



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.

**±1,556 - ±19,316 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  
\(CLICK TO VIEW\)](#)

The Modern Fitness Center is a Cutting-Edge Offering with Showers and Locker Rooms.



[VIRTUAL TOUR  
\(CLICK TO VIEW\)](#)

# 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.

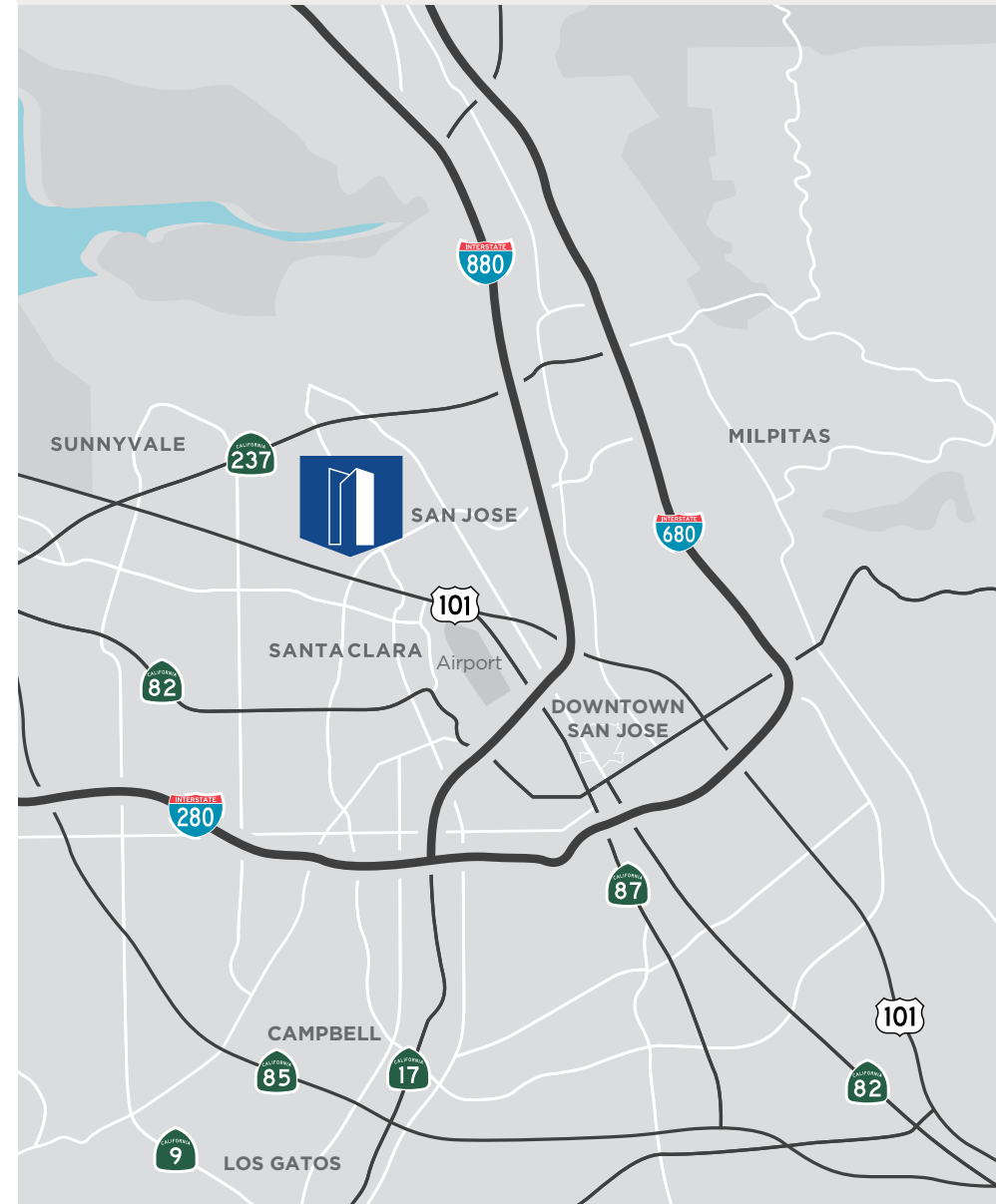
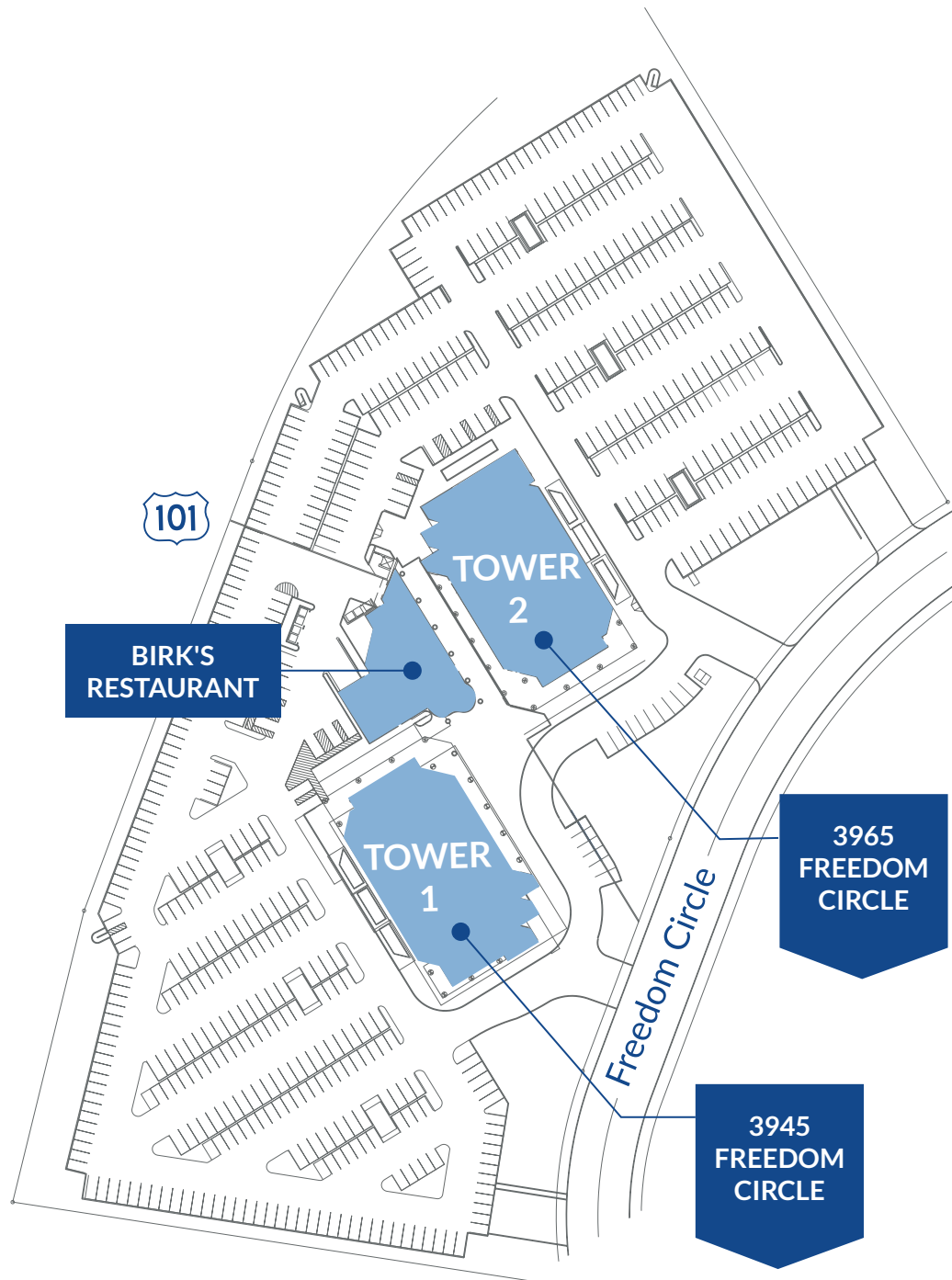


