

2445 AUGUSTINE DR.
SUITE 501

Santa Clara, CA

OFFICE | FOR SUBLEASE

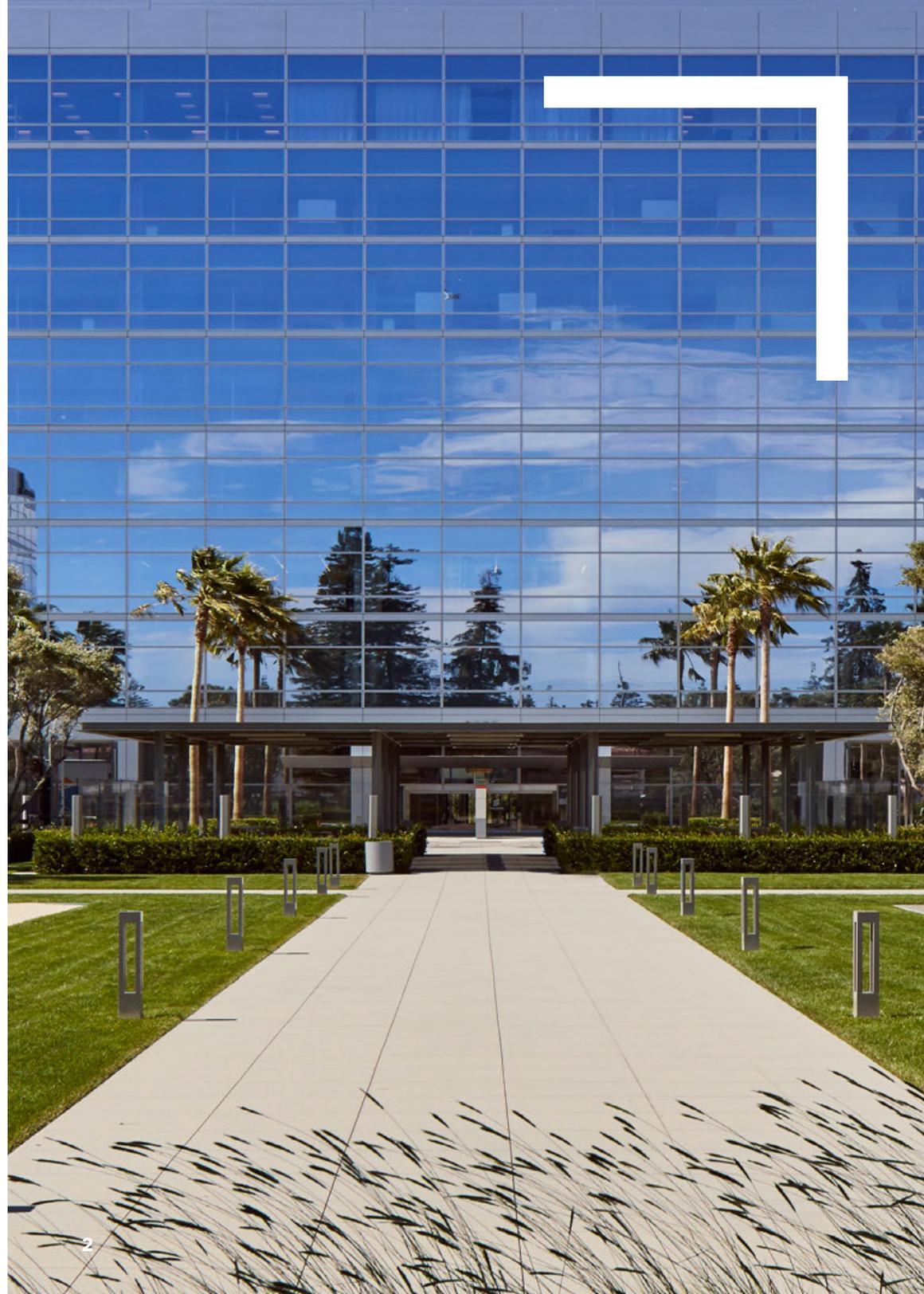
Joe Brady
Vice Chairman
+1 408 799 2259
Lic. 01394602
Joe.Brady@cushwake.com

Jonny Miroyan
Senior Director
+1 408 656 8254
Lic. 01975810
jonny.miroyan@cushwake.com



