

A large, modern glass skyscraper with a grid-like facade of windows. Several tall palm trees are planted in front of the building, and some smaller trees are visible to the right. The sky is a clear, bright blue.

2565
AUGUSTINE DRIVE

SANTA CLARA SQUARE
±38,247 - 114,741 SQUARE FEET | FOR SUBLEASE



2565 AUGUSTINE DRIVE



SANTA CLARA SQUARE



2565 AUGUSTINE DRIVE

KINETIC EAST FITNESS CENTER

THE COMMONS EAST
CAFE & LOUNGE

PACIFIC
CATCH

CHIPOTLE

STARBUCKS

OPA!

WHOLE
FOODS
MARKET

IL FORNAIO
PUESTO

THE COMMONS WEST
CAFE & LOUNGE

KINETIC WEST FITNESS CENTER

AUGUSTINE DRIVE

SCOTT BOULEVARD

TENDER GREENS
THE HALAL GUYS
SILVERLAKE RAMEN
BAREBOTTLE BREWING

FLEMING'S STEAKHOUSE

EUREKA! BURGER

BOWERS AVENUE

101

2565 AUGUSTINE DRIVE



**2565 AUGUSTINE DRIVE | ±114,741
SQUARE FEET***

FLOOR 4 (±38,247 SF): WARM SHELL CONDITION

FLOOR 5 (±38,247 SF): WARM SHELL CONDITION

FLOOR 6 (±38,247 SF): WARM SHELL CONDITION



ON-SITE AMENITIES

TWO CAFES WITH ADJACENT DINING
AREAS OFFERING BREAKFAST,
LUNCH, SNACKS & COFFEE



FITNESS CENTER

TWO KINETIC FITNESS CENTERS EACH
