



# SANTA CLARA TOWERS

3945 FREEDOM CIRCLE  
SANTA CLARA CALIFORNIA

PREMIER CLASS A OFFICE  
1,100 TO 7,723 SF AVAILABLE

IRREPLACEABLE CORE LOCATION

AMENITIES RICH ENVIRONMENT

450 W. Santa Clara St.  
San Jose, CA 95113  
+1 408 282 3800  
+1 408 292 8100 Fax  
[www.colliers.com](http://www.colliers.com)



*Exclusive Leasing Agents:*

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SHORENSTEIN





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## Prominent Class A Office Tower

- Exceptional view
- Common area conference room
- On site 24-7 security guard
- Efficient floor plates
- On site parking at 3/1000 SF - half garaged
- LEED Gold



## Irreplaceable Core Location with Unsurpassed Regional Access

- 1,100 linear feet of frontage along Highway 101
- 3 miles from San Jose Norman S Mineta International Airport
- Near Light Rail, Interstate 880 & Highway 237

## Amenity Rich Environment

- Athletic club, indoor lap pool, jacuzzi, showers and lockers
- Birk's Restaurant
- Lobby cafe
- Within 2 miles of Mercado Santa Clara Shopping Center and 20 screen AMC theater metroplex, banks and financial services, array of restaurants, luxury hotels including Hyatt, Marriott and Hilton hotels and Santa Clara Convention Center

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Suite	SF	Comments
110	2,593	3 private offices, large open work area, kitchen.
280	1,100	Warm shell with double door entry.
480	1,841	1 private office, kitchen with remaining open.
500	4,938	3 private offices, kitchen, conference room.
600	7,723	11 private offices, 2 conference rooms, work room, kitchen. Available 1/1/14



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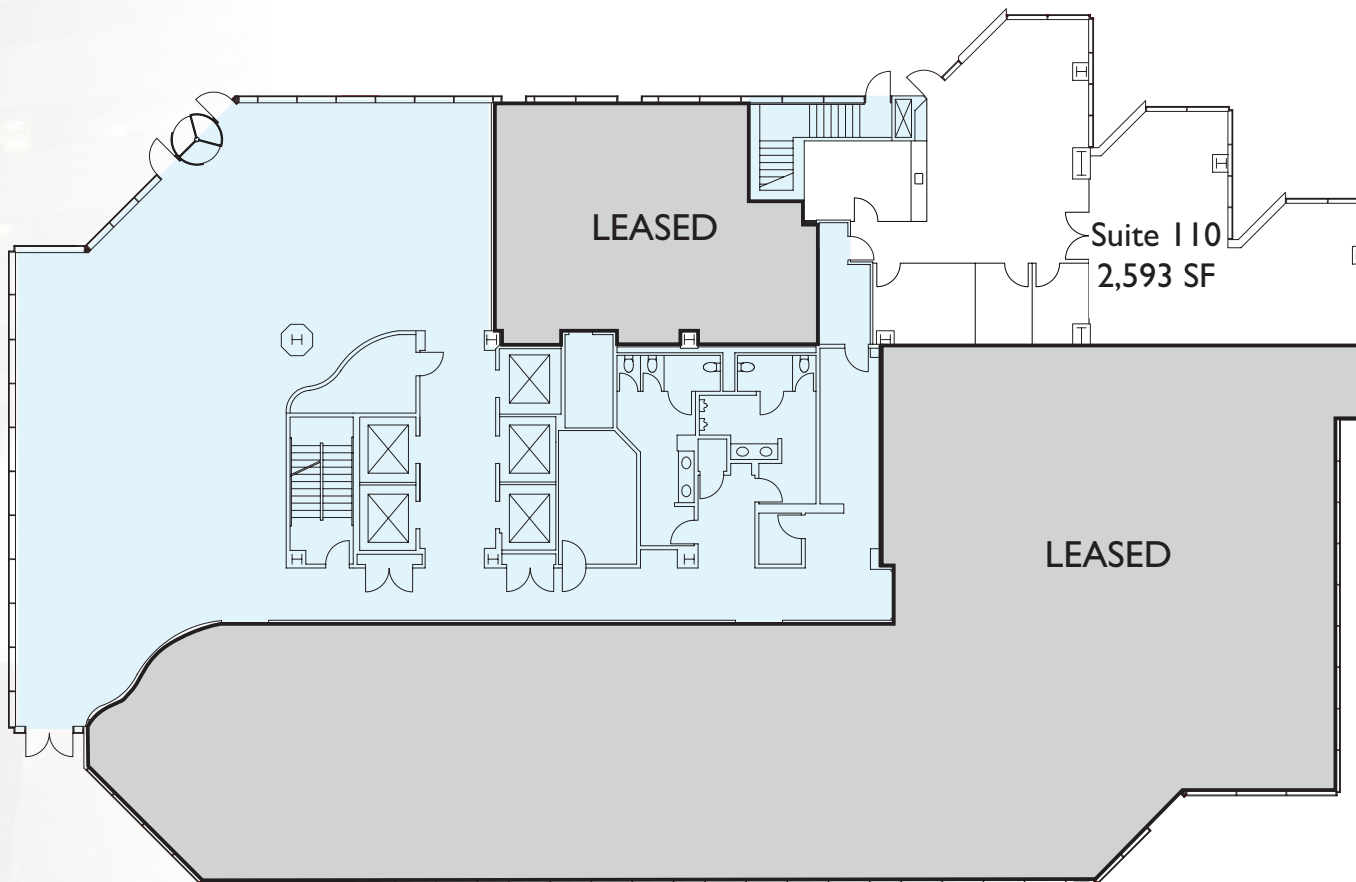




