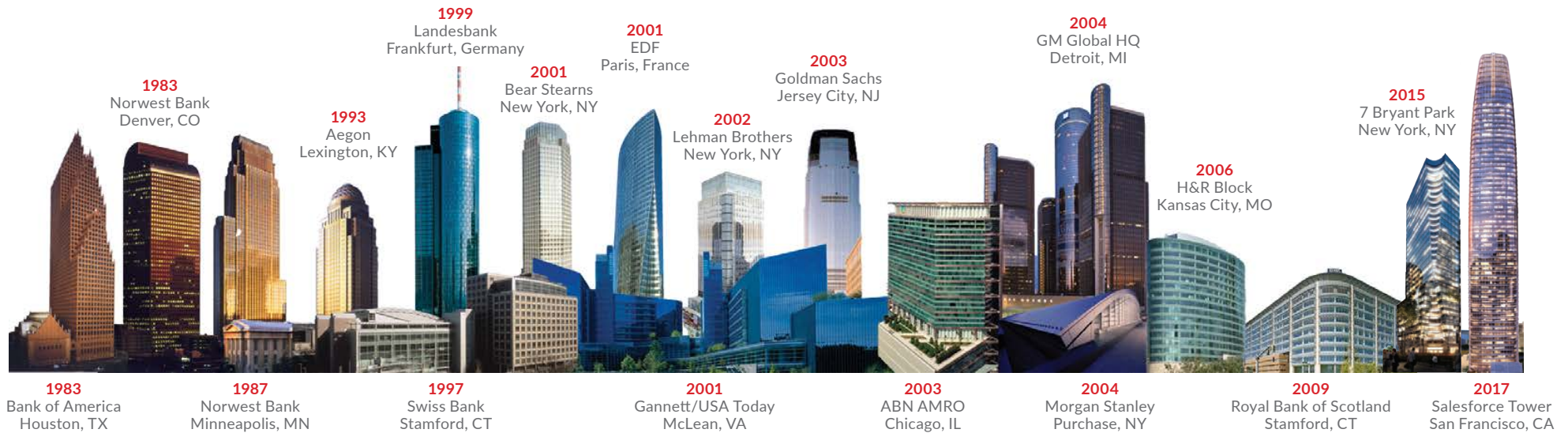
## SANTA CLARA SQUARE

- Fleming's Steakhouse
- 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
- Eureka! Burger

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— ACE TRAIN SHUTTLE

# 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.



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# TOWER 1 | 3945 FREEDOM CIRCLE

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