



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.

±1,989 - ±19,430 SF Available with expansion up to ±215,760 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
- › ACE Train Shuttle Stop 1 Block Away
- › LEED Gold and WELL Certified

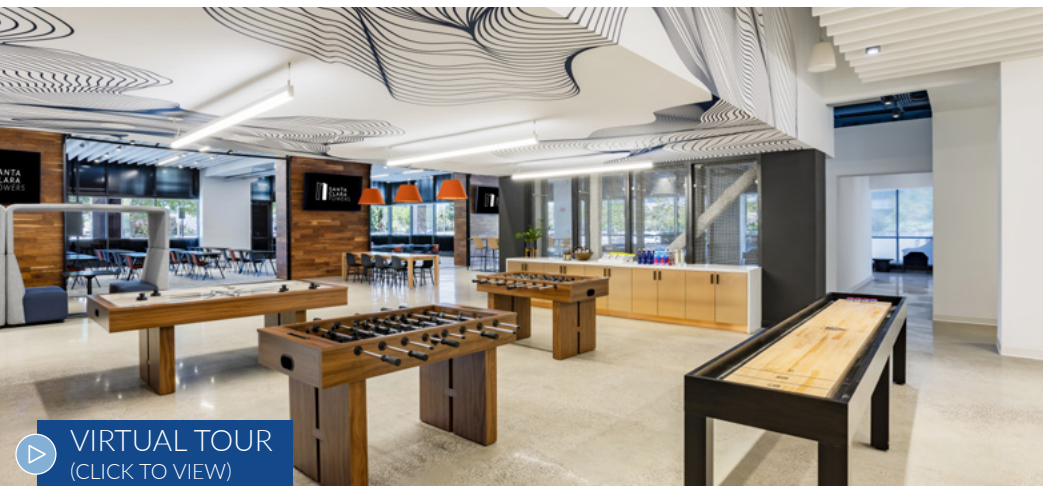


EXPANSIVE TENANT LOUNGE

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

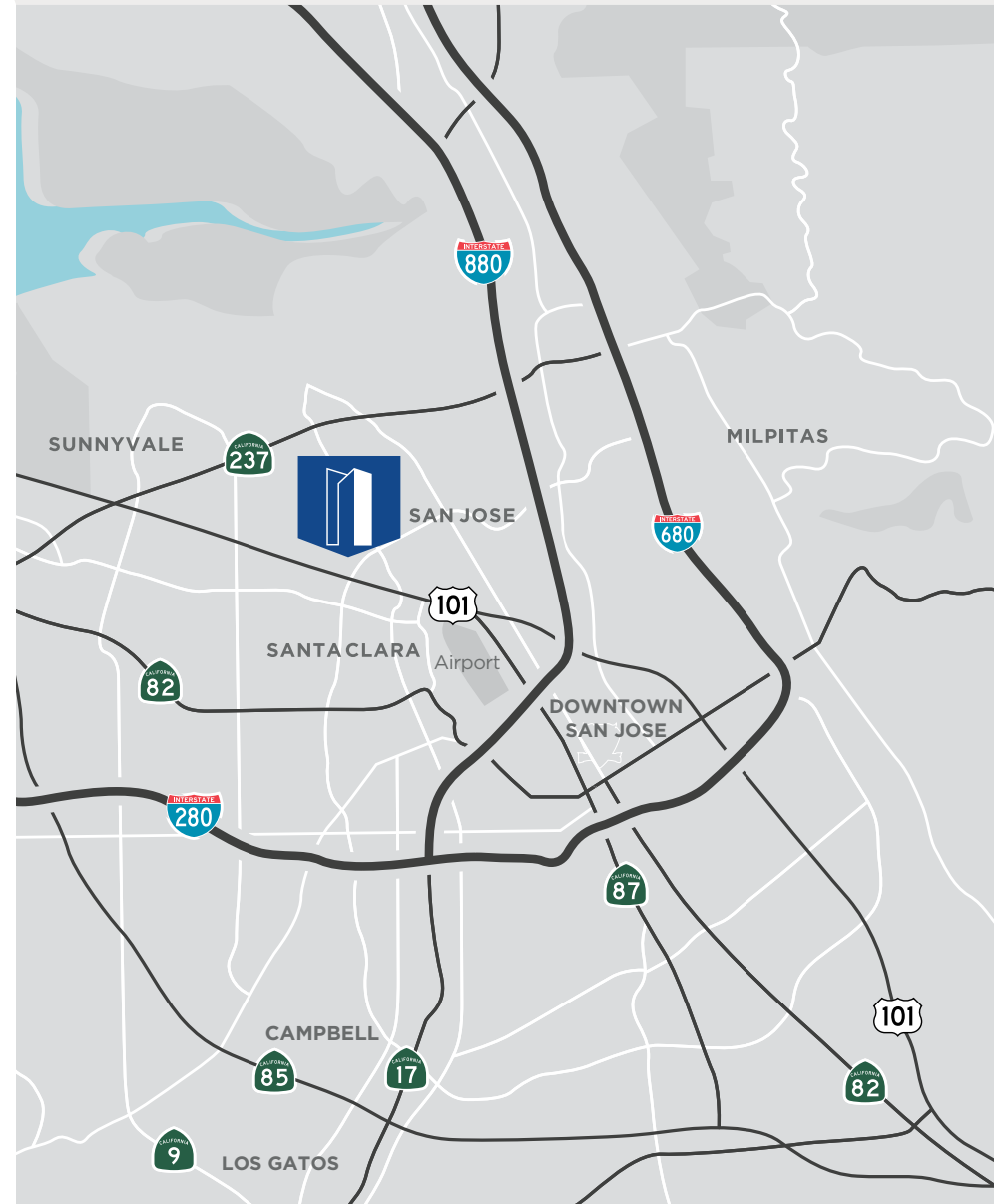
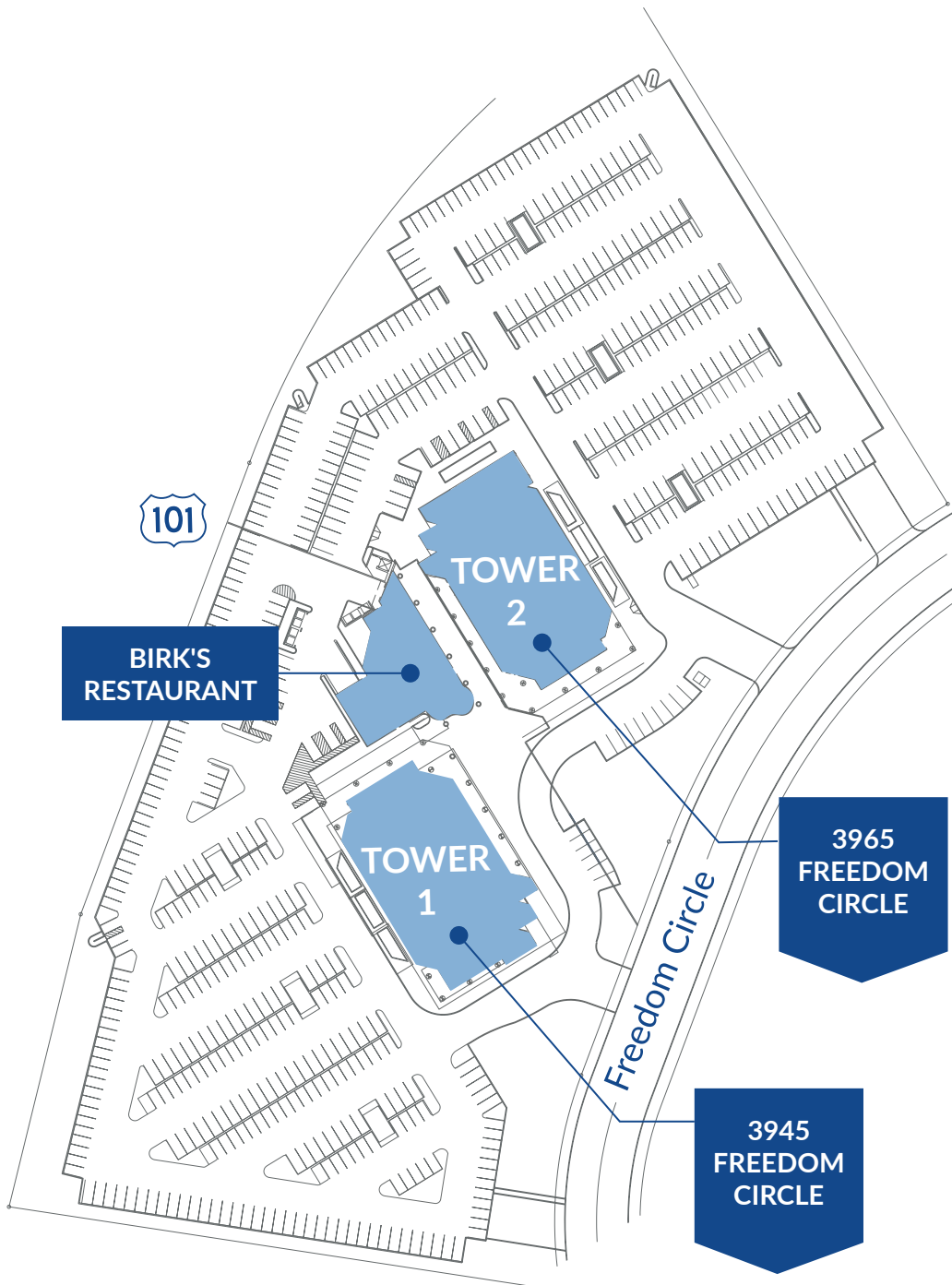
Birk's Restaurant, a South Bay Icon Since 1989, is Known for Serving Grilled Steaks, Chops and Seafood in a Classic Bistro Setting. Birk's Restaurant Serves Lunch and Dinner Monday through Friday.