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## FIRST FLOOR



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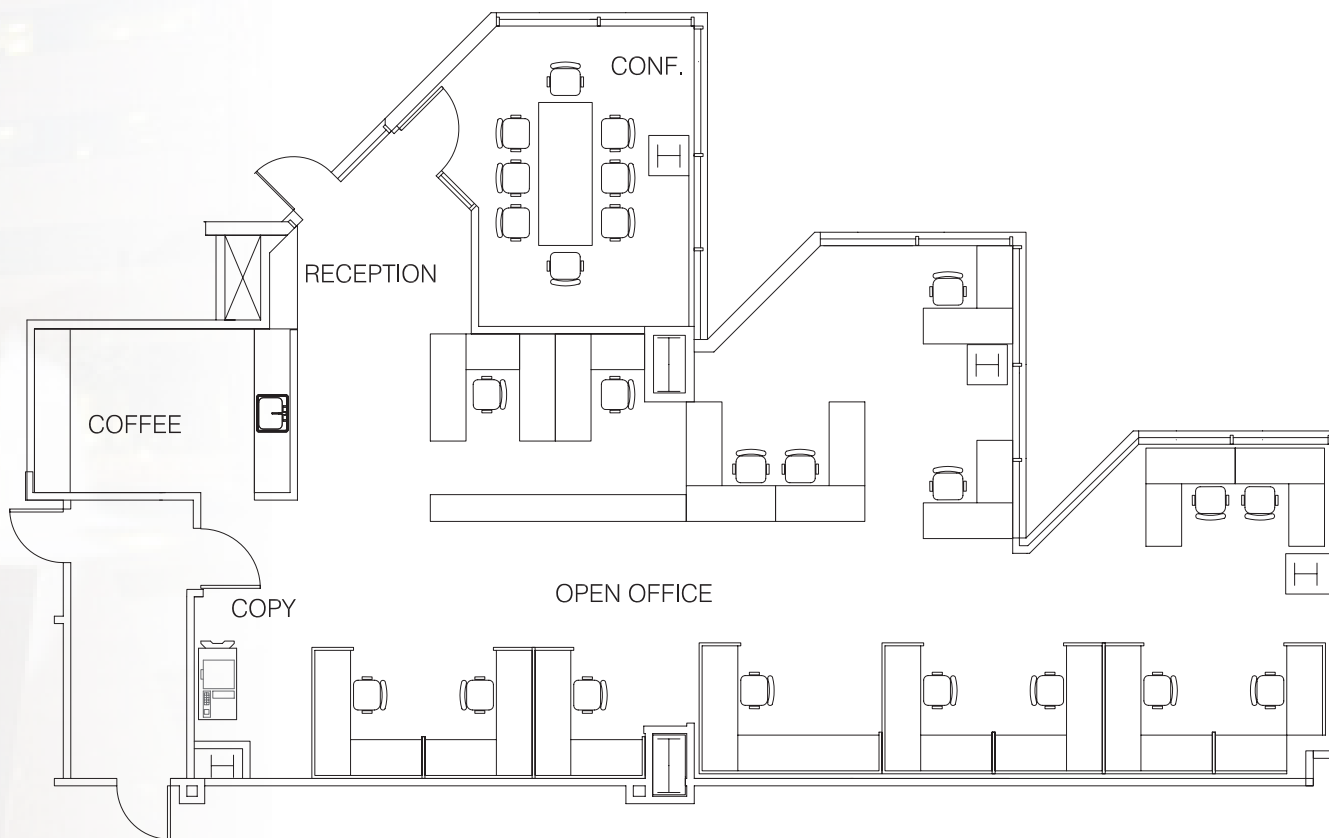