The New On-Site Café Offers Breakfast, Lunch, Snacks & Coffee, which are Freshly Prepared On-Site.



## NEW BIRK'S CAFÉ

# SITE PLAN & LOCATION



# TOWER 1

## 3945 FREEDOM CIRCLE

| SUITE                          | SQUARE FOOTAGE   |
|--------------------------------|------------------|
| <a href="#">Suite 150</a>      | ±1,556 SF        |
| <a href="#">Suite 660</a>      | ±1,977 SF        |
| ▷ <a href="#">Suite 320</a>    | ±2,418 SF        |
| <a href="#">Suite 260</a>      | ±2,609 SF        |
| <a href="#">Suite 950</a>      | ±4,365 SF        |
| <a href="#">Suite 640</a>      | ±4,926 SF        |
| <a href="#">Suite 500</a>      | ±5,222 SF        |
| <a href="#">Suite 730</a>      | ±5,270 SF        |
| <a href="#">Suite 700</a>      | ±5,292 SF        |
| ▷ <a href="#">Suite 200</a>    | ±5,940 SF        |
| <a href="#">Suite 850</a>      | ±6,410 SF        |
| <a href="#">Suites 640-660</a> | ±6,903 SF        |
| ▷ <a href="#">Suite 240</a>    | ±7,060 SF        |
| <a href="#">Suite 540</a>      | ±8,920 SF        |
| <a href="#">Suite 900</a>      | ±9,416 SF        |
| <a href="#">Suites 900-950</a> | Up to ±13,781 SF |
| <a href="#">Suites 500-540</a> | Up to ±14,142 SF |
| <a href="#">Suites 200-260</a> | Up to ±15,609 SF |
| <a href="#">Suite 1100</a>     | ±19,316 SF       |



# SUITE 150

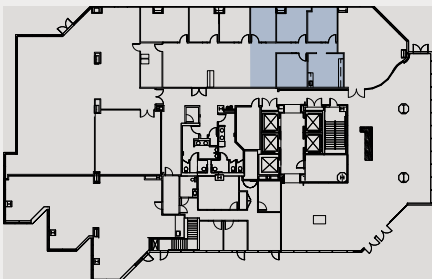
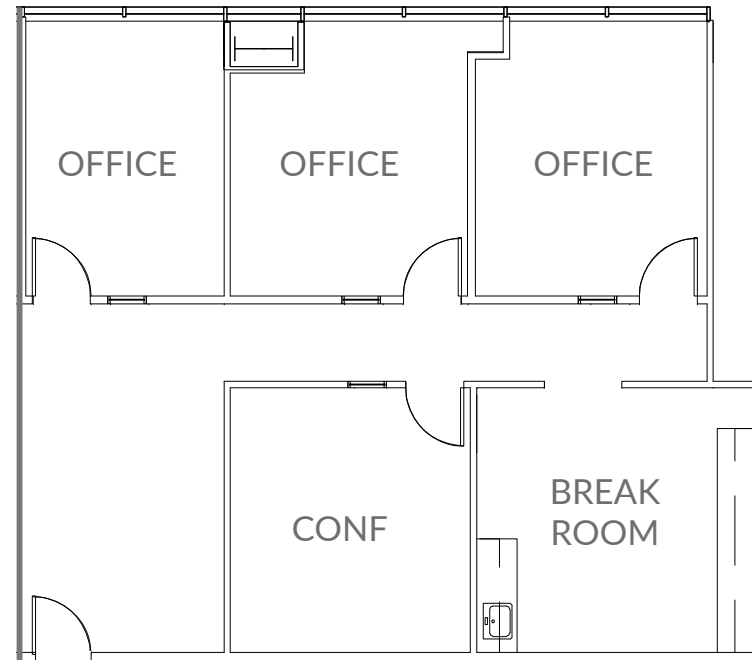
±1,556 SF | FIRST FLOOR