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	MAXIMUM CONTIGUOUS
Suite 660	±1,989 SF	±6,944 SF
▶ Suite 320	±2,432 SF	±18,399 SF
Suite 260	±2,625 SF	±15,702 SF
Suite 950	±4,391 SF	±13,862 SF
Suite 640	±4,955 SF	±6,944 SF
Suite 500	±5,253 SF	±14,226 SF
Suite 730	±5,302 SF	
Suite 700	±5,323 SF	
▶ Suite 200	±5,975 SF	±15,702 SF
Suite 850	±6,434 SF	
▶ Suite 240	±7,102 SF	
Suite 400	±7,937 SF	
Suite 350	±7,971 SF	±18,399 SF
Suite 300	±7,996 SF	±18,399 SF
Suite 540	±8,973 SF	±14,226 SF
Suite 900	±9,471 SF	±13,862 SF
Suite 1100	±19,430 SF	



2ND FLOOR

±2,625 SF to ±15,702 SF

SUITE 200 [▶ VIRTUAL TOUR](#)

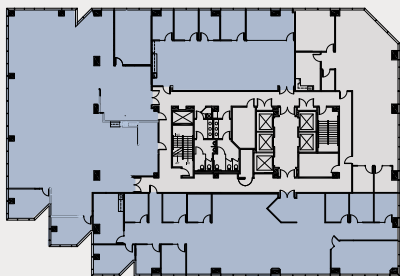
- › MARKET READY
- › 2 Offices
- › 3 Conference Rooms
- › Break Room

SUITE 240 [▶ VIRTUAL TOUR](#)