# SANTA CLARA TOWERS

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## FIRST FLOOR

### HYPOTHETICAL FLOOR PLAN AND FURNITURE LAYOUT – SUITE 110



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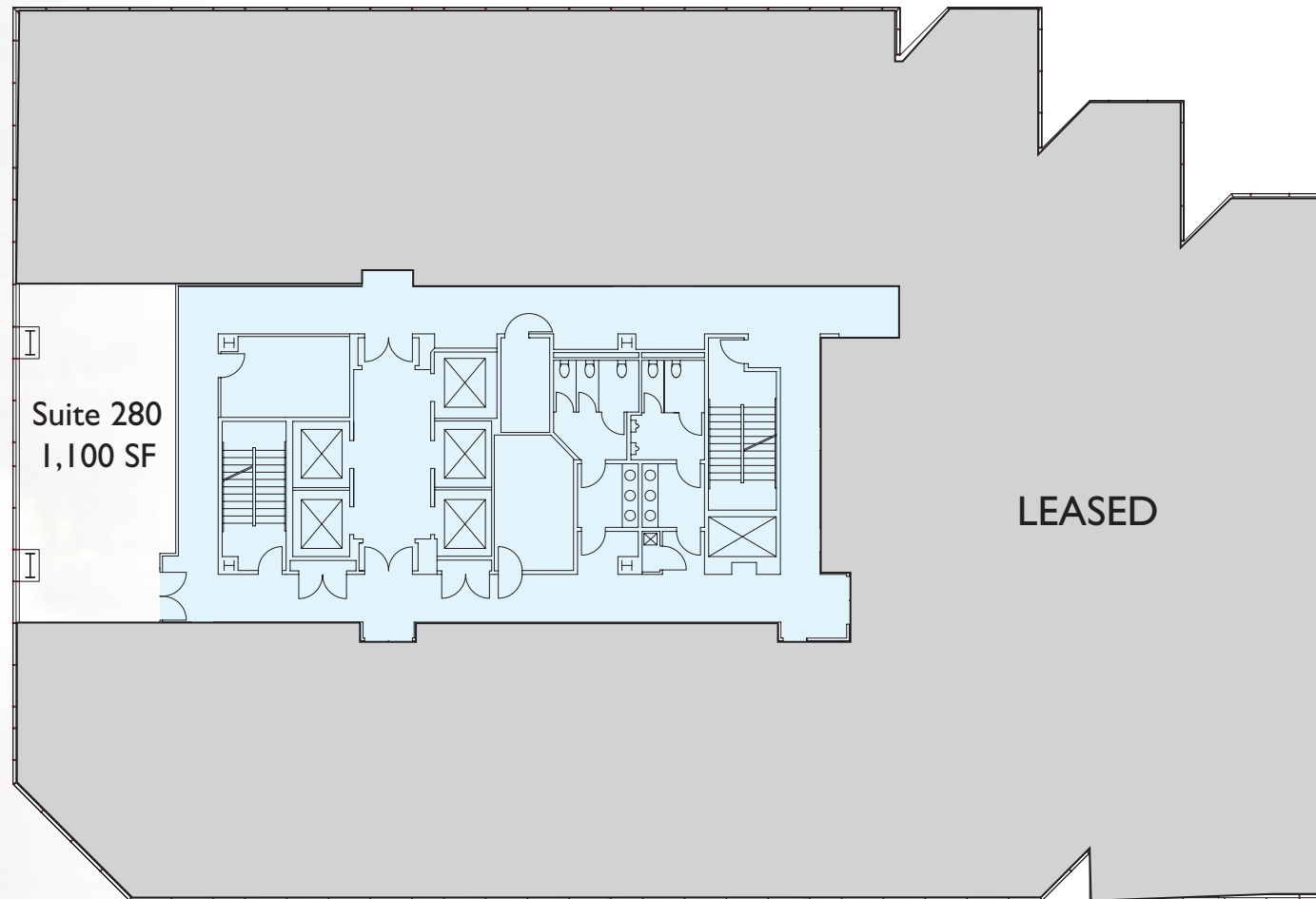




