



SANTA CLARA TOWERS

SINGLE FLOOR UP TO
**FULL BUILDING
AVAILABLE**

3965 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 Express Serving Breakfast, Lunch, Snacks & Coffee.

**21,866 SF (Single Floor) up to
215,760 SF (Full Building)**

- › 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: $\pm 3/1,000$ 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.

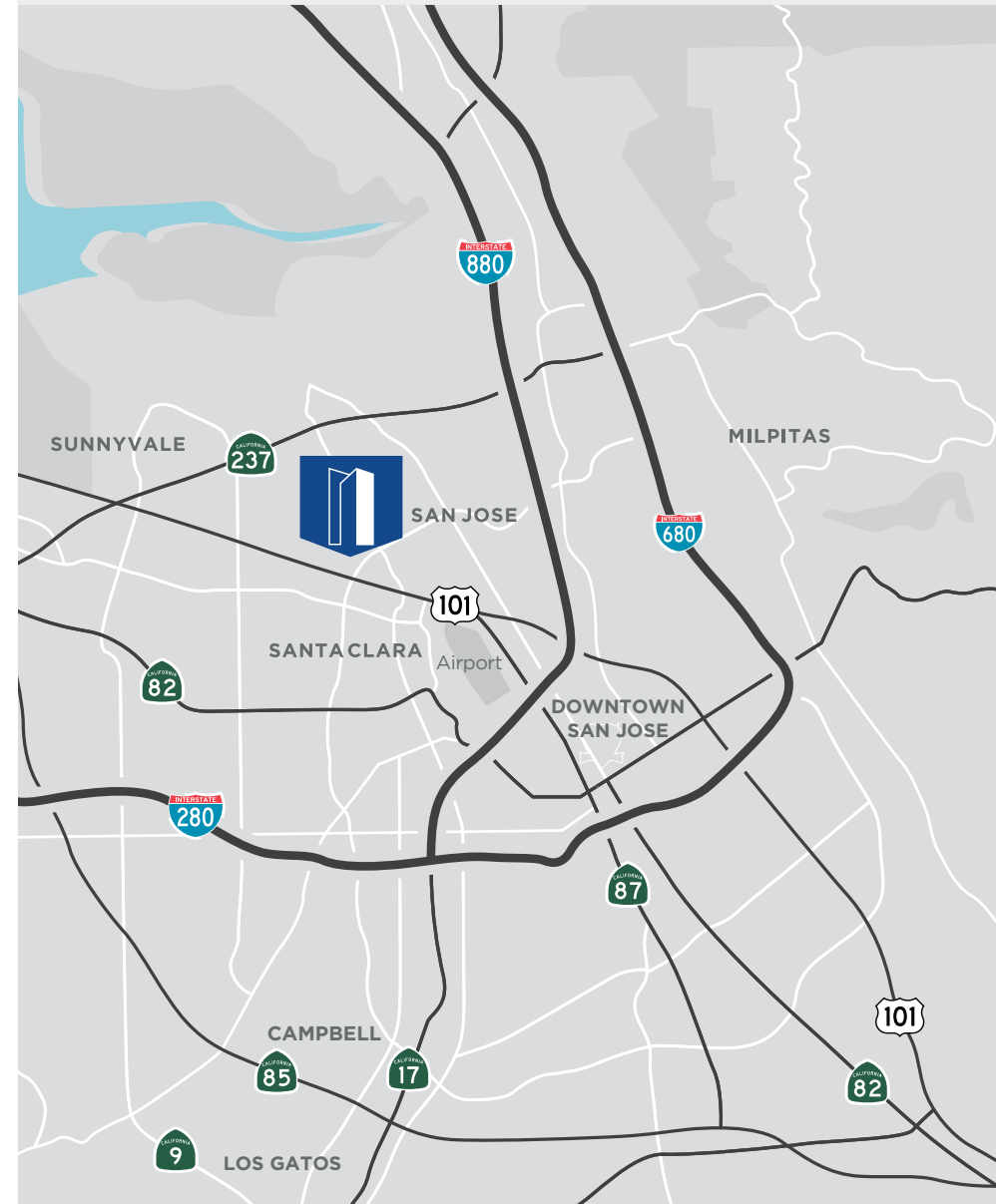
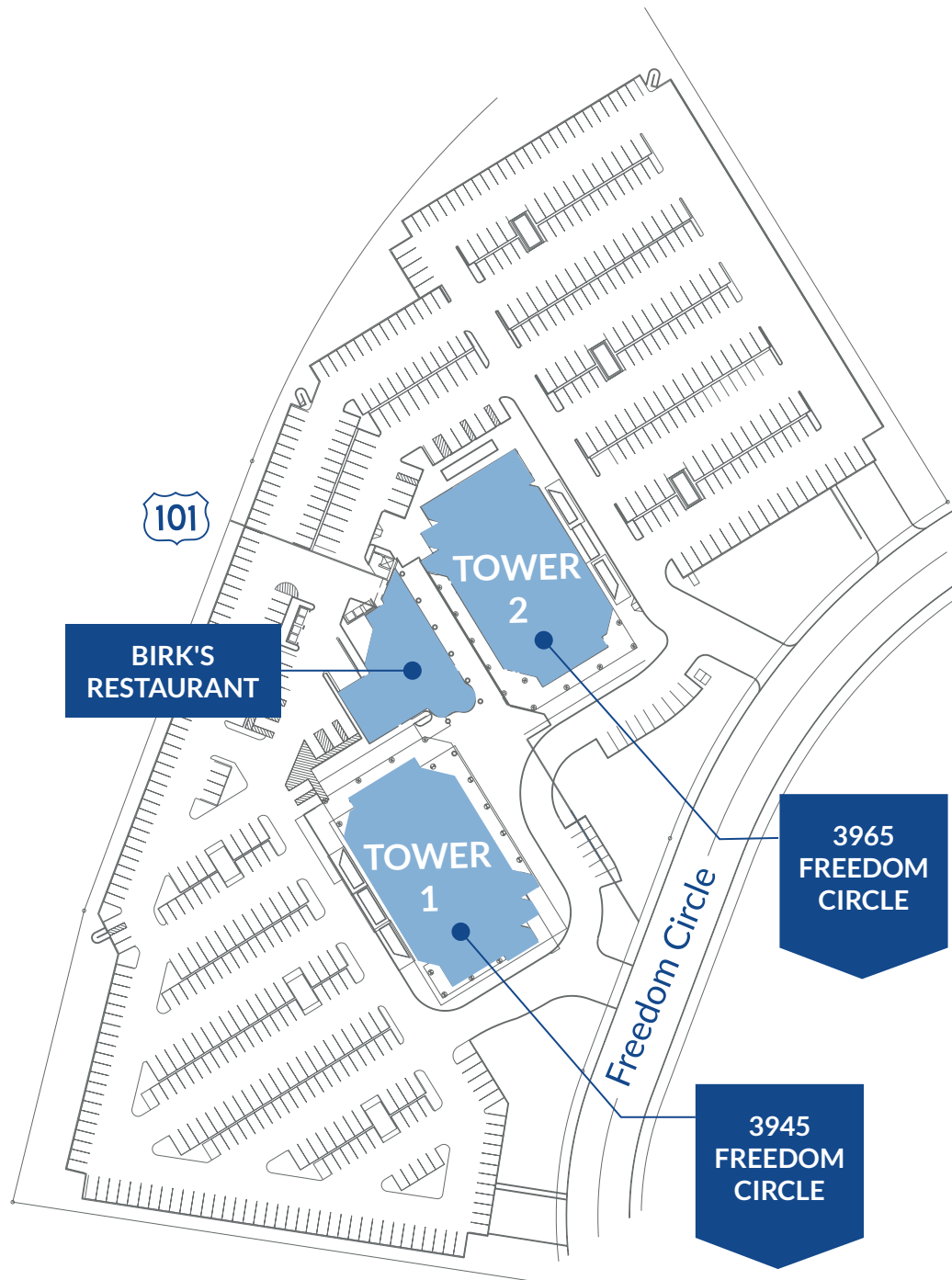