- › MARKET READY
- › 2 Offices
- › 1 Conference Room
- › Break Area

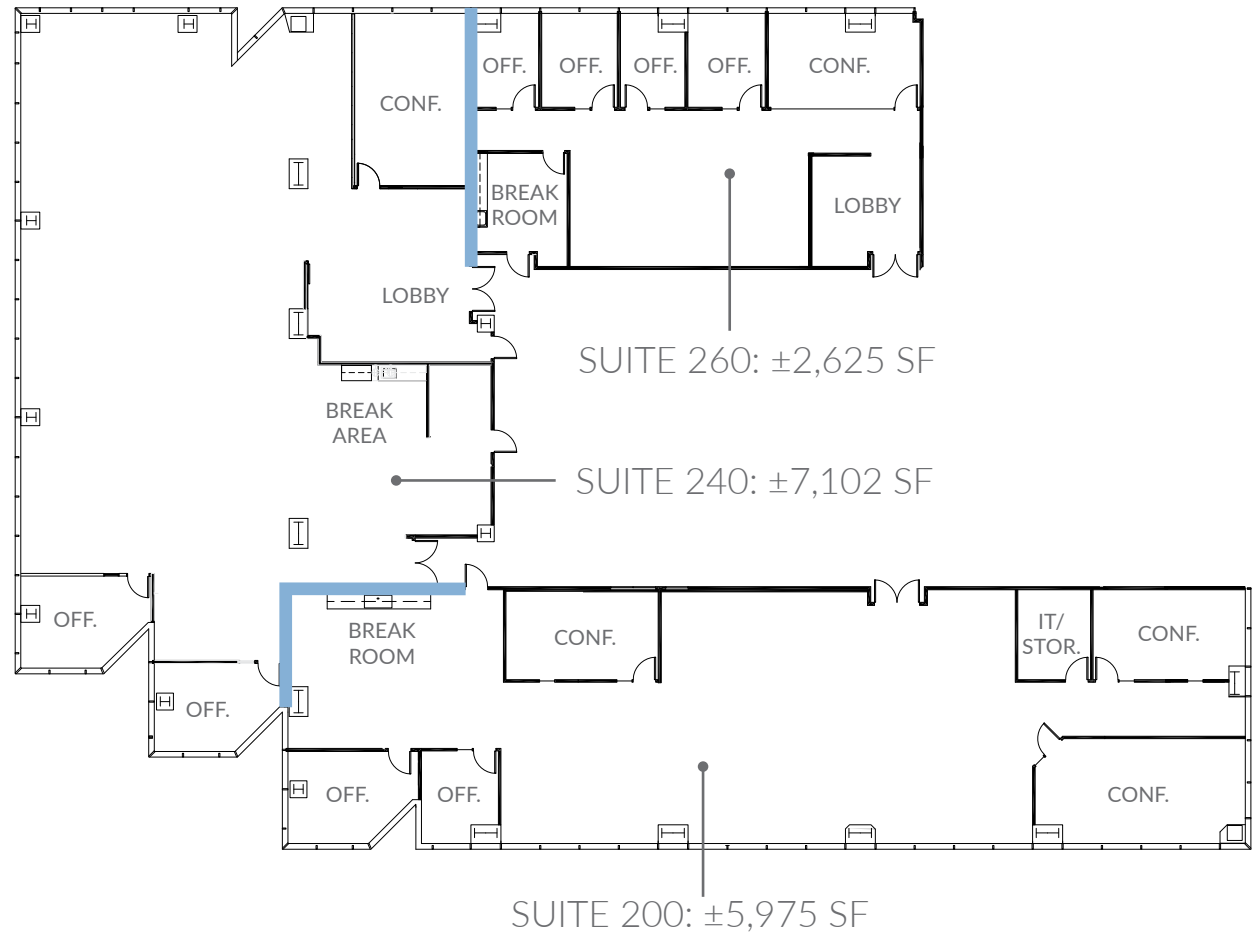
SUITE 260

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



TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST ▶](#)



— DEMISING WALL

3RD FLOOR

±2,432 SF to ±18,399 SF

SUITE 300

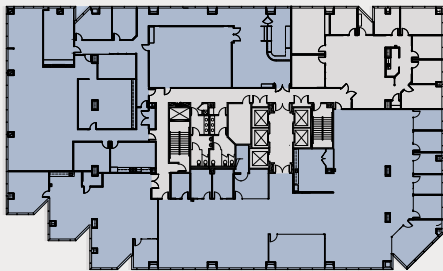
- › MARKET READY | PLUG & PLAY
- › Available August 15, 2026
- › 7 Offices
- › 2 Conference Rooms
- › Break Area
- › IT/Storage Room

SUITE 320 [▶ VIRTUAL TOUR](#)

- › MARKET READY
- › 1 Office
- › 1 Conference Room
- › Break Area

SUITE 350

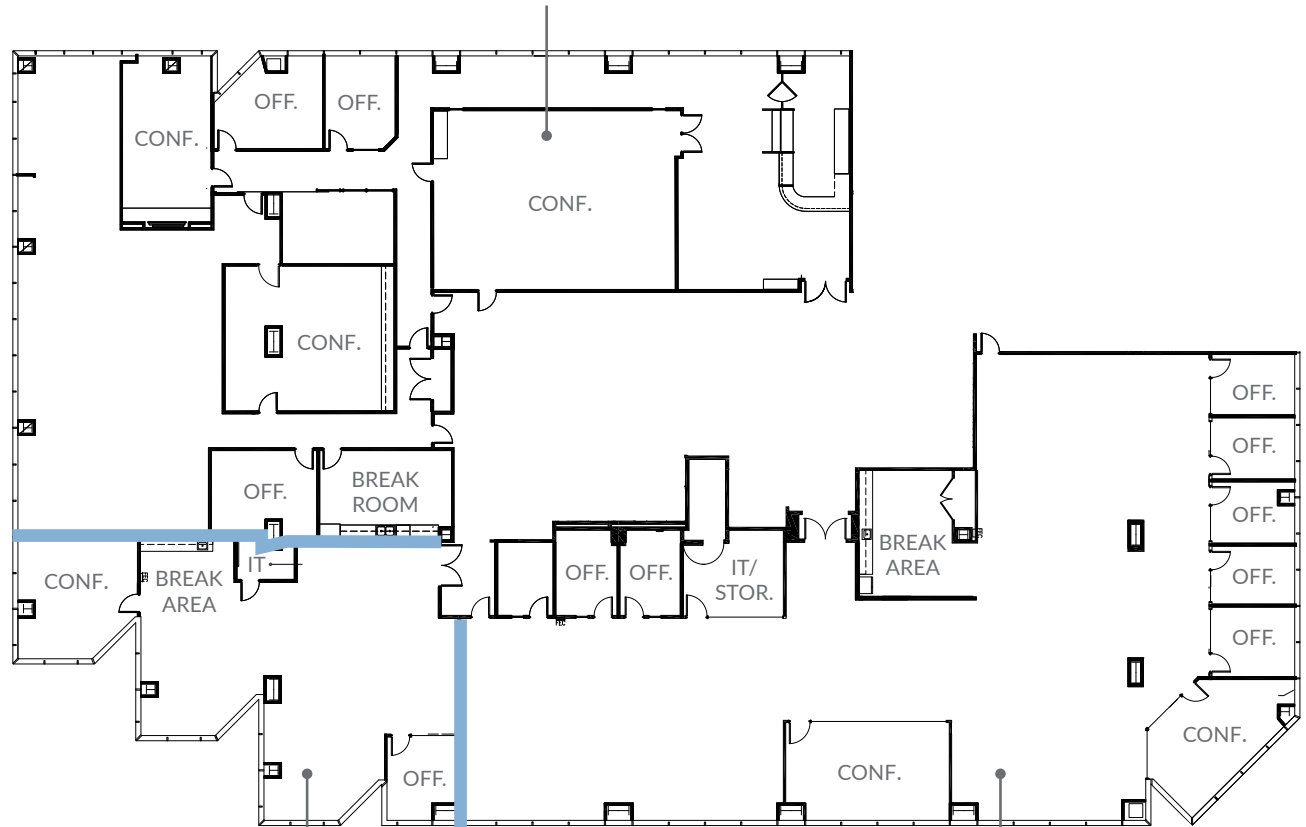
- › 3 Offices
- › 3 Conference Rooms
- › Break Room



TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 350: ±7,971 SF



SUITE 320: ±2,432 SF

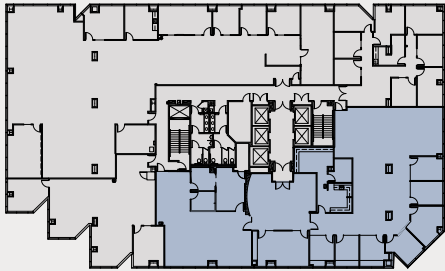
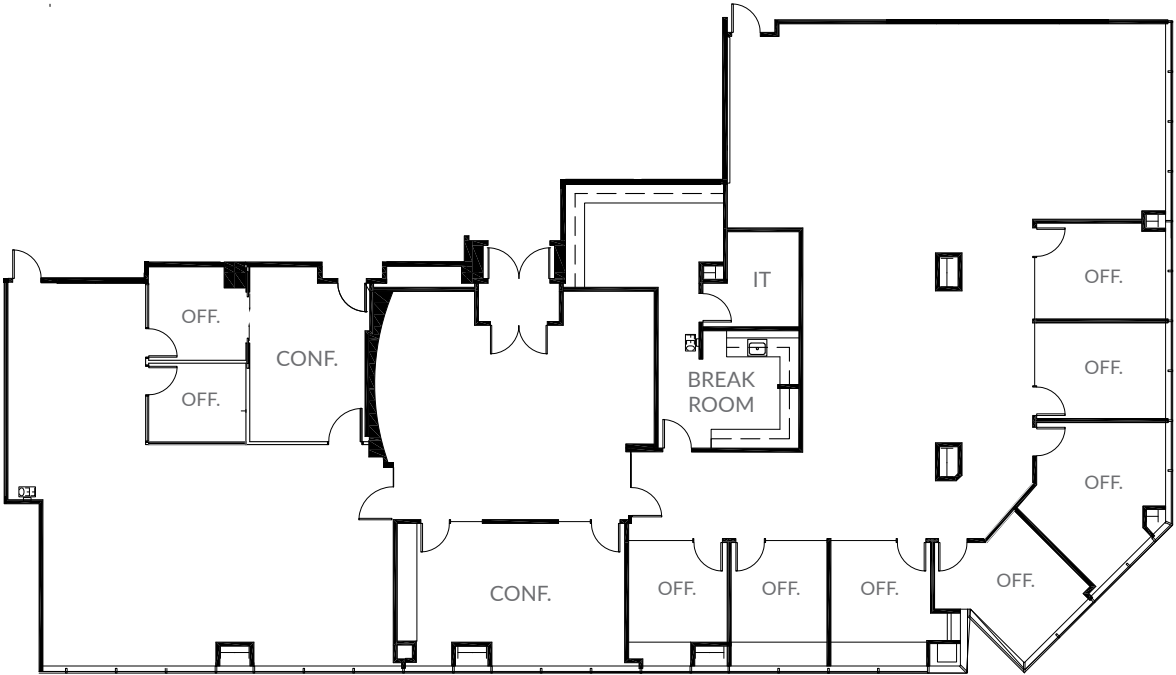
SUITE 300: ±7,996 SF

SUITE 400

±7,937 SF | FOURTH FLOOR

- > MARKET READY
- > 9 Offices
- > 2 Conference Rooms
- > Break Room
- > IT / Storage Room

TOWER 1 | 3945 FREEDOM CIRCLE
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5TH FLOOR