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## SECOND FLOOR



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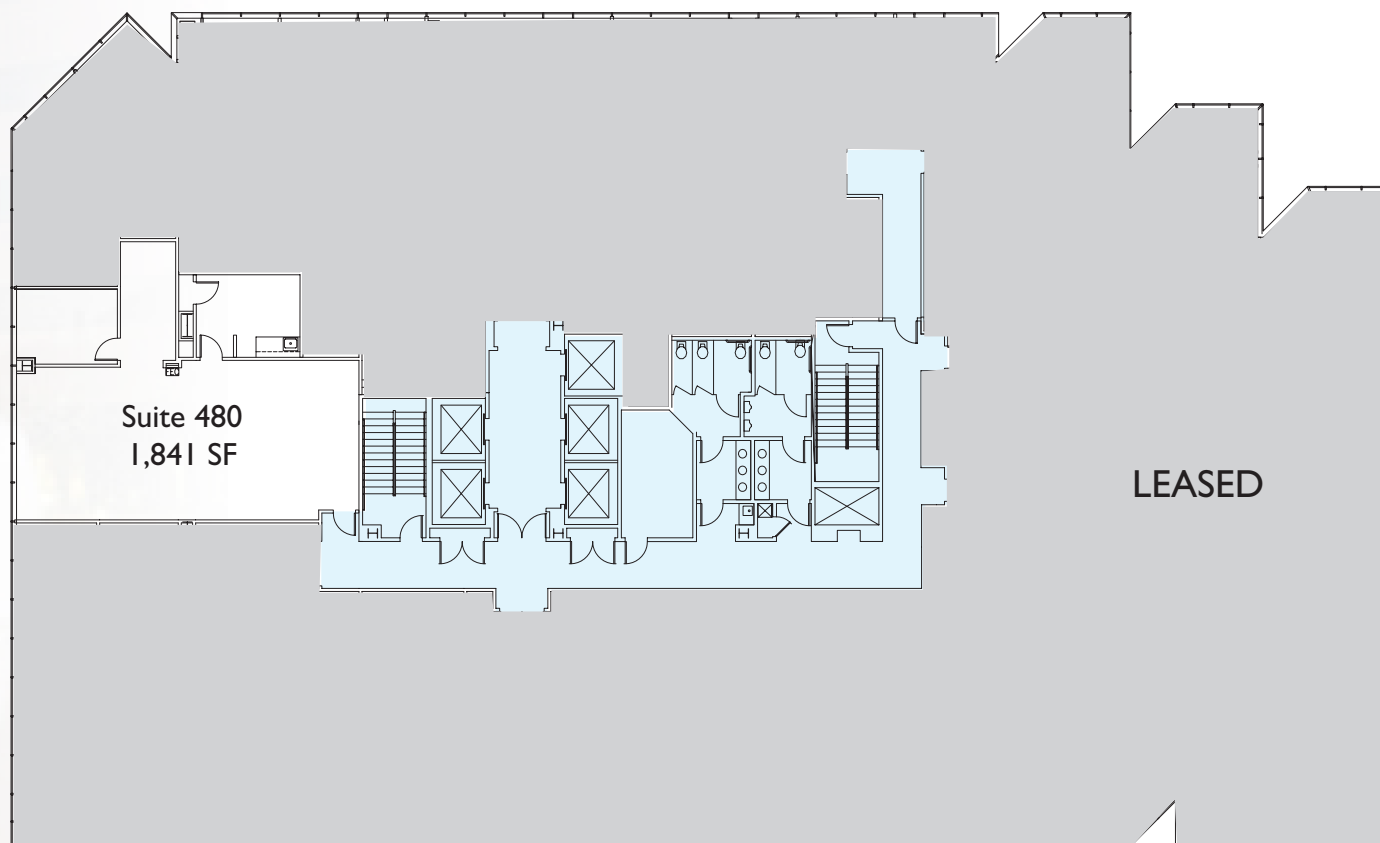