Available April 1, 2026

- › 3 Offices
- › 1 Conference Room
- › Break Room

TOWER 1 | 3945 FREEDOM CIRCLE

[BACK TO SUITE LIST](#) ►



# 2<sup>ND</sup> FLOOR

±2,609 SF to ±15,609 SF

## SUITE 200 [▶ VIRTUAL TOUR](#)

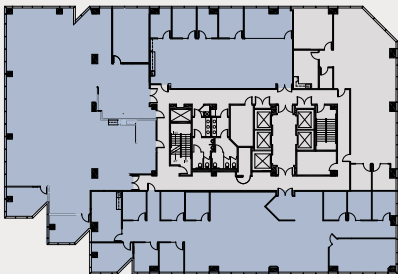
- › 2 Offices
- › 3 Conference Rooms
- › Break Room

## SUITE 240 [▶ VIRTUAL TOUR](#)

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

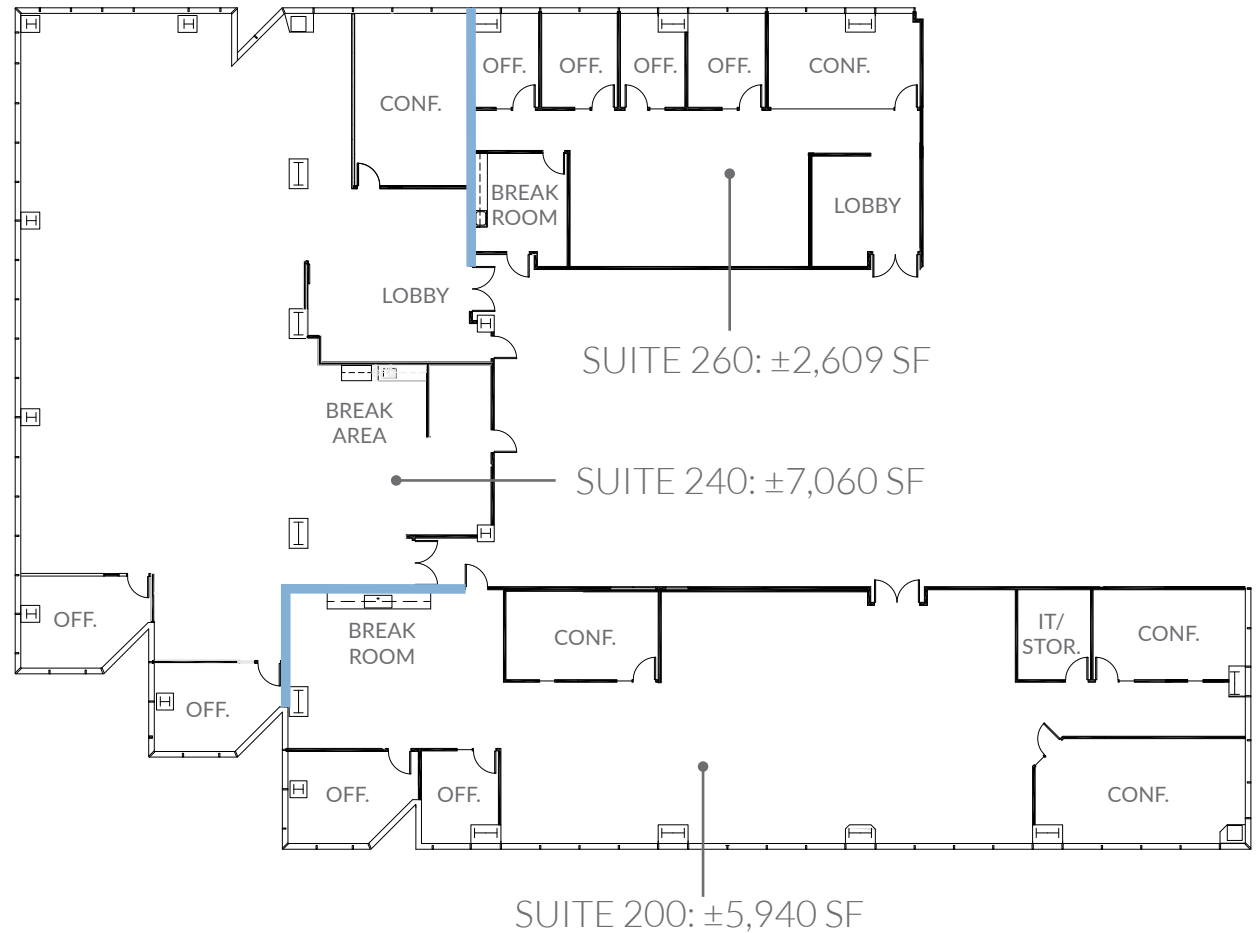
## SUITE 260

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



## TOWER 1 | 3945 FREEDOM CIRCLE

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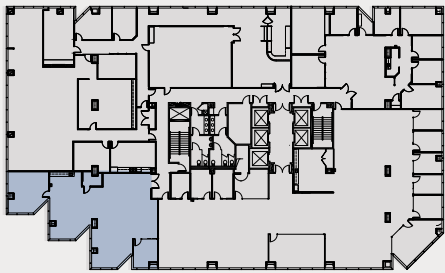
— DEMISING WALL