WITH STATE OF THE ART EQUIPMENT
WITH SHOWERS & LOCKERS



OUTDOOR AMENITIES

EXPANSIVE OUTDOOR AMENITY
COURTYARDS WITH COLLABORATION
AND SEATING AREAS



SUBLEASE TERM THROUGH
OCTOBER 31, 2030



PARKING
±3.3/1,000



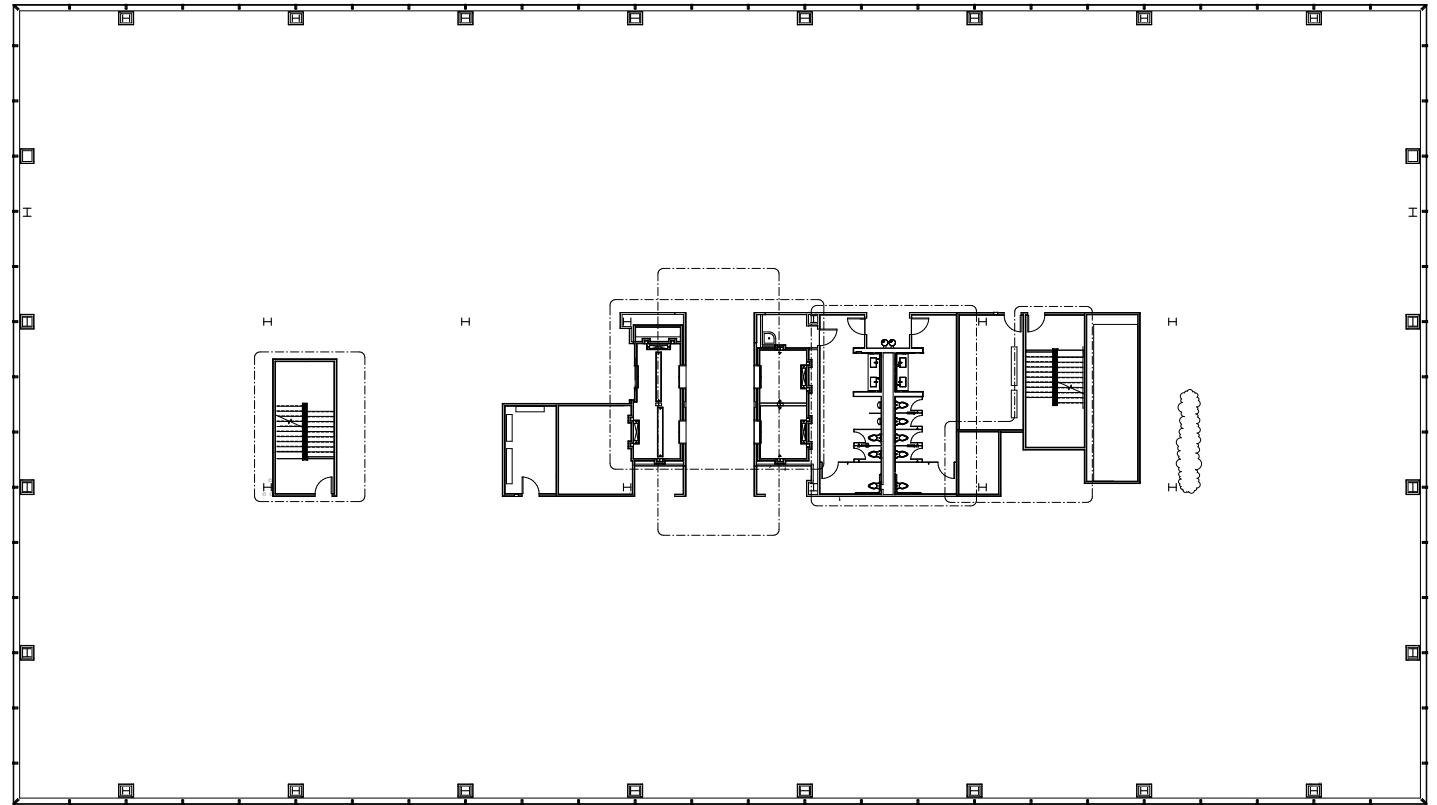
*DIVISIBLE BY FLOOR

2565 AUGUSTINE DRIVE

FLOORS 4 - 6

WARM SHELL CONDITION

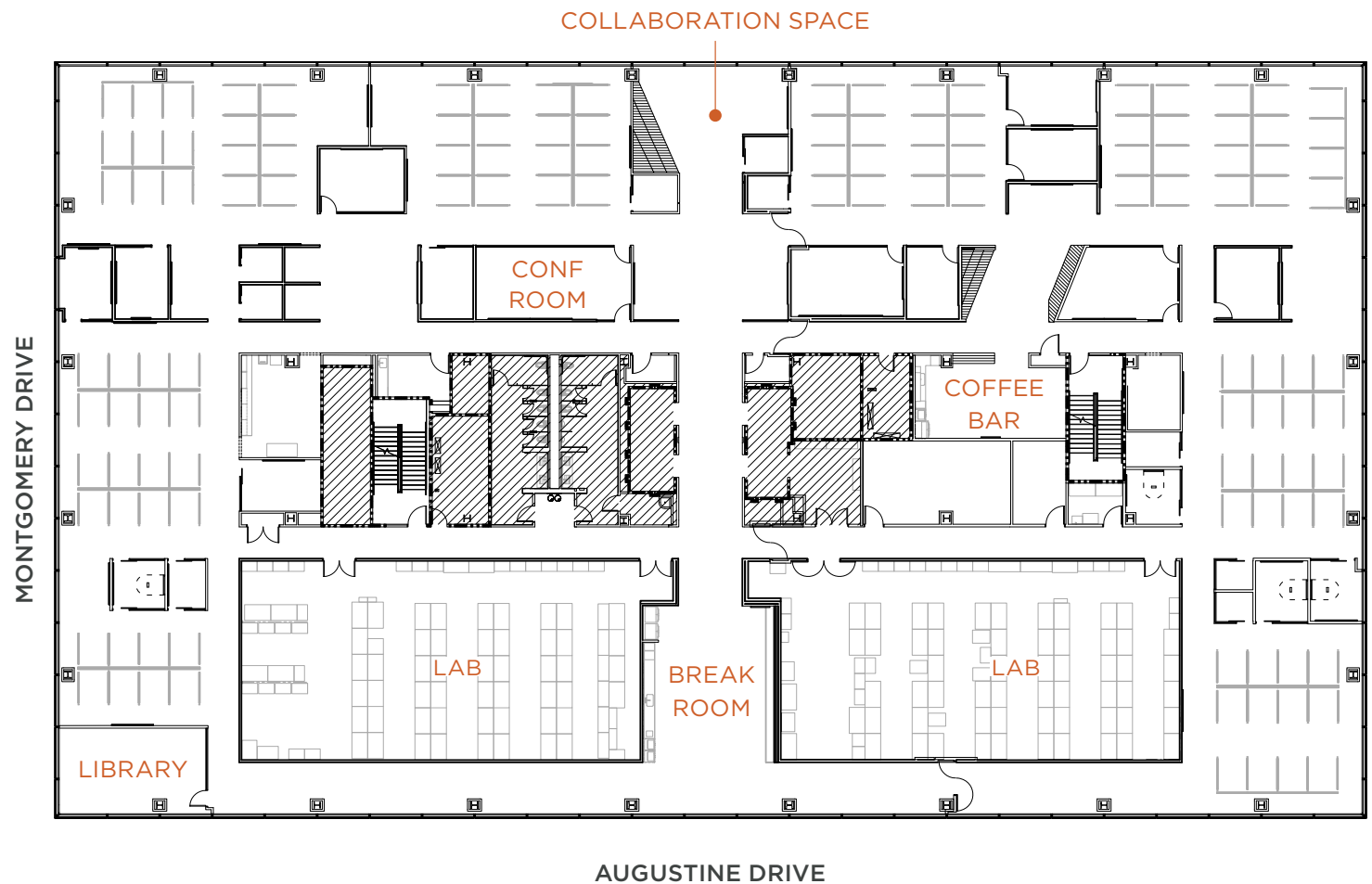
±38,247 SF



2565 AUGUSTINE DRIVE

HYPOTHETICAL FLOOR PLAN

4 OFFICES
11 CONFERENCE ROOMS
COLLABORATION SPACE
COFFEE BAR
BREAKROOM
LIBRARY
121 CUBICLES
114 LAB BENCHES



2565 AUGUSTINE DRIVE



ELECTRICAL

150 KVA UPS



COOLING CAPACITY

150 TONS AIR COOLED
CHILLER



AIR COMPRESSOR

TWO ATLAS COPCO
AIR COMPRESSORS



AIR DRYERS

TWO ATLAS COPCO
DRYER SYSTEMS



VACUUM

TWO ATLAS COPCO
VACUUM SYSTEMS

ENHANCED INFRASTRUCTURE

AMENITIES

1 Hyatt Regency & Convention Center
Truya Sushi
Evolution Cafe & Bar
Peet's Coffee

2 Tea Spot Cafe
Feride's Bakery
HiroNori Ramen
Cafe Falafel
Pizza My Heart
Iguanas Burittozilla
House of Bagels

3 **MERCADO**
In-N-Out
Tomatina
Subway
Jamba Juice
Starbucks
SmokeEaters