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## FOURTH FLOOR



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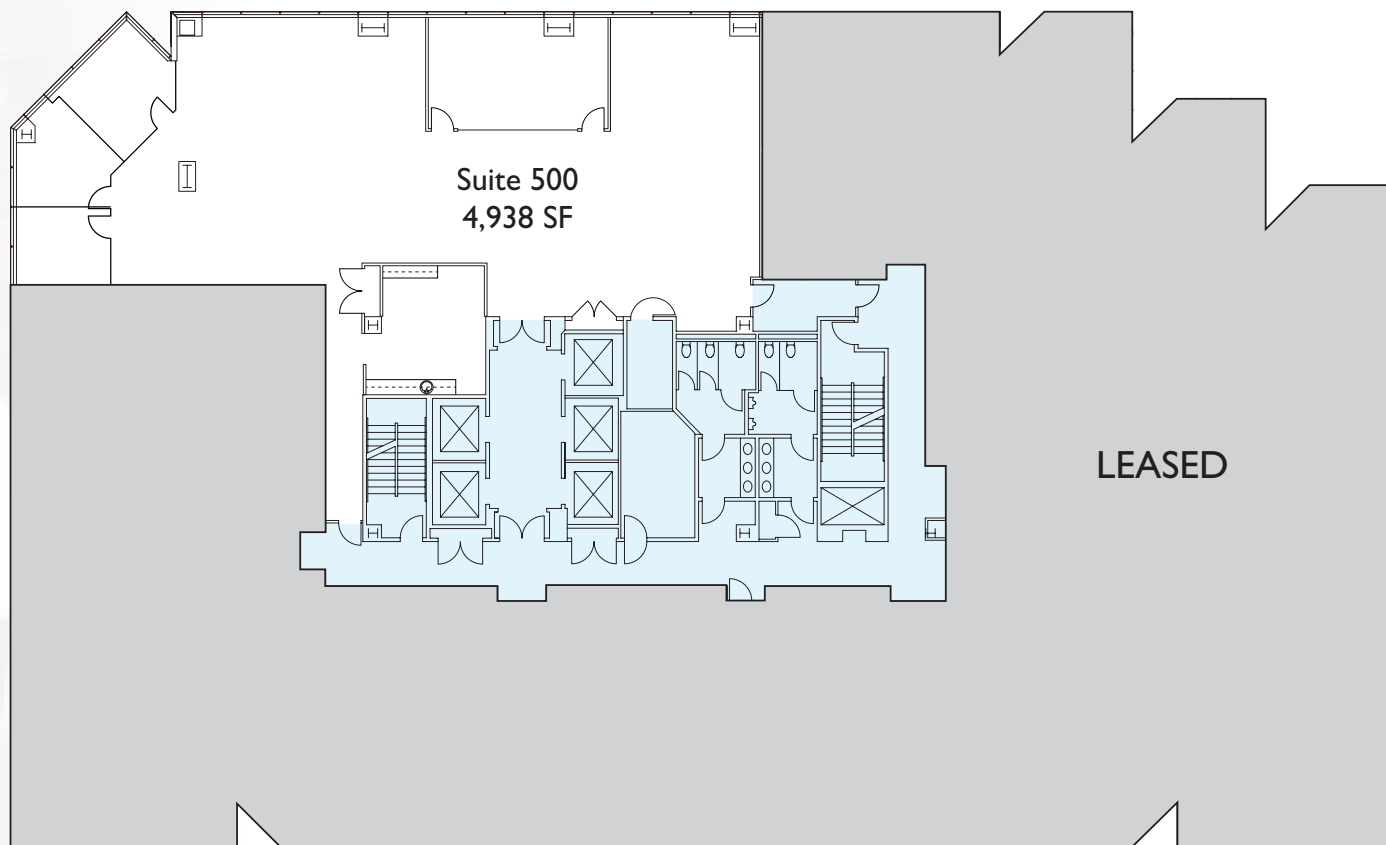