The New On-Site Café Offers Breakfast, Lunch, Snacks & Coffee, which are Freshly Prepared On-Site.



NEW
BIRK'S EXPRESS

SITE PLAN & LOCATION



TOWER 2

3965 FREEDOM CIRCLE

SUITE	SQUARE FOOTAGE
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11th Floor	±19,638 SF
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10th Floor	±21,718 SF
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9th Floor	±21,866 SF
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8th Floor	±21,866 SF
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▶ 7th Floor	±21,866 SF
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▶ 6th Floor	±21,866 SF
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5th Floor	±21,866 SF
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▶ 4th Floor	±21,866 SF
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3rd Floor	±21,866 SF
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2nd Floor	±18,942 SF
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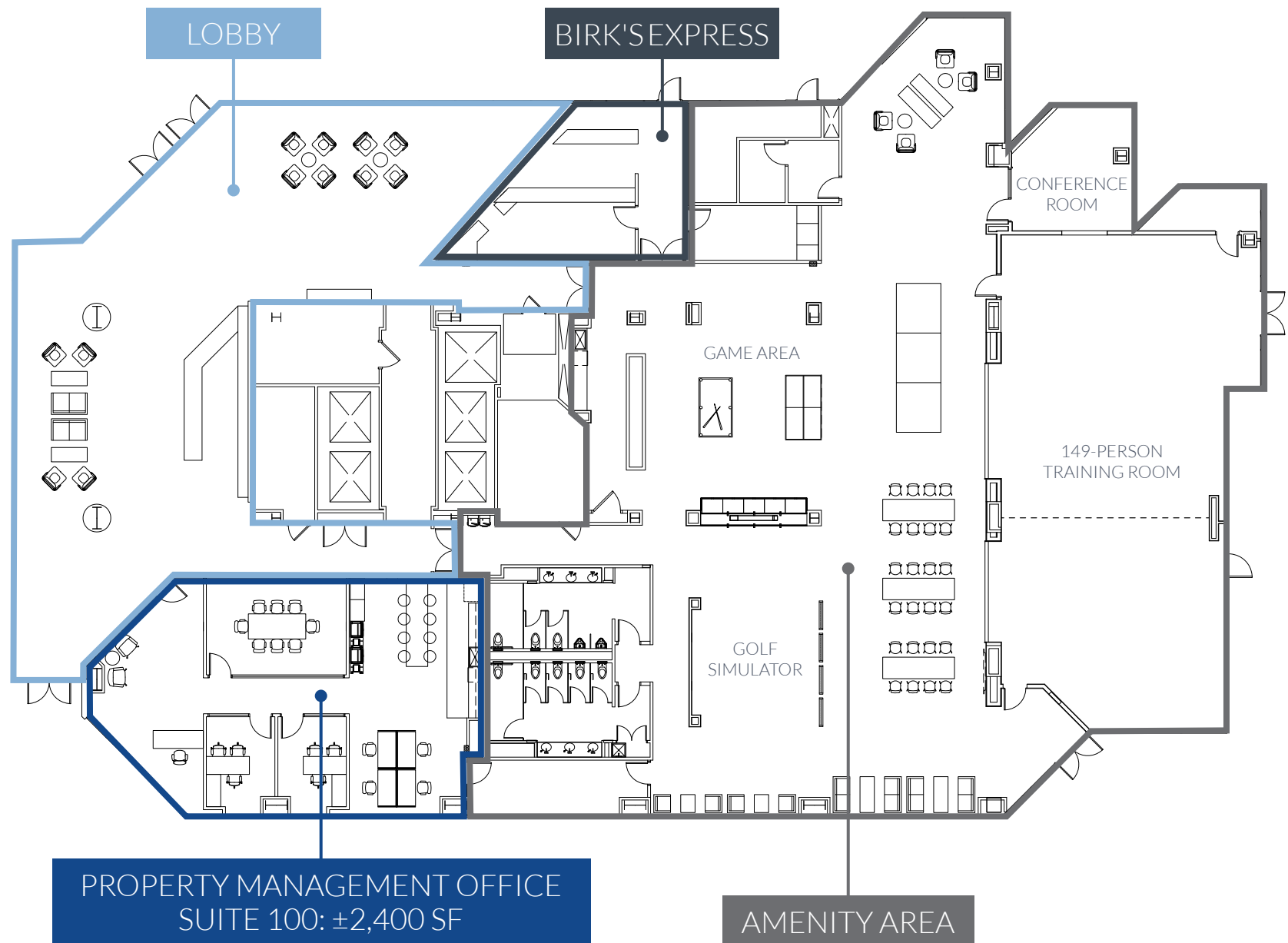
1st Floor	±2,400 SF
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Up to ±215,760 SF | Full Building Available

▶ **VIRTUAL TOUR**
(CLICK TO VIEW)