# SUITE 320

±2,418 SF | THIRD FLOOR

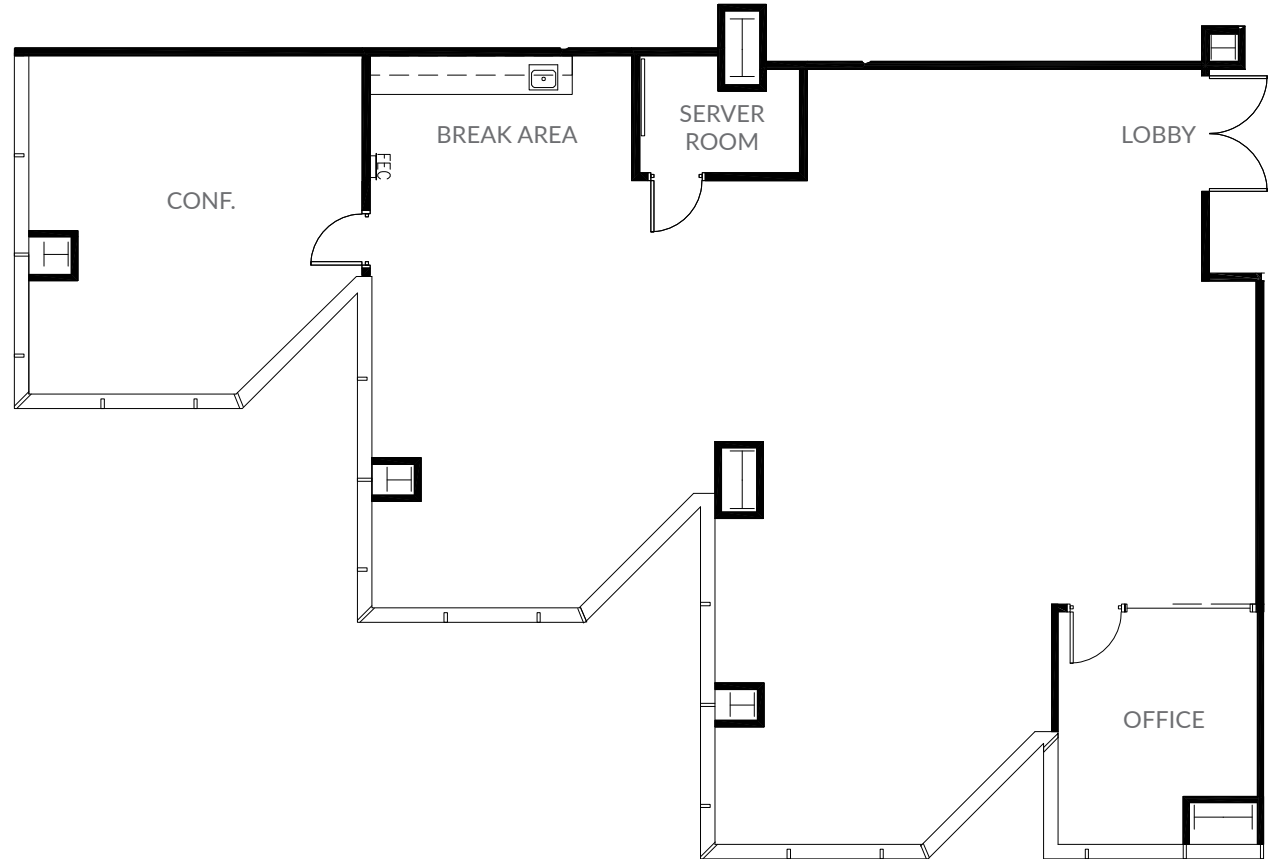
- › 1 Office
- › 1 Conference Room
- › Break Area