# SANTA CLARA TOWERS

3945 FREEDOM CIRCLE  
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## FIFTH FLOOR

### HYPOTHETICAL FLOOR PLAN



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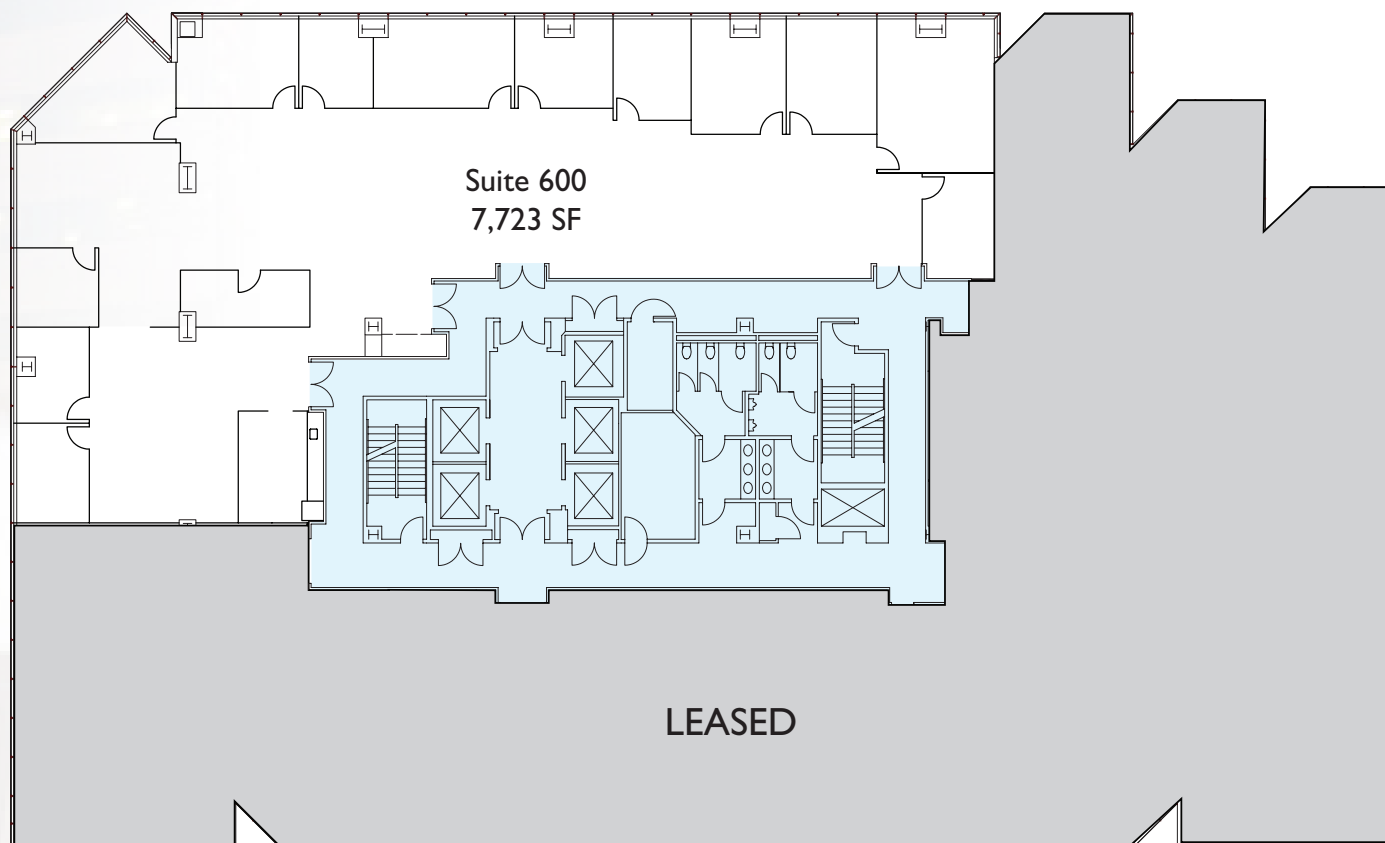




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## SIXTH FLOOR



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# SANTA CLARA TOWERS

**Building Address:** 3945 Freedom Circle  
Santa Clara, California 95054

**Building Owner:** Shorestein

**Year Constructed:** 1986

**Interiors Renovated:** 2008

**Building Architect:** Hover and Association

**Interior Architect:** RMW Architects

**Exterior Skin Material:** Glass and Granite

**Number of Floors:** 11

**Total Rentable Area  
Currently Available:** ±1,090 to 19,154 SF

**Typical Floor Size:** ±19,998 SF

**Slab-to-Slab:** 13' 5"

**Finish Ceiling Height:** 9' Typical - 10' on 11th floor

**Bay Depths:** 38' to 42'

**Window Module:** 5'

**Windows:** Tinted Black Glass in  
Aluminum Frames

**Column Spacing:** 25' x 40'

**Restroom Fixtures:** Two per Floor

**Elevators:** Dover  
Freight: 1  
Passenger: 5

**Security:** Key Card Entry and  
Elevator Control  
Recordable Security Cameras  
On Site Guard 24/7

**Parking:** Underground and Surface  
3.0 per 1,000 at No Charge

**HVAC:** 8:00 am to 6:00 pm M-F

**Emergency Power:** 300 KW Generator with Diesel  
Fuel Tank of 1,000 Gallons  
Services Fire/Life Safety Guard  
Control Panel, Emergency  
Lighting and Service to one  
Elevator