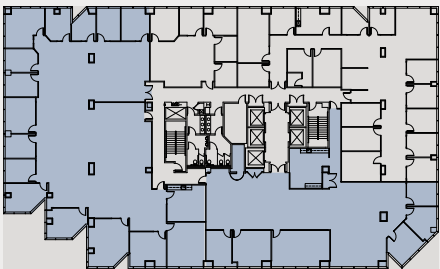
±5,253 SF to ±14,226 SF

SUITE 500

- › 5 Offices
- › 1 Conference Room
- › Break Room

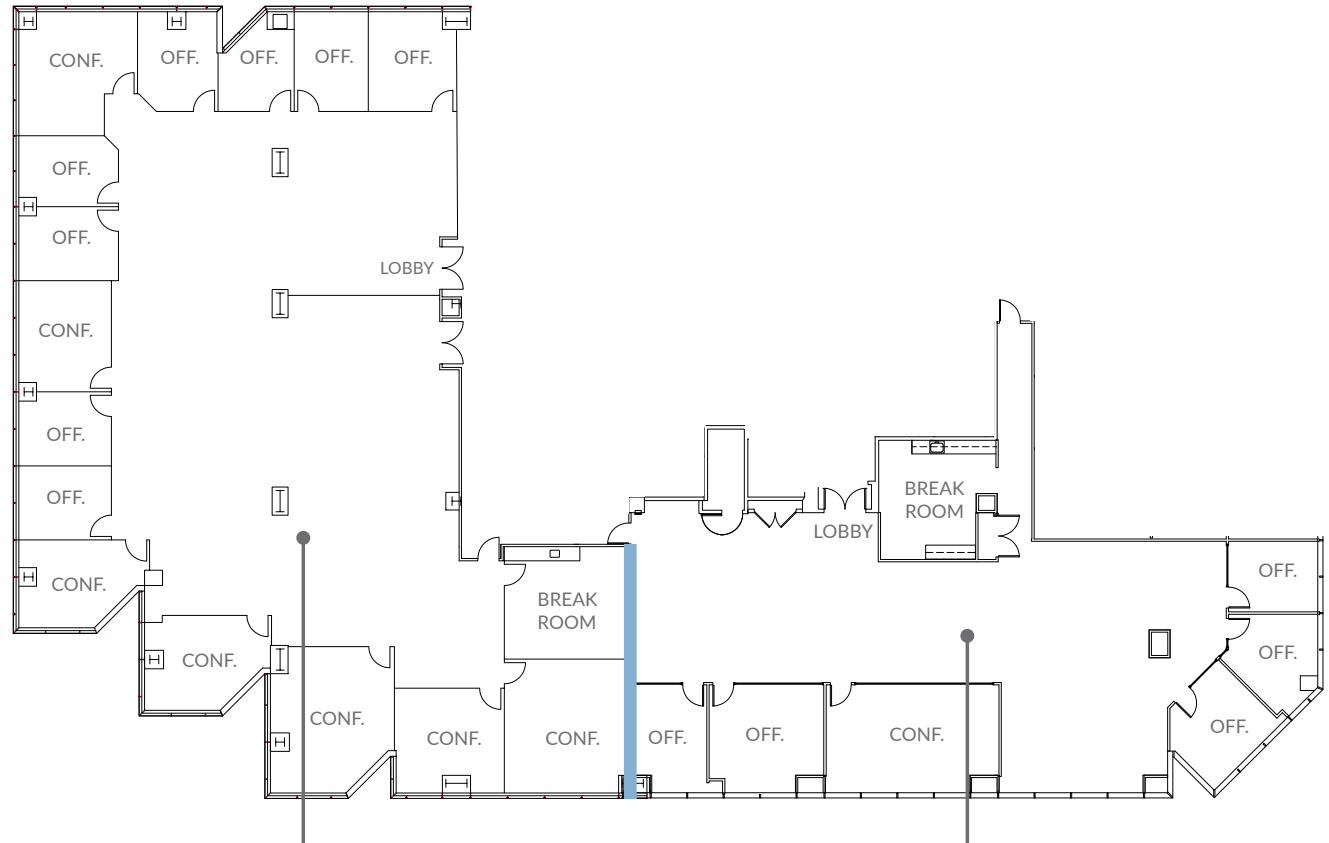
SUITE 540

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



TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 540: ±8,973 SF

SUITE 500: ±5,253 SF

6TH FLOOR

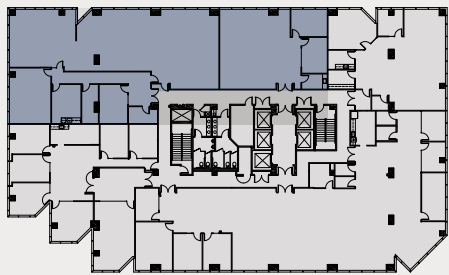
±1,989 SF to ±6,944 SF

SUITE 640

- › 2 Conference Rooms
- › Break Room

SUITE 660

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

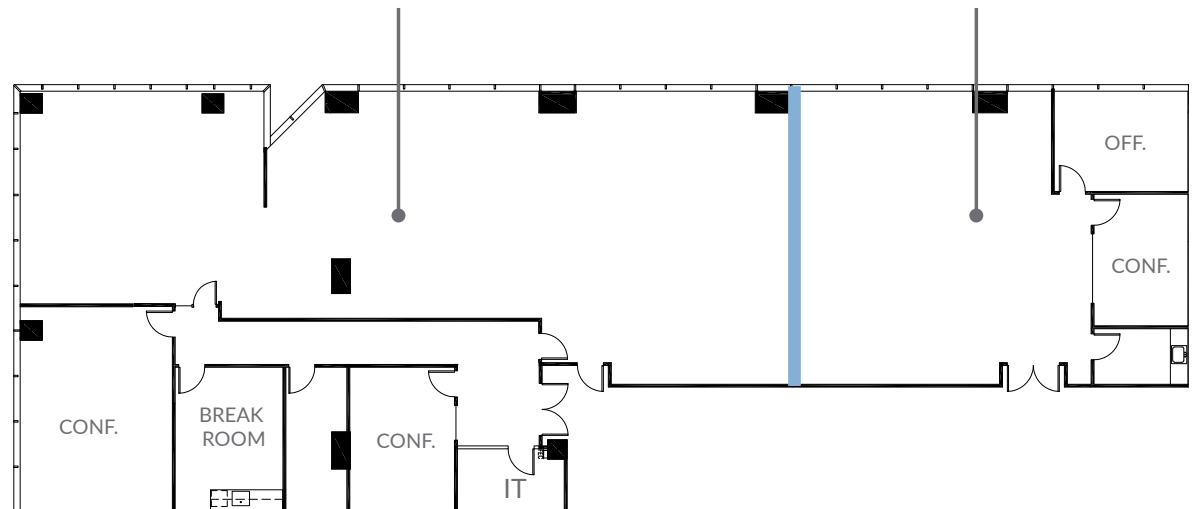


TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 640: ±4,955 SF

SUITE 660: ±1,989 SF

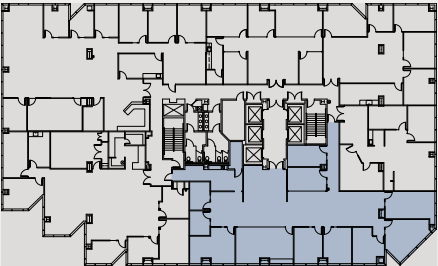
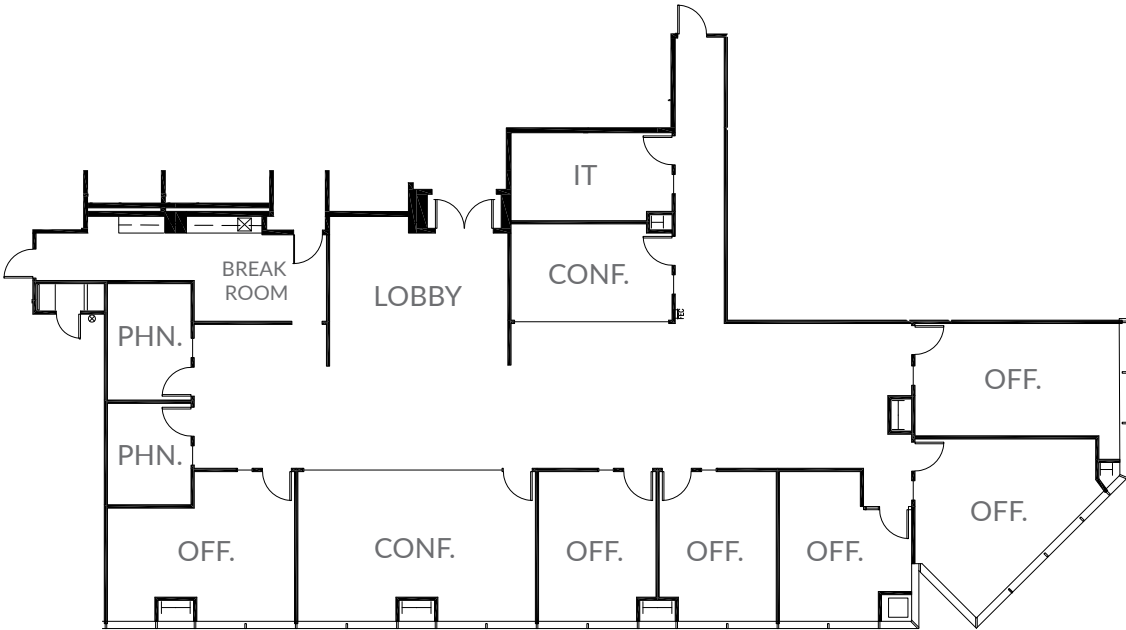