▶ VIRTUAL TOUR



TOWER 1 | 3945 FREEDOM CIRCLE

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# 5<sup>TH</sup> FLOOR

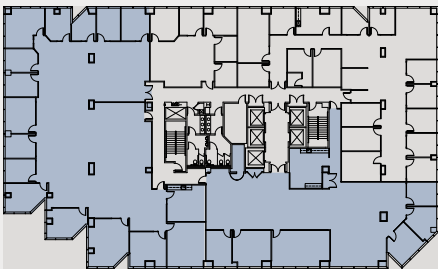
±5,222 SF to ±14,142 SF

## SUITE 500

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

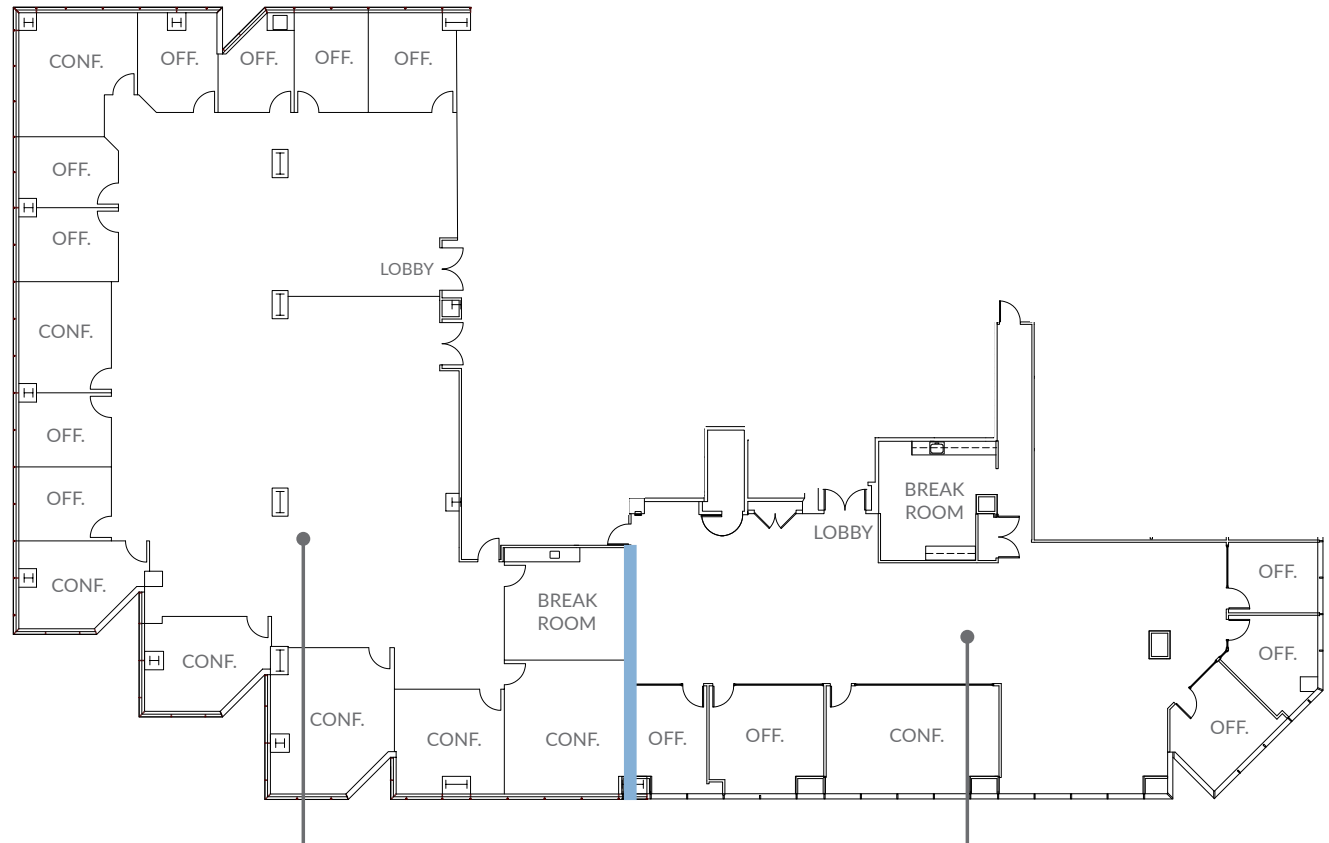
## SUITE 540

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



## TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 540: ±8,920SF

SUITE 500: ±5,222 SF

# 6<sup>TH</sup> FLOOR

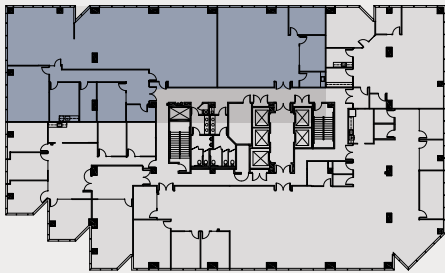
±1,977 SF to ±6,903 SF