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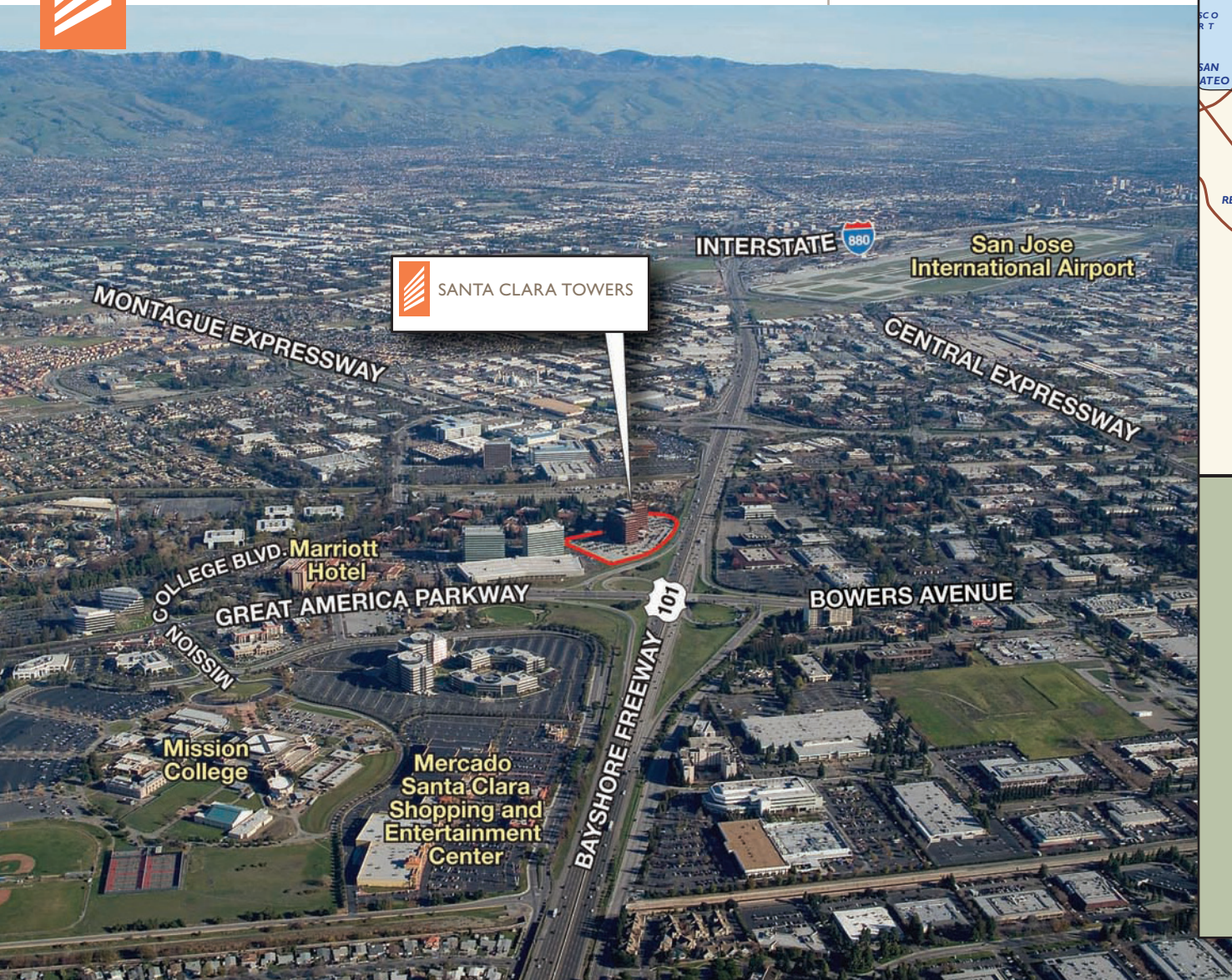






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## AMENITIES MAP

### Lodging

- 1 Embassy Suites
- 2 Hilton
- 3 Holiday Inn
- 4 Marriott
- 5 Hyatt
- 6 Ramada

### Restaurants

- 7 KFC
- 8 Togo's
- 9 Taco Bell
- 10 El Torito
- 11 Sizzler
- 12 McDonald's
- 13 Pedro's
- 14 Birk's
- 15 Bennigan's
- 16 IHOP
- 17 Tomatina
- 18 Jamba Juice
- 19 Sushi Yoyo
- 20 Ben & Jerry's
- 21 Taxi's Restaurant
- 22 Starbucks
- 23 World Wraps
- 24 In-N-Out Burger
- 25 Jack in the Box
- 26 Specialty's Bakery
- 27 House of Bagels
- 28 Round Table Pizza
- 29 Parcel 104
- 30 La Fontana