SUITE 700

±5,323 SF | SEVENTH FLOOR

- > 6 Offices
- > 2 Conference Rooms
- > 2 Phone Rooms
- > Break Room
- > IT / Storage Room

TOWER 1 | 3945 FREEDOM CIRCLE
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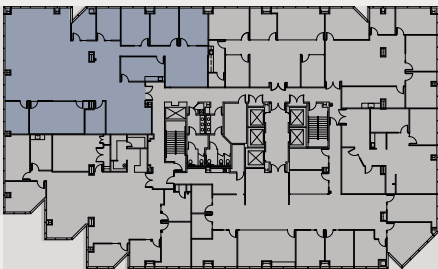
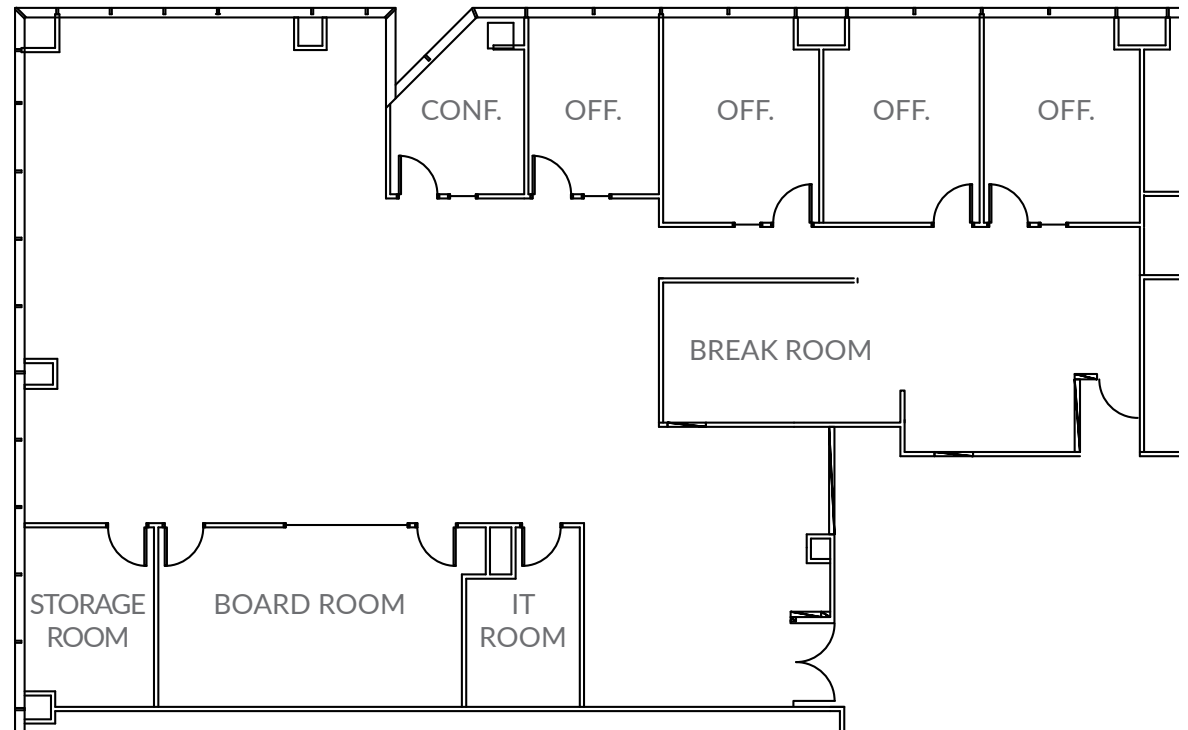
SUITE 730

±5,302 SF | SEVENTH FLOOR

- › MARKET READY
- › 4 Offices
- › 1 Conference Room
- › 1 Board Room
- › IT Room
- › Storage Room
- › Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