1ST FLOOR



2ND FLOOR

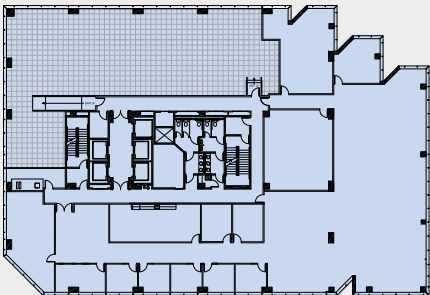
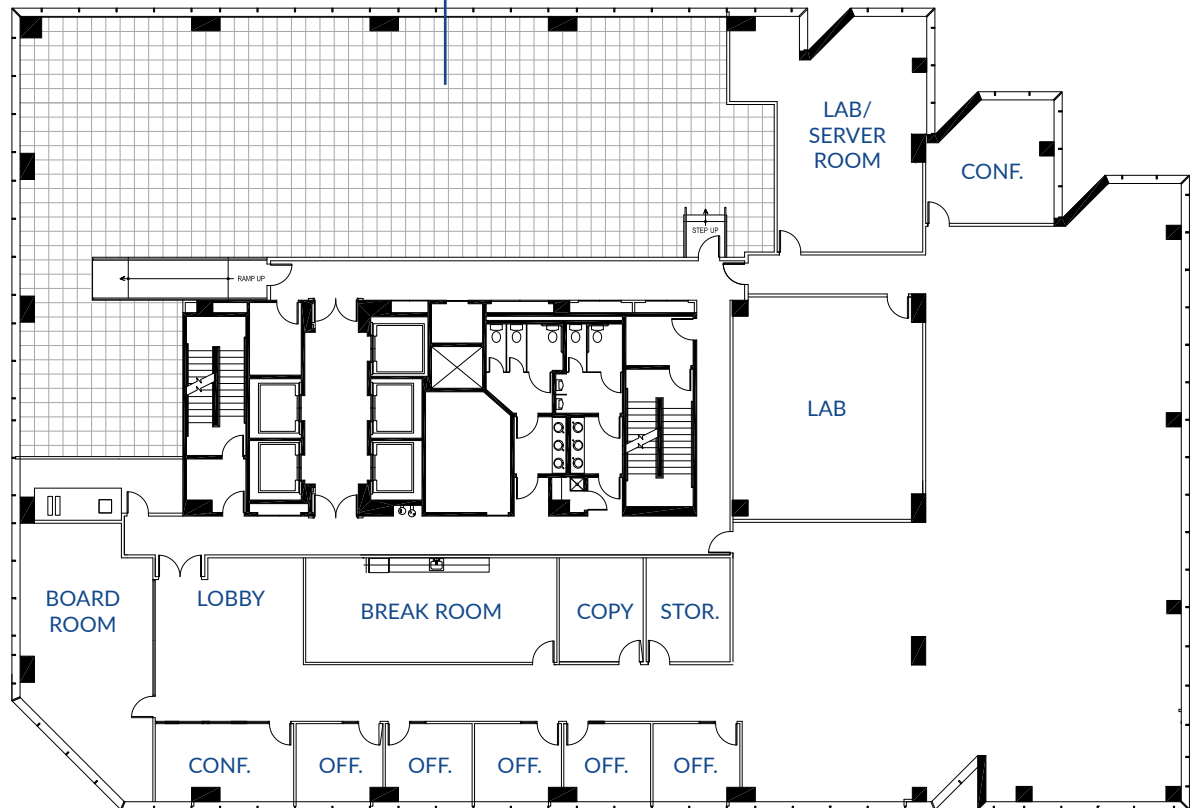
±18,942 SF

- › Break Room
- › 5 Offices
- › 2 Conference Rooms
- › Board Room
- › ±5,868 SF of Raised Floor Data Center
- › Upgraded HVAC and Power

TOWER 2 | 3965 FREEDOM CIRCLE

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RAISED FLOOR DATA CENTER



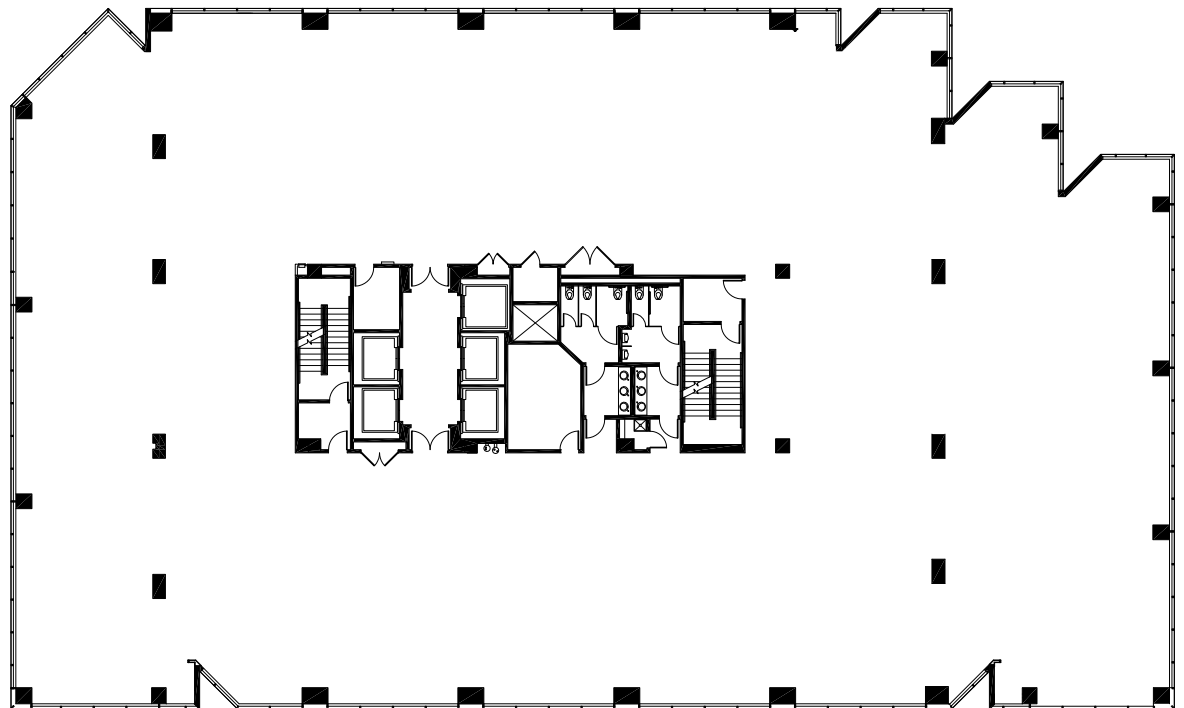
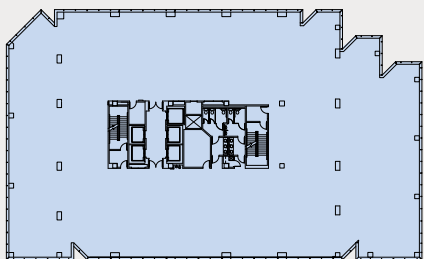
3RD FLOOR