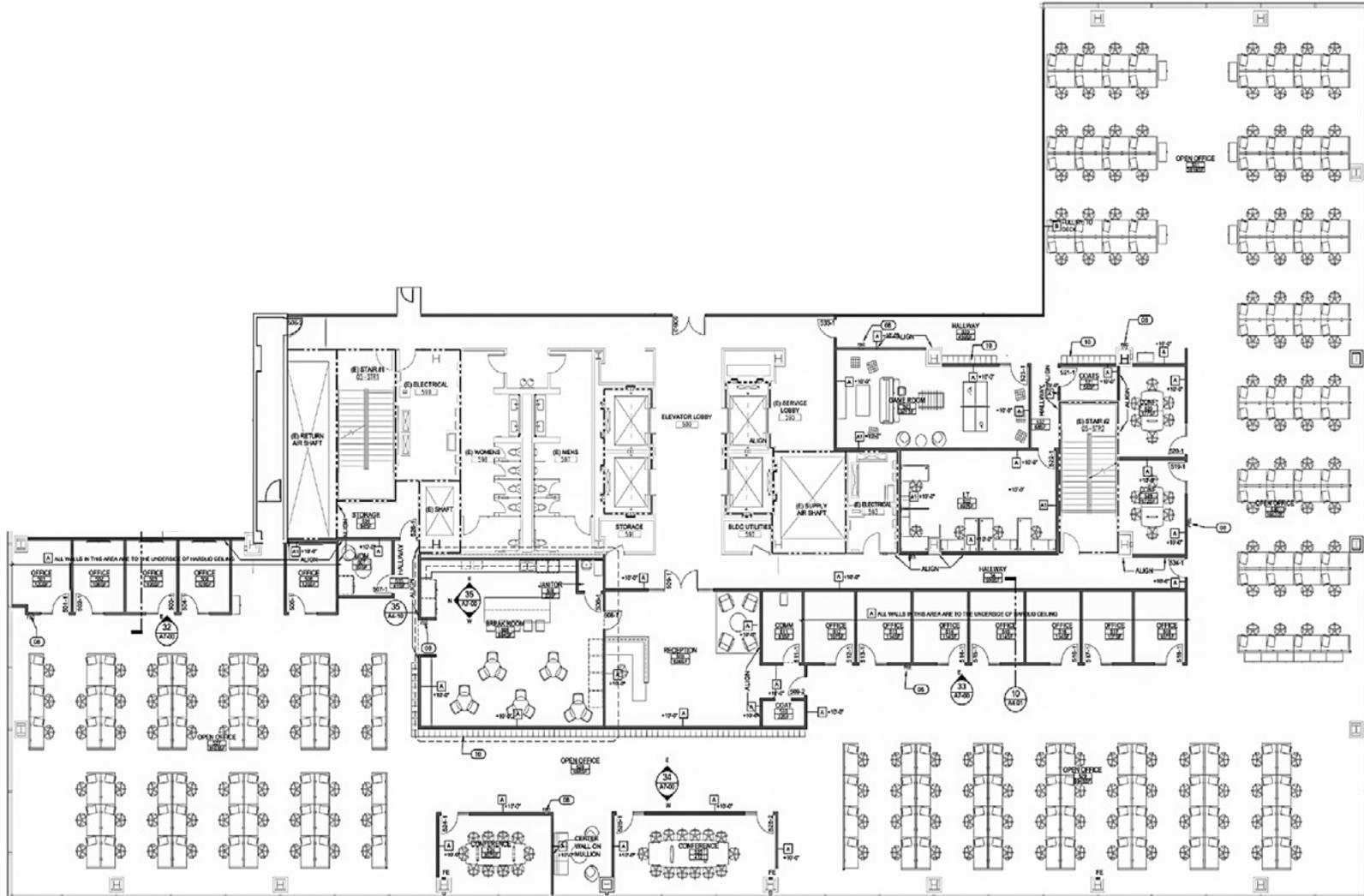
PROPERTY HIGHLIGHTS

- ±24,269 SF
- Available Now
- Plug & Play
- Flexible lease term (Sublease LED: 10/31/31)
- Newly constructed Class A office space
- Efficient floorplates with floor to ceiling glass providing abundant natural light
- Exceptional visibility
- Onsite KINETIC® fitness center with lockers and showers
- Large shared conference or training room on site
- Outdoor BBQ area and collaborative space, Wi-Fi enabled Courtyard w/ Bocce and Sand Volleyball Court
- Walking distance to amenities as building is adjacent to Santa Clara Square Marketplace and restaurants
- 3.3/1,000 parking ratio
- Easy highway access and conveniently located near San Jose Airport

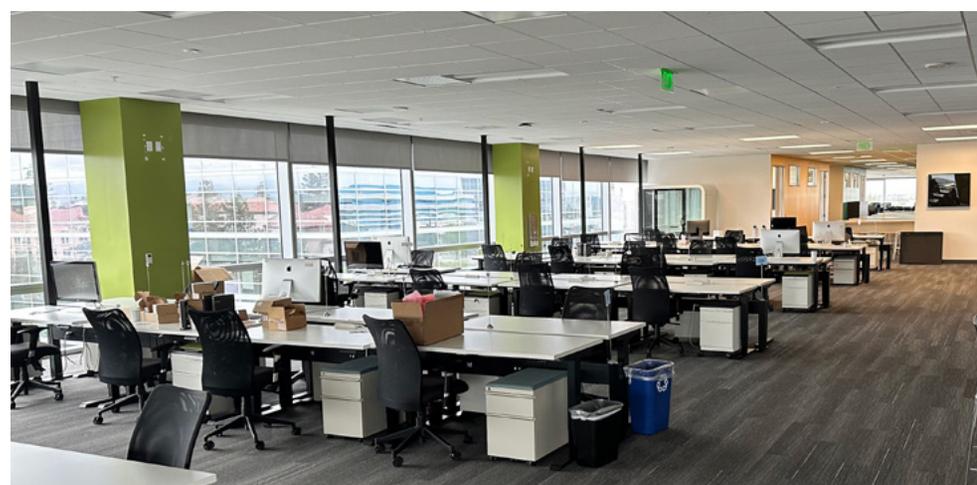


5TH FLOOR | SUITE 501

AVAILABLE NOW



INTERIOR PHOTOS



SANTA CLARA SQUARE AMENITIES NEARBY



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



**For more information,
please contact:**

Joe Brady

Vice Chairman
+1 408 799 2259
Lic. 01394602
Joe.Brady@cushwake.com

Jonny Miroyan

Senior Director
+1 408 656 8254
Lic. 01975810
jonny.miroyan@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-01/12/25