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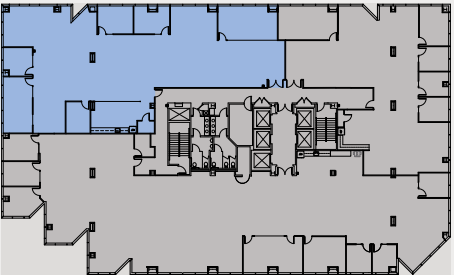
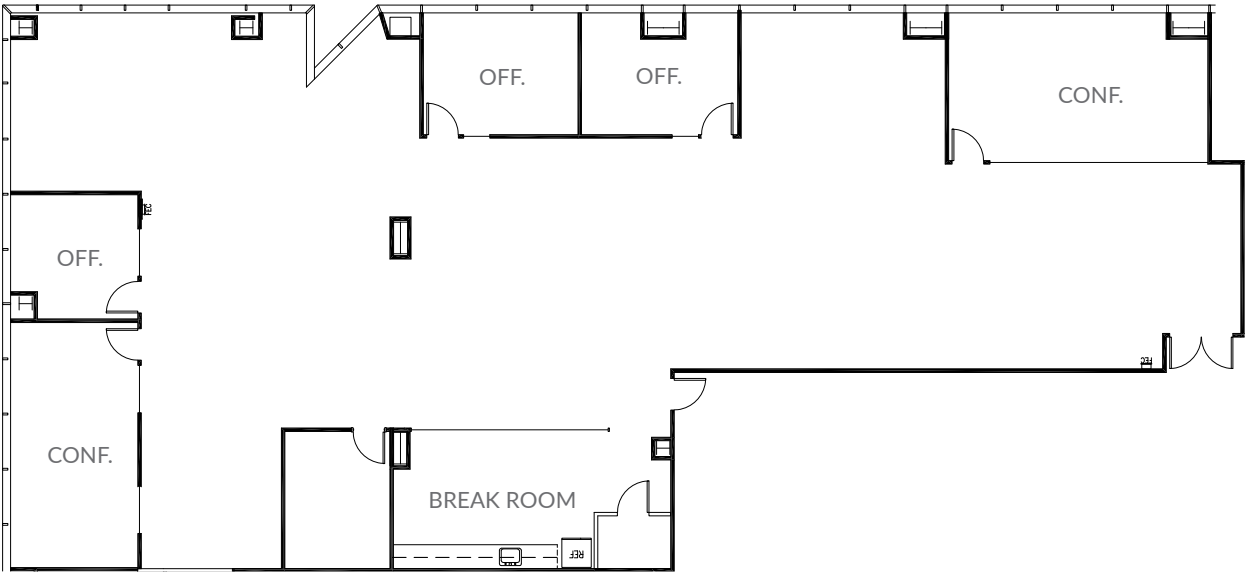


SUITE 850

±6,434 SF | EIGHTH FLOOR

- > MARKET READY
- > 3 Offices
- > 2 Conference Rooms
- > Break Room

TOWER 1 | 3945 FREEDOM CIRCLE
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9TH FLOOR

±4,391 SF to ±13,862 SF

SUITE 900

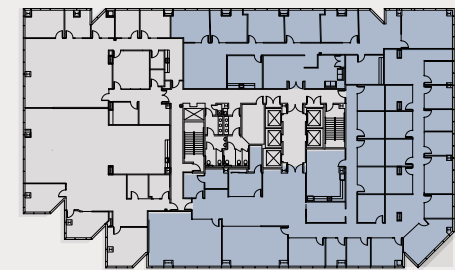
- › 20 Offices
- › 2 Conference Rooms
- › 1 Training Room
- › Break Room

SUITE 950

- › 5 Offices
- › 1 Conference Room
- › 1 Copy Room
- › Reception Area
- › Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

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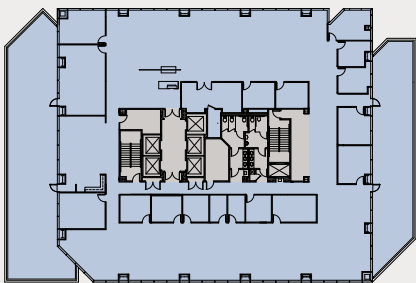
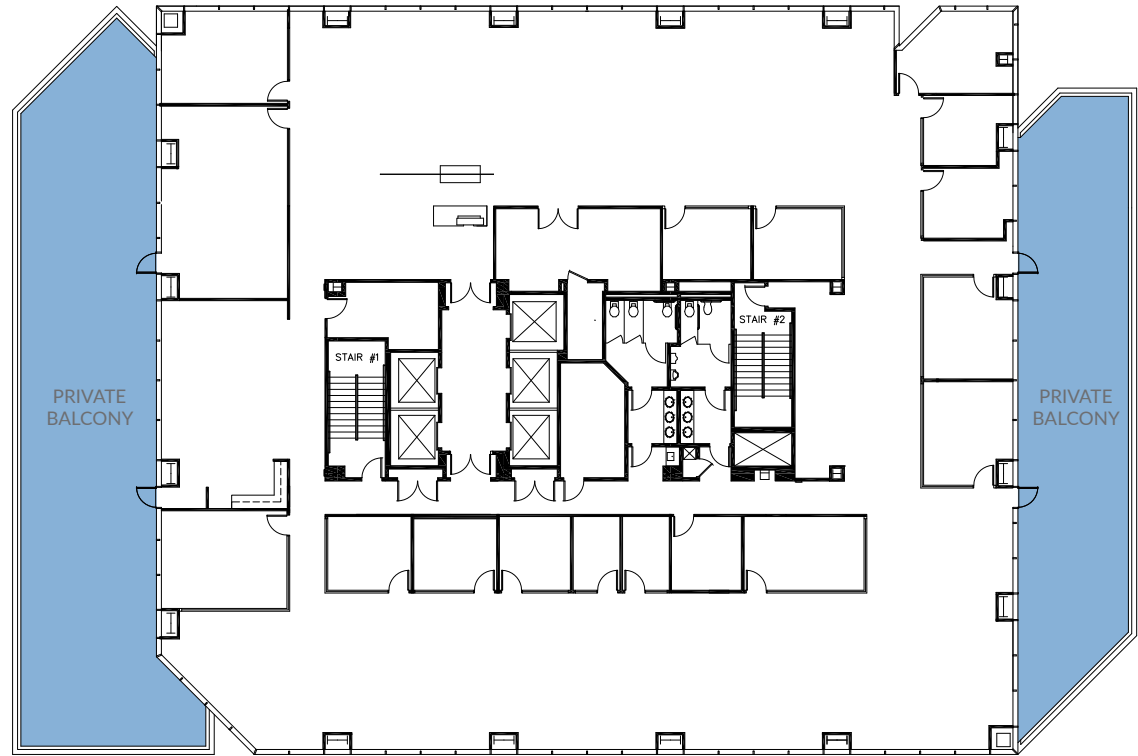
SUITE 1100