±21,866 SF

› Warm Shell Condition

TOWER 2 | 3965 FREEDOM CIRCLE

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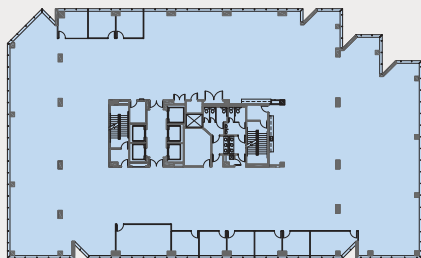


4TH FLOOR

±21,866 SF

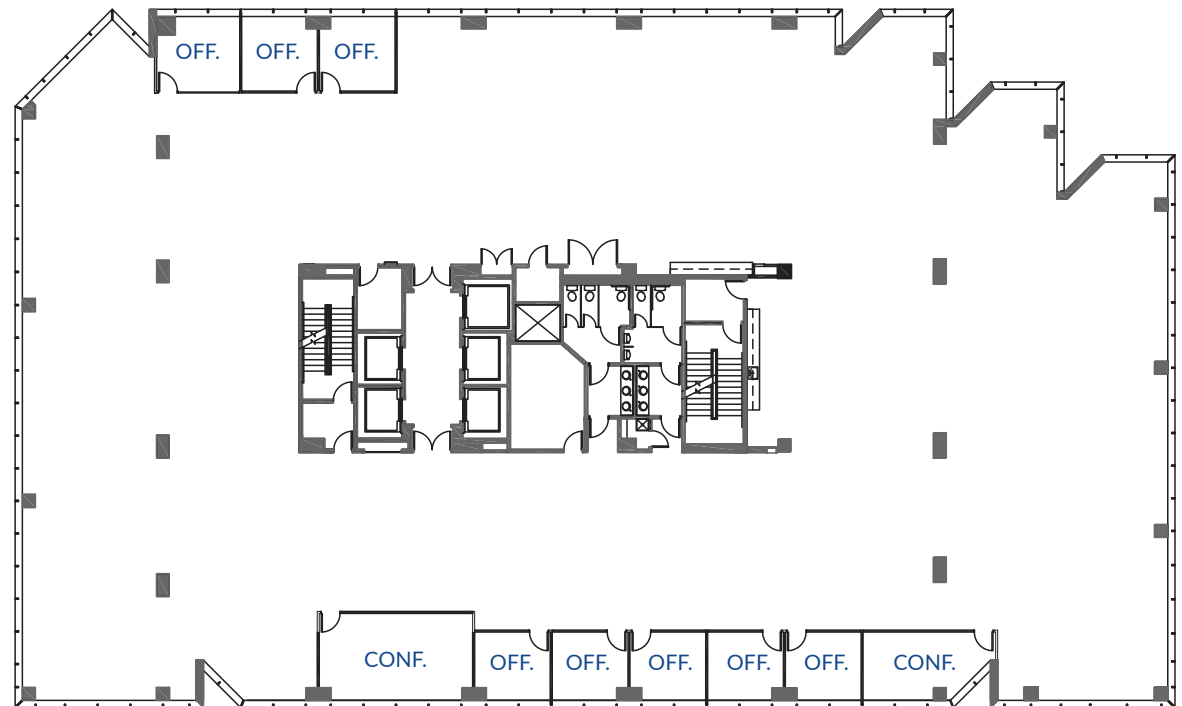
- › Market Ready
- › Break Room
- › Open Office Space
- › 8 Offices
- › 2 Conference Rooms

 VIRTUAL TOUR
(CLICK TO VIEW)



TOWER 2 | 3965 FREEDOM CIRCLE

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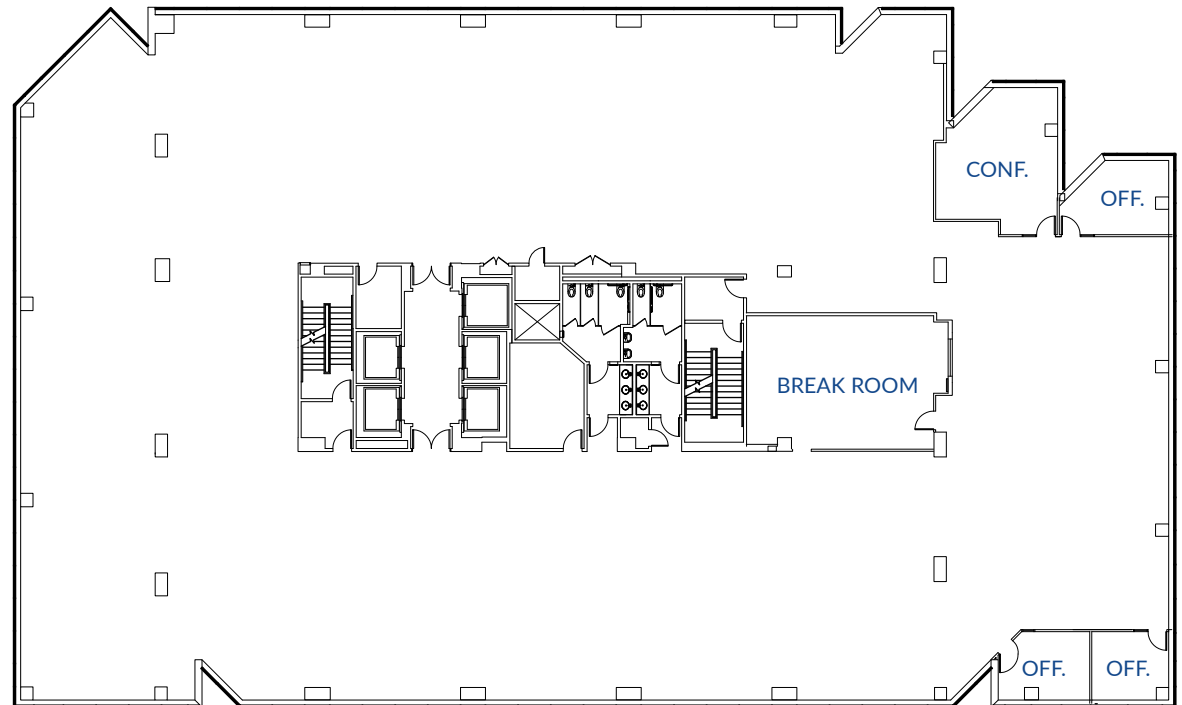
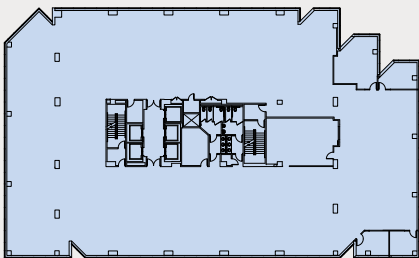
5TH FLOOR