## SUITE 640

- › 2 Conference Rooms
- › Break Room

## SUITE 660

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

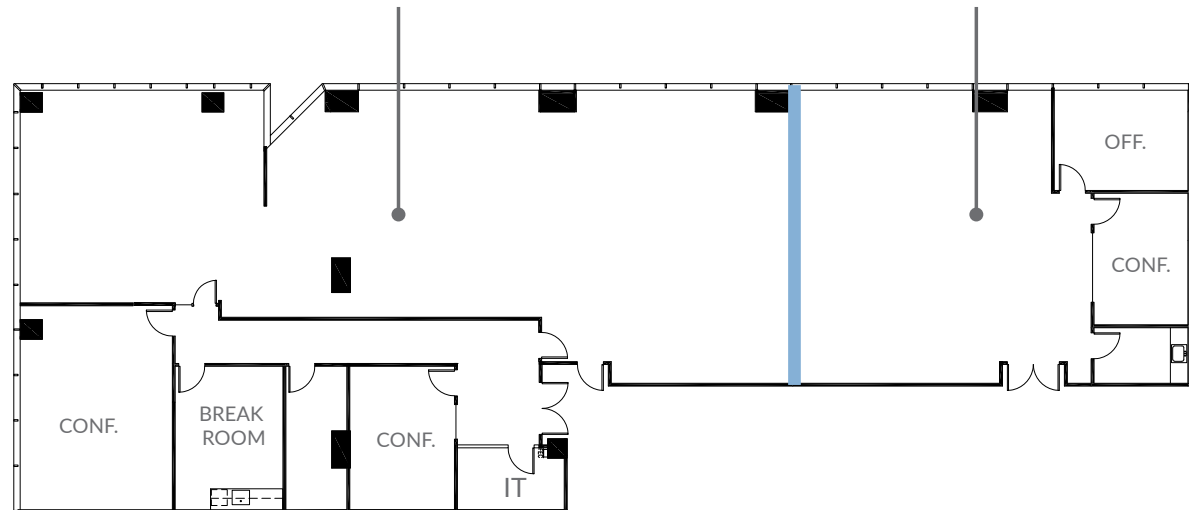


## TOWER 1 | 3945 FREEDOM CIRCLE

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SUITE 640: ±4,926 SF

SUITE 660: ±1,977 SF



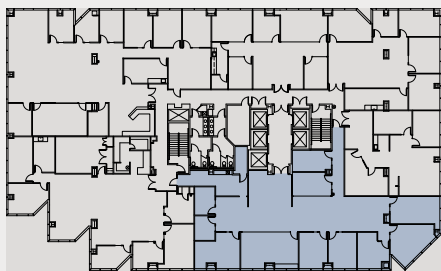
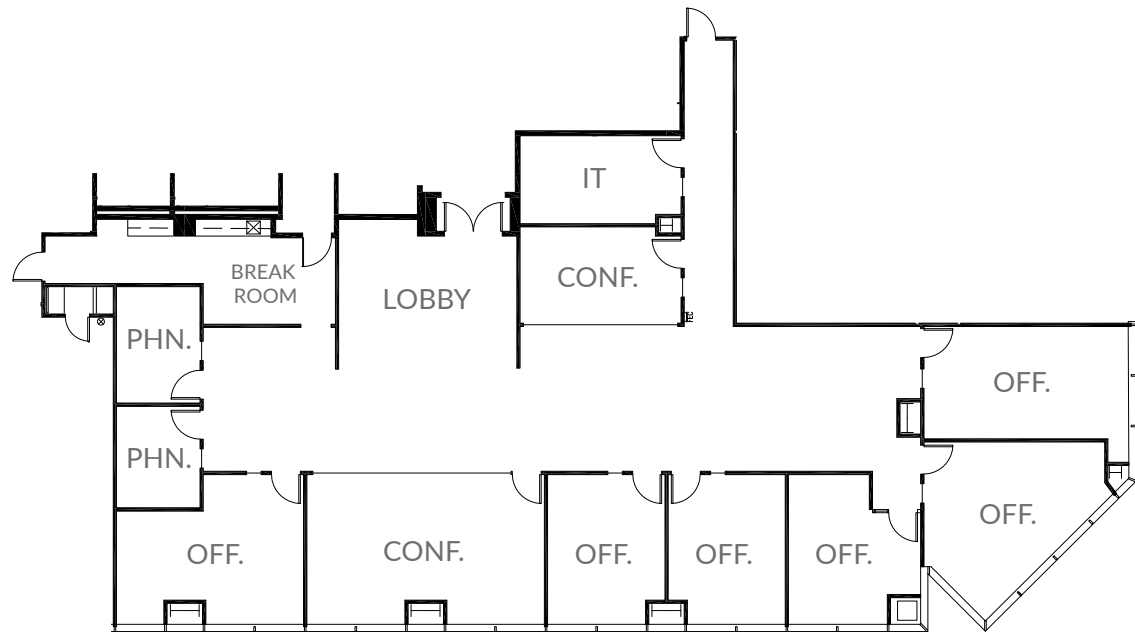
# SUITE 700

±5,292 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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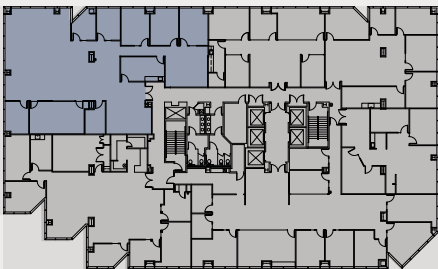