Krispy Kreme
World Wrapps
Pho Hoa Noodle Soup

4 Una Mas
Merit Vegan
Bagel Place Cafe
Tasty Subs & Pizza
Chaats & Curry
Myzen Raman
Happy Lemon
St. Johns Bar & Grill
Mission City Cafe
Falafel Bite
Luv Pho
Pad Thai Cuisine
Panera Bread
24 Hour Fitness
City Sports
TOGO's

5 AC Marriott Hotel
Town Place Suites
The Plaza Suites
Embassy Suites

6 **SANTA CLARA SQUARE**
Whole Foods Market
CorePower Yoga
Chipotle
Gong Cha
Kumar's
Pacific Catch
Puesto
Tender Greens
Fleming's Steakhouse
Lula's Chocolates
Barebottle Brewing Co.
Opa! Santa Clara
Floodcraft Taproom
Il Fornaio
Starbucks
The Halal Guys
Silverlake Ramen

7 Kish Indian Kitchen & Bar
IHOP

8 Starbucks
Element Hotel
Orange Theory Fitness

9 Pedro's Mexican
Birk's

10 Loop Neighborhood Market
TOGO's

11 1 Oz Coffee

12 Gobi Mongolian BBQ
Pho Queen Noodle House
Xiang Xiang Noodle
Susan's Donuts

13 Johal Chatt & Curry
Momo Grill
Khana Indian Street Food
The Feast Indian Company
Taco De Oro
Mumu Hot Pot



2565

AUGUSTINE DRIVE

SANTA CLARA SQUARE

±38,247 - 114,741 SQUARE FEET

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