±21,866 SF

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

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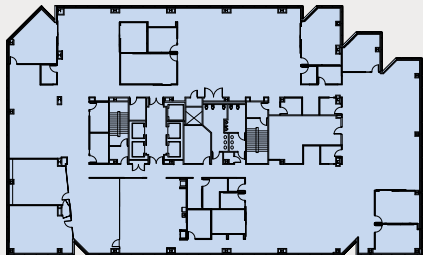
6TH FLOOR

±21,866 SF

- › Move in Ready
- › Break Room
- › Open Office Space
- › 5 Offices
- › 8 Conference Rooms
- › Lab

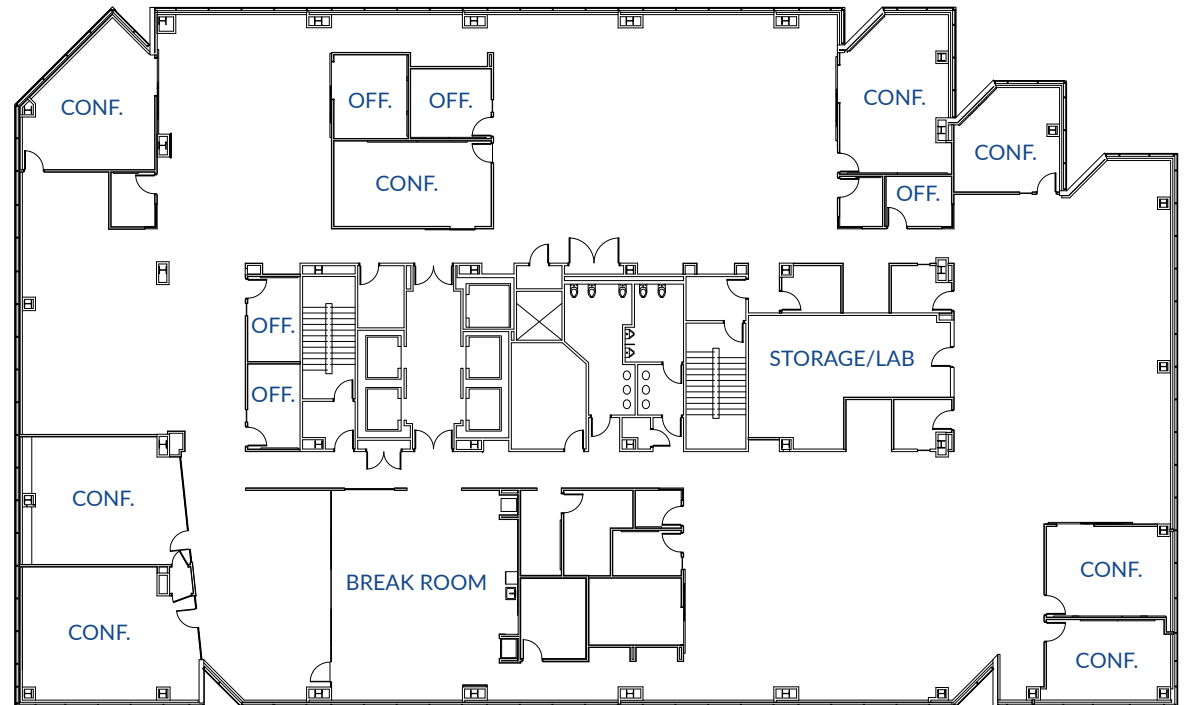


VIRTUAL TOUR
(CLICK TO VIEW)



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7TH FLOOR

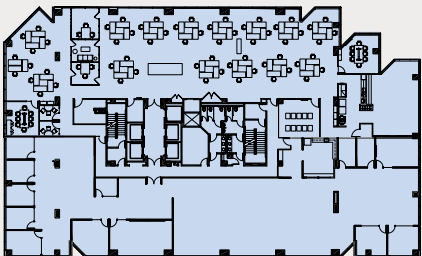
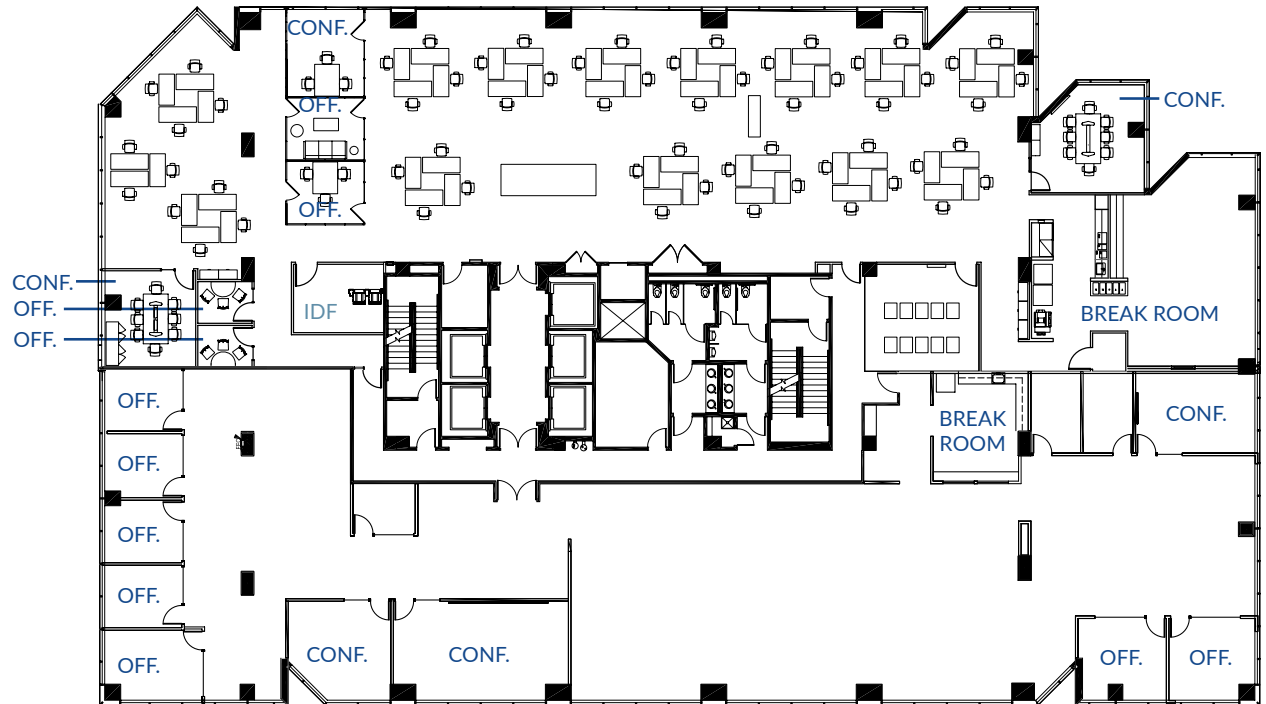
±21,866 SF