# SUITE 730

±5,270 SF | SEVENTH FLOOR

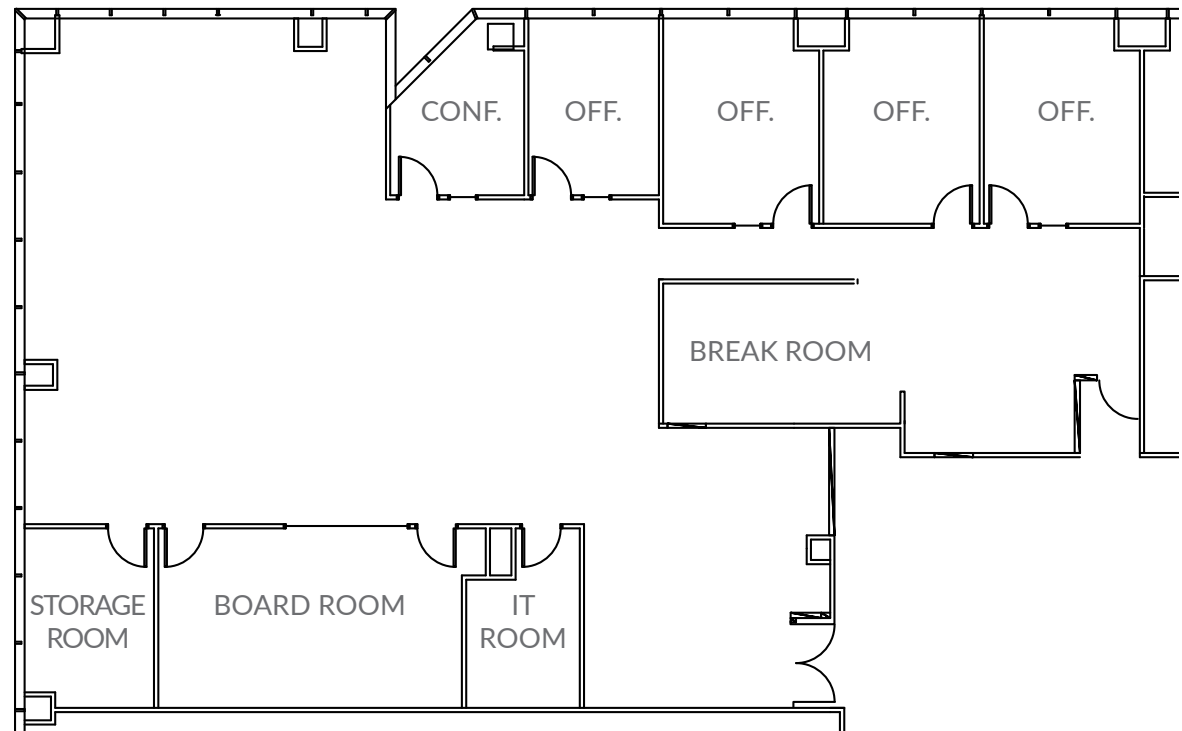
Available November 10, 2025

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



TOWER 1 | 3945 FREEDOM CIRCLE

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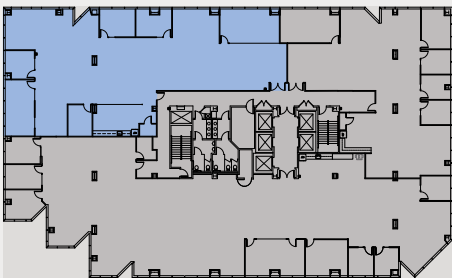
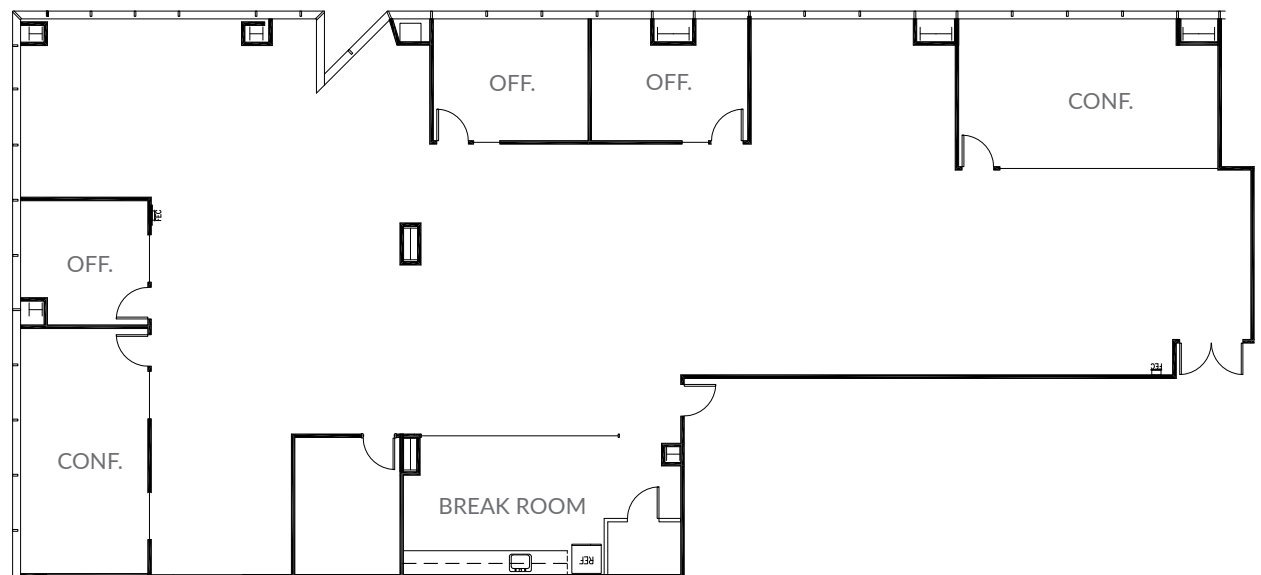
# SUITE 850

±6,410 SF | EIGHTH FLOOR

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

TOWER 1 | 3945 FREEDOM CIRCLE

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# 9<sup>TH</sup> FLOOR

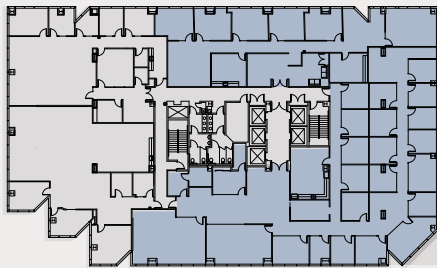
±4,365 SF to ±13,781 SF

## 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 950: ±4,365 SF



# SUITE 1100

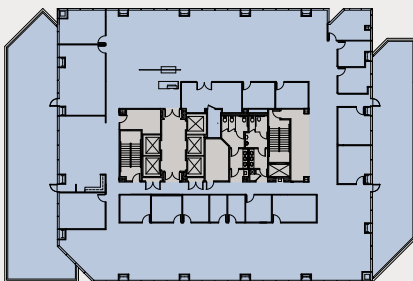
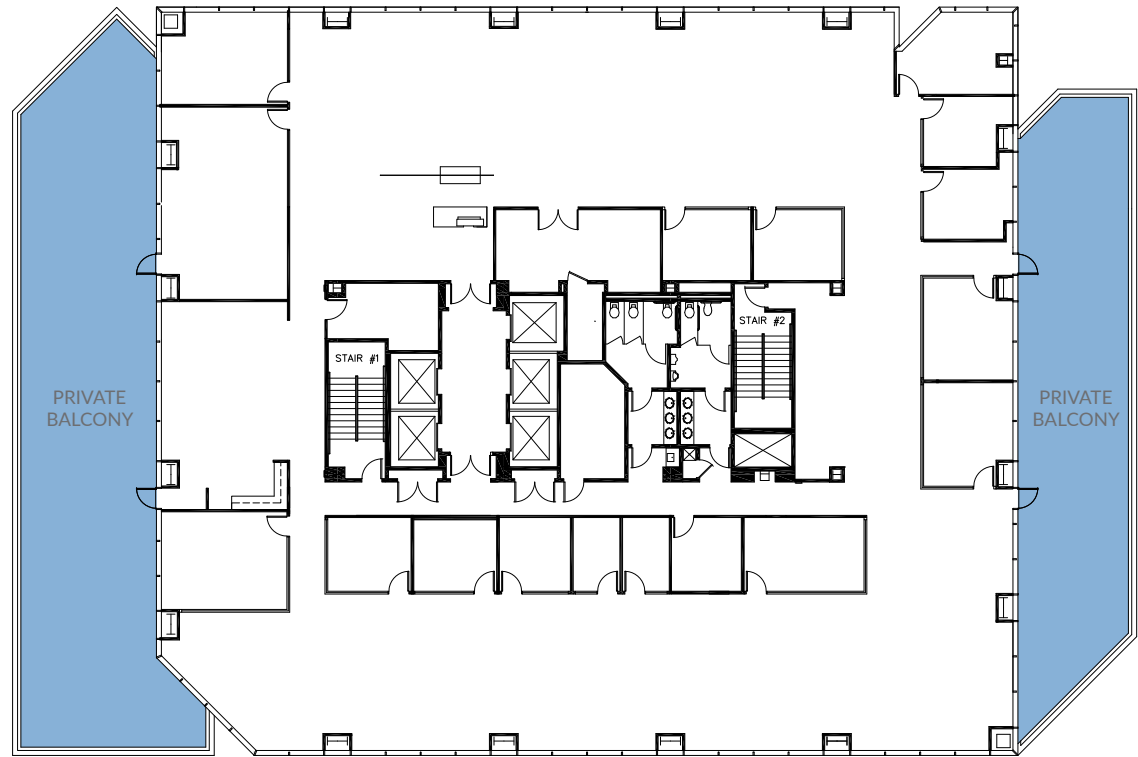
±19,316 SF | ELEVENTH FLOOR