### Entertainment

- 31 Great America Amusement Park
- 32 AMC Mercado 20 Theater
- 33 Santa Clara Golf and Tennis Club

### Additional Services

- 34 Mission College
- 35 Cingular
- 36 Mission College
- 37 Fed-Ex Kinko's
- 38 Shell: Great America
- 39 Decathlon Club
- 40 Fry's Electronics
- 41 Micro Center
- 42 Verizon
- 43 Rivermark

### On Site Amenities

- 14 Birk's
- 44 Lobby deli
- 45 On site fully staffed fitness center with swimming pool and jacuzzi

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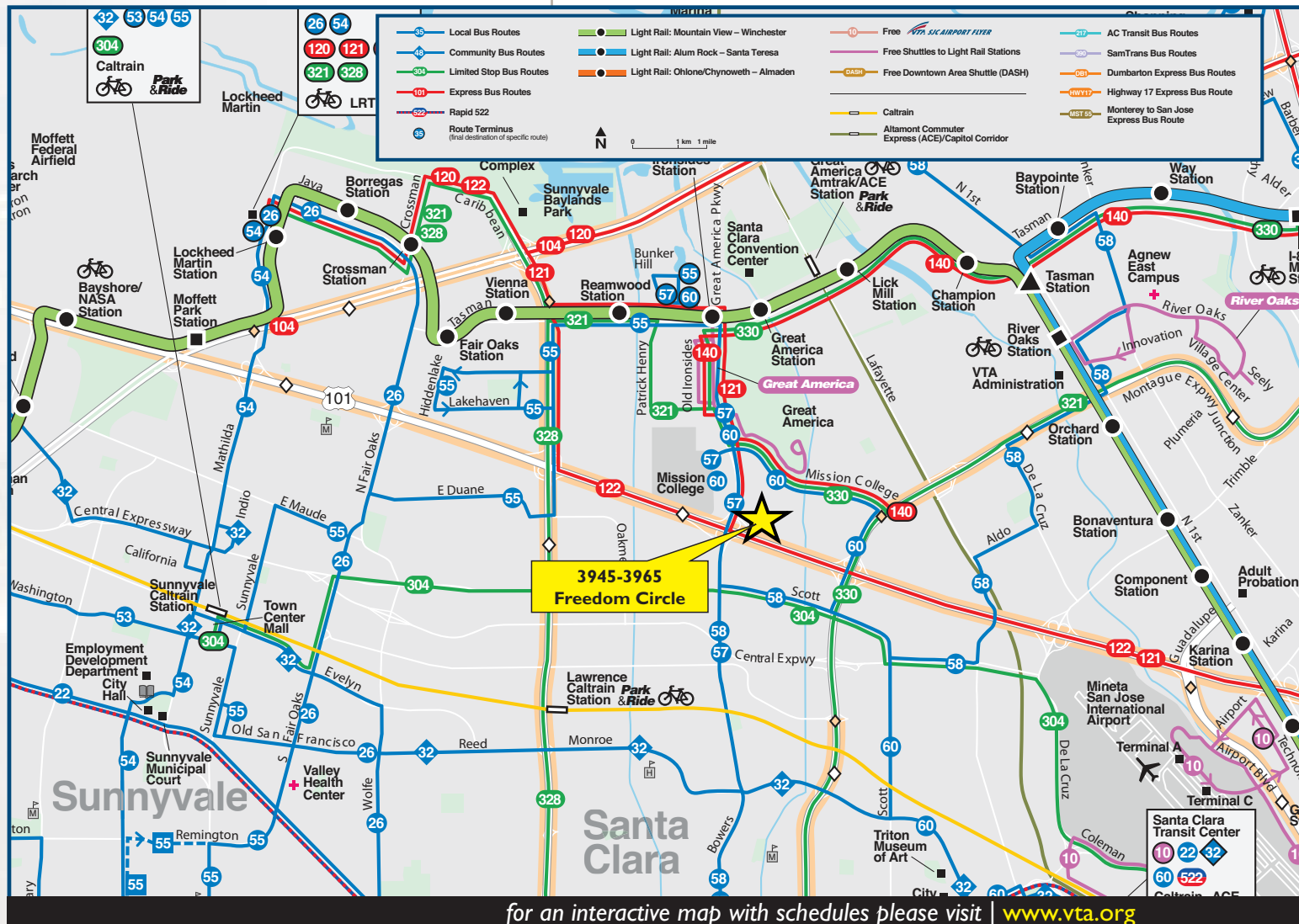




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# TRANSPORTATION MAP



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