- › Move in Ready
- › 2 Break Rooms
- › Open Office Space
- › 11 Offices
- › 6 Conference Rooms
- › Lab

[▶ VIRTUAL TOUR
\(CLICK TO VIEW\)](#)

TOWER 2 | 3965 FREEDOM CIRCLE

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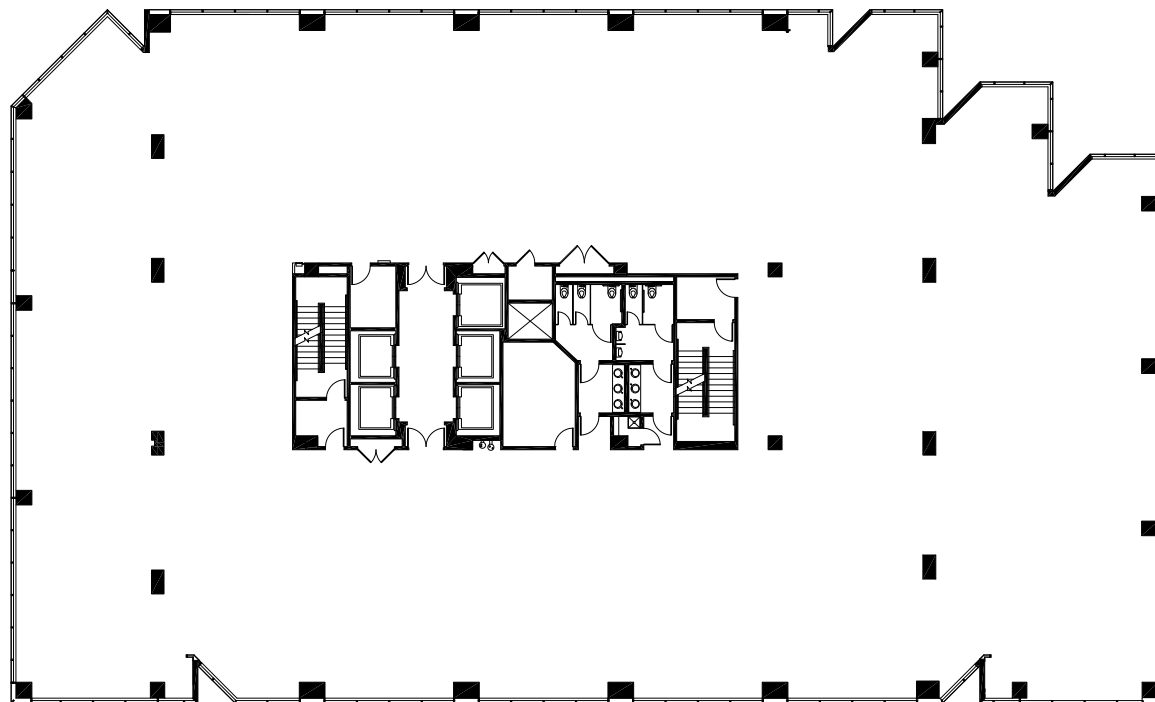
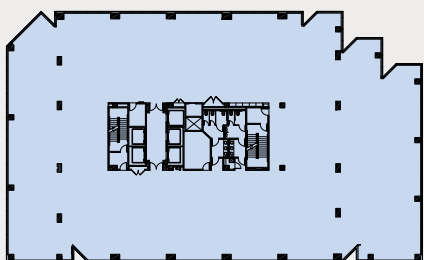
8TH FLOOR

±21,866 SF

- › Warm Shell Condition
- › Unobstructed Views

TOWER 2 | 3965 FREEDOM CIRCLE

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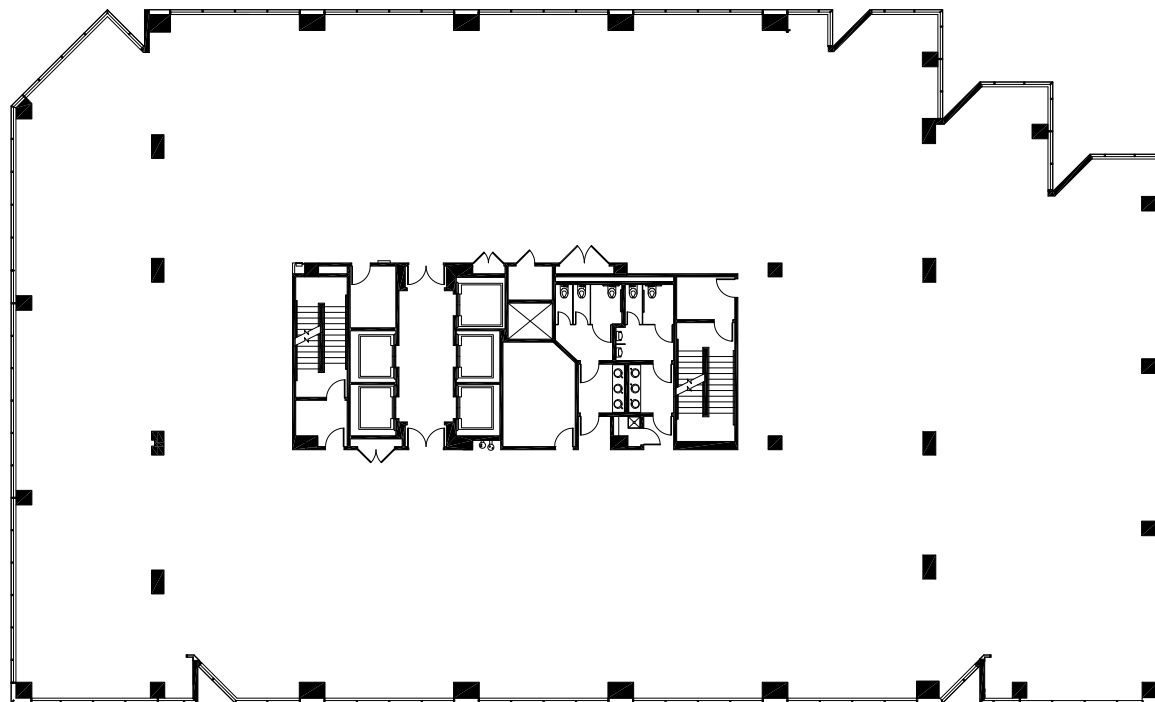
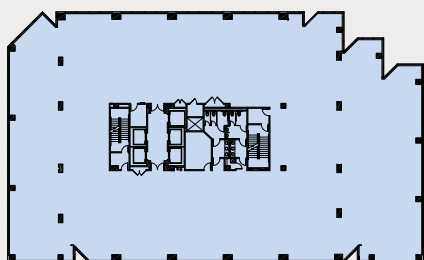
9TH FLOOR