±19,430 SF | ELEVENTH FLOOR

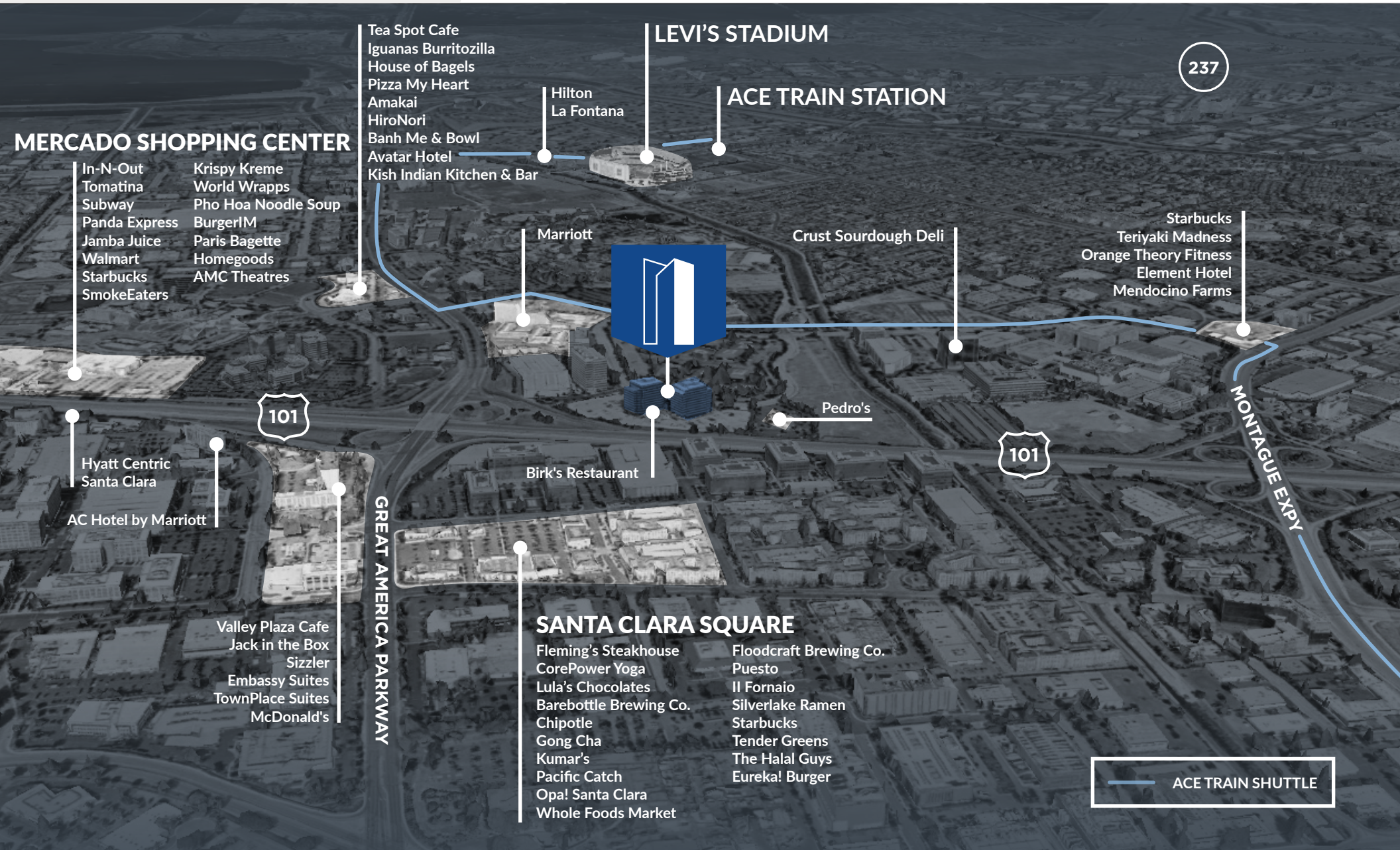
- › Full Floor Unit
- › 7 Offices
- › 7 Conference Rooms
- › 1 Board Room
- › 2 Phone Rooms
- › Break Room
- › 2 Private Balconies

TOWER 1 | 3945 FREEDOM CIRCLE

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AMENITIES



AMENITIES

LEVI'S STADIUM

ACE TRAIN STATION

237

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

Hilton
La Fontana

Marriott

Crust Sourdough Deli

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

Hyatt Centric
Santa Clara

AC Hotel by Marriott

101

GREAT AMERICA PARKWAY

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

Birk's Restaurant

Pedro's

101

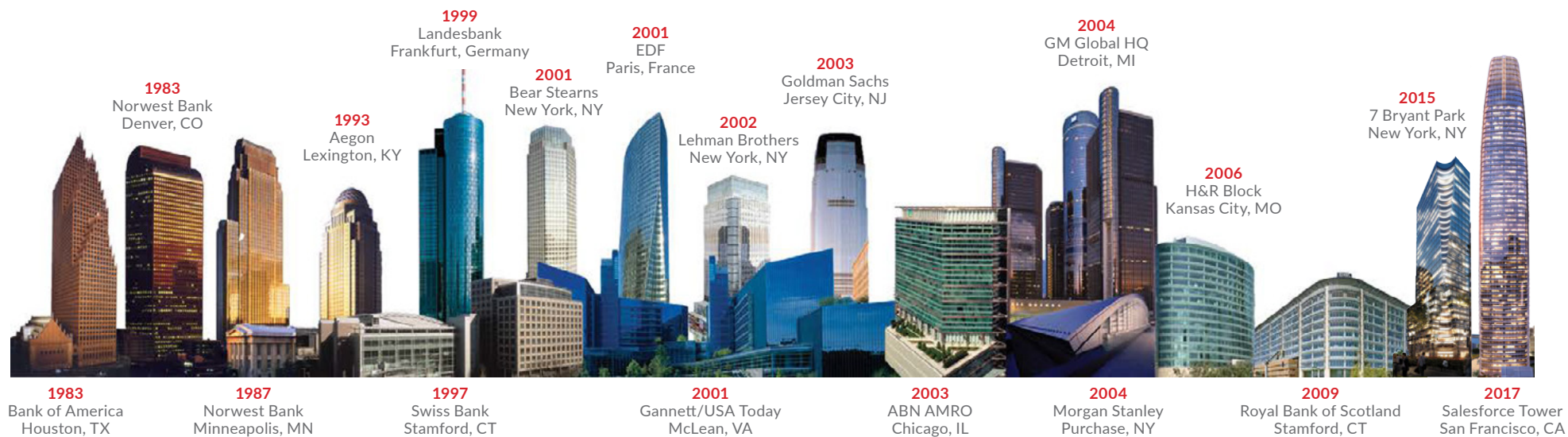
MONTAGUE EXPY

SANTA CLARA SQUARE

- Fleming's Steakhouse
- CorePower Yoga
- Lula's Chocolates
- 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

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 or follow @CushWake on Twitter.



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