Available March 1, 2026

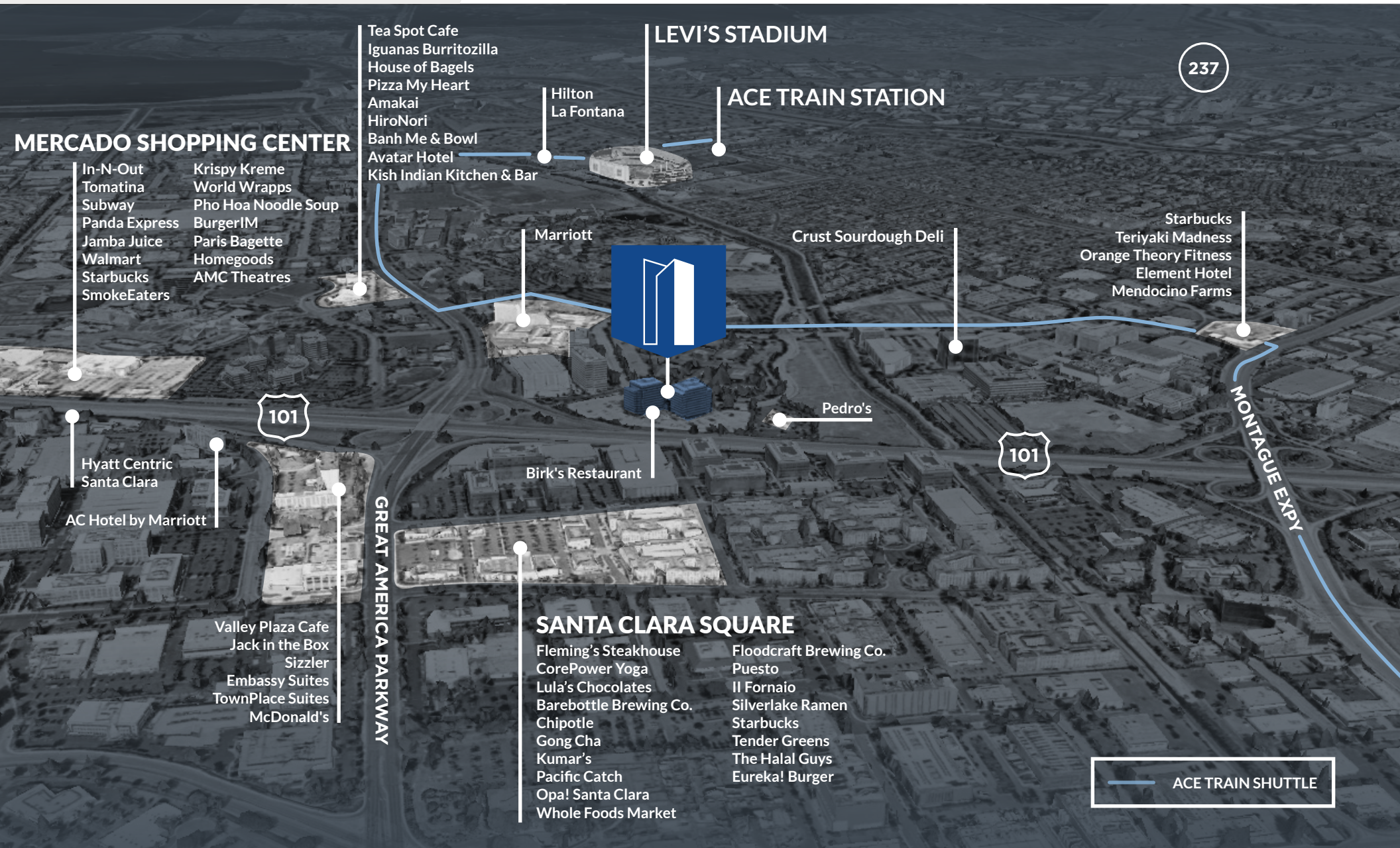
- › Full Floor Unit
- › 7 Offices
- › 7 Conference Rooms
- › 1 Board Room
- › 2 Phone Rooms
- › Break Room
- › 2 Private Balconies

TOWER 1 | 3945 FREEDOM CIRCLE