±21,866 SF

- › Warm Shell Condition
- › Unobstructed Views

TOWER 2 | 3965 FREEDOM CIRCLE

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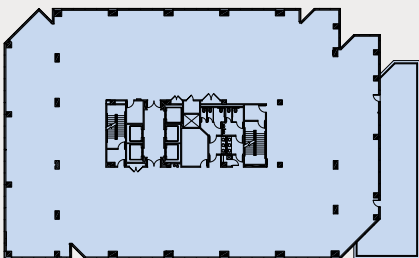
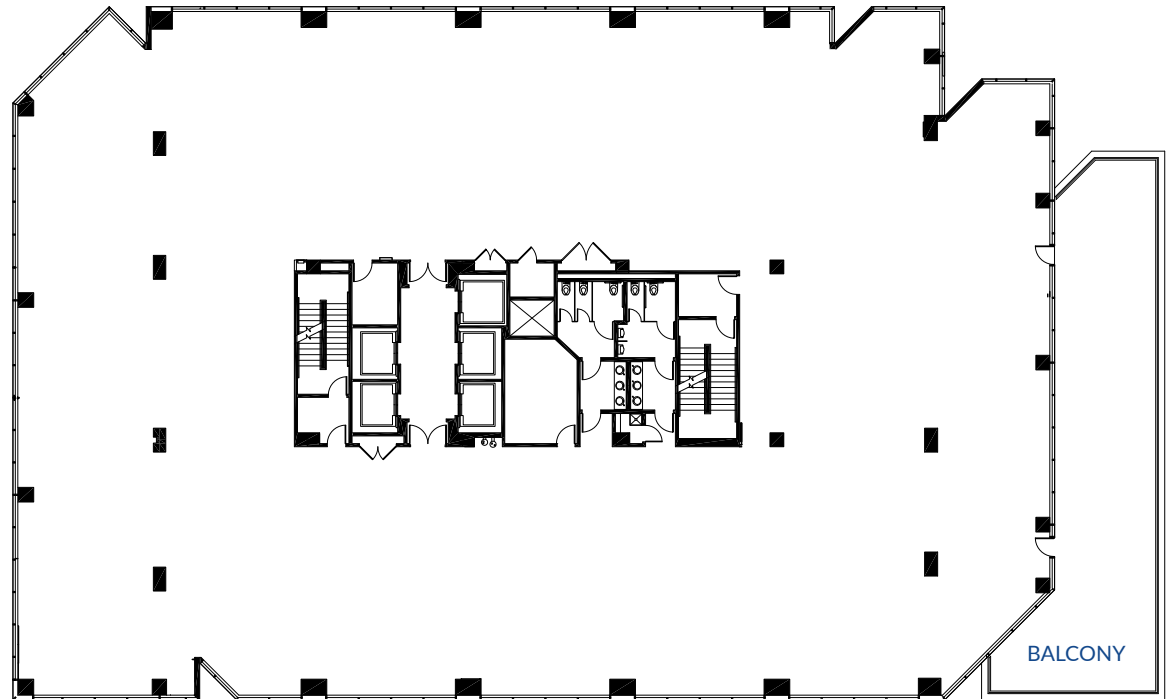
10TH FLOOR

±21,718 SF

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

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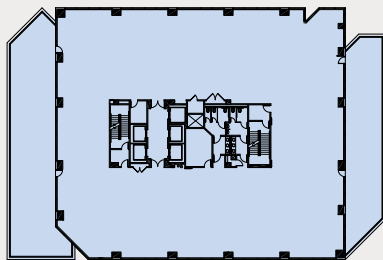
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11TH FLOOR

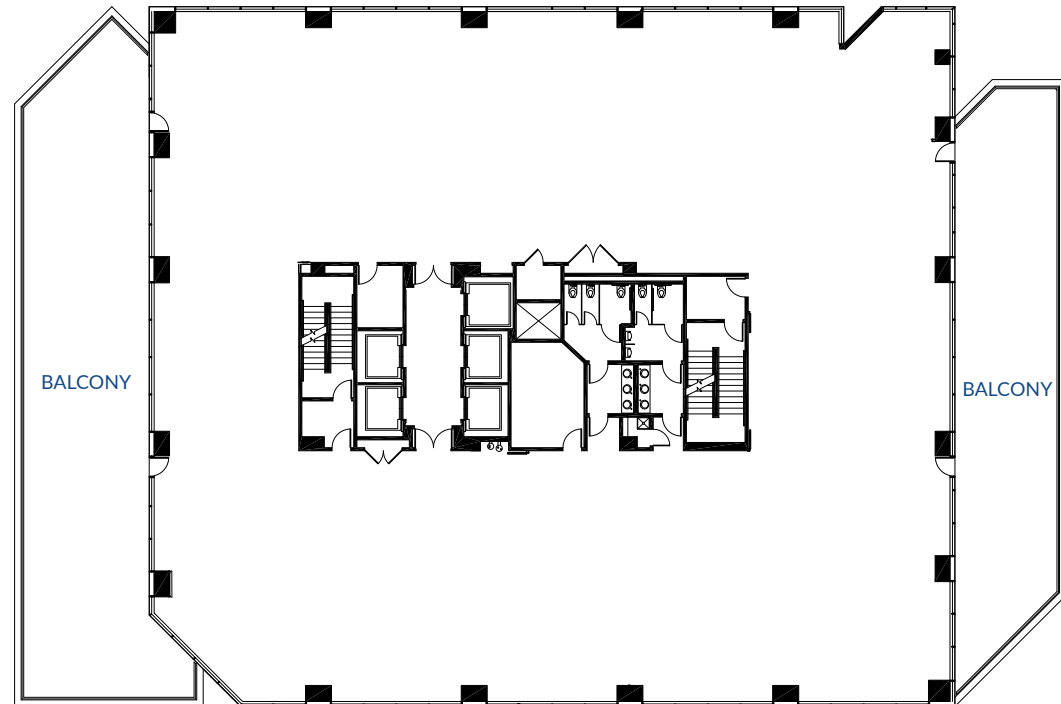
±19,638 SF

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

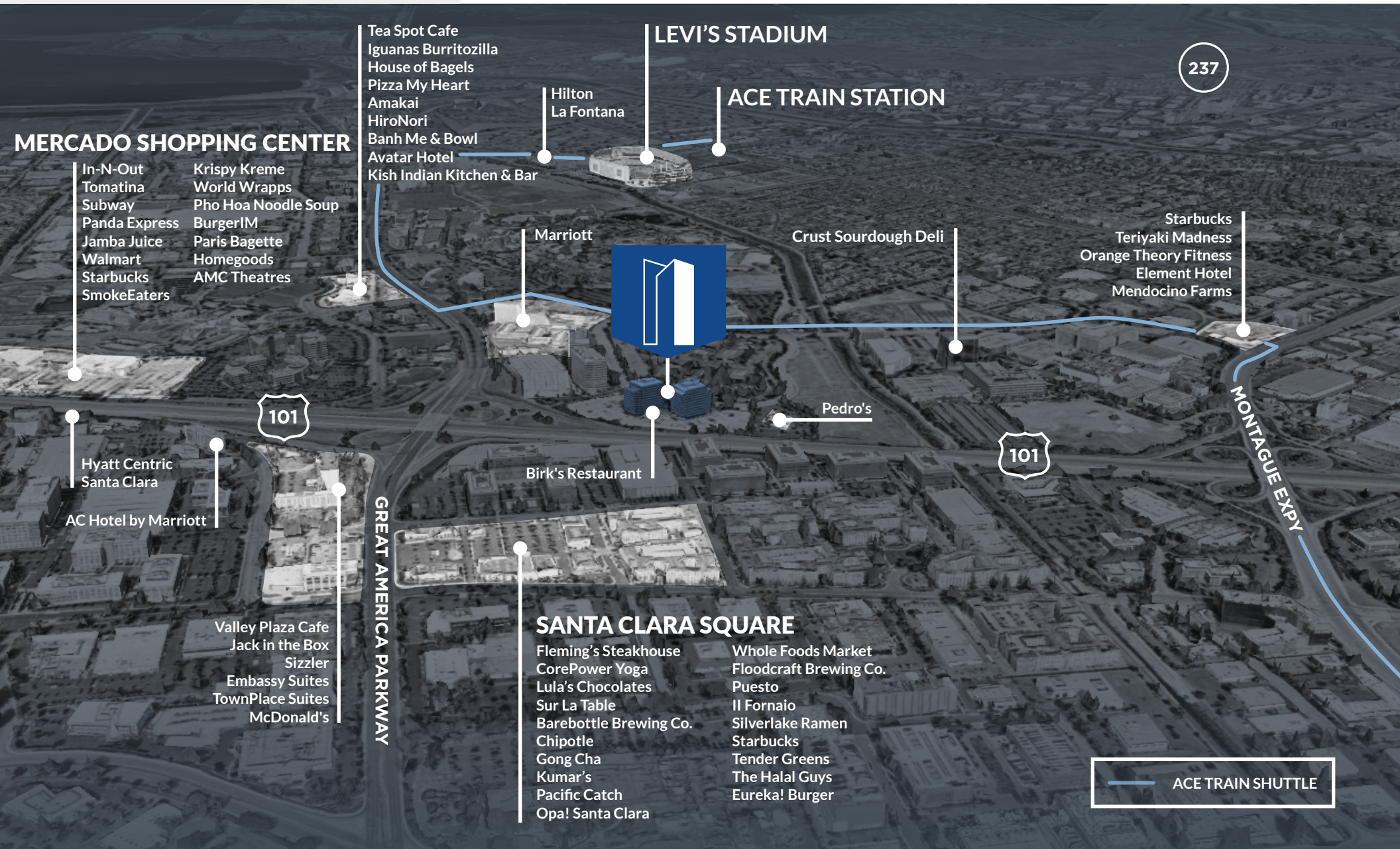


TOWER 2 | 3965 FREEDOM CIRCLE

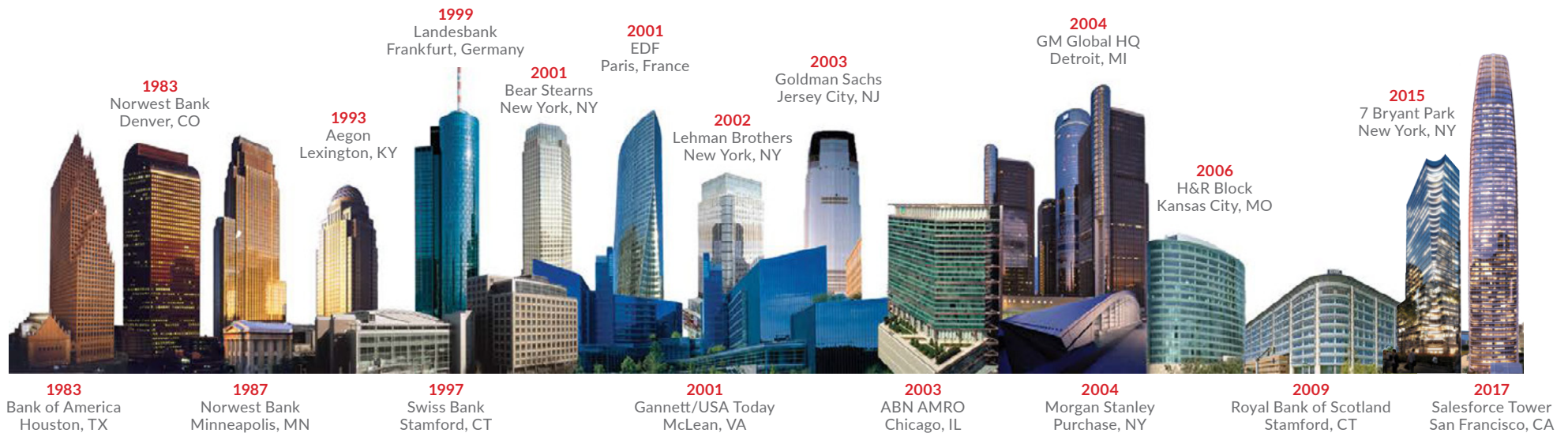
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AMENITIES



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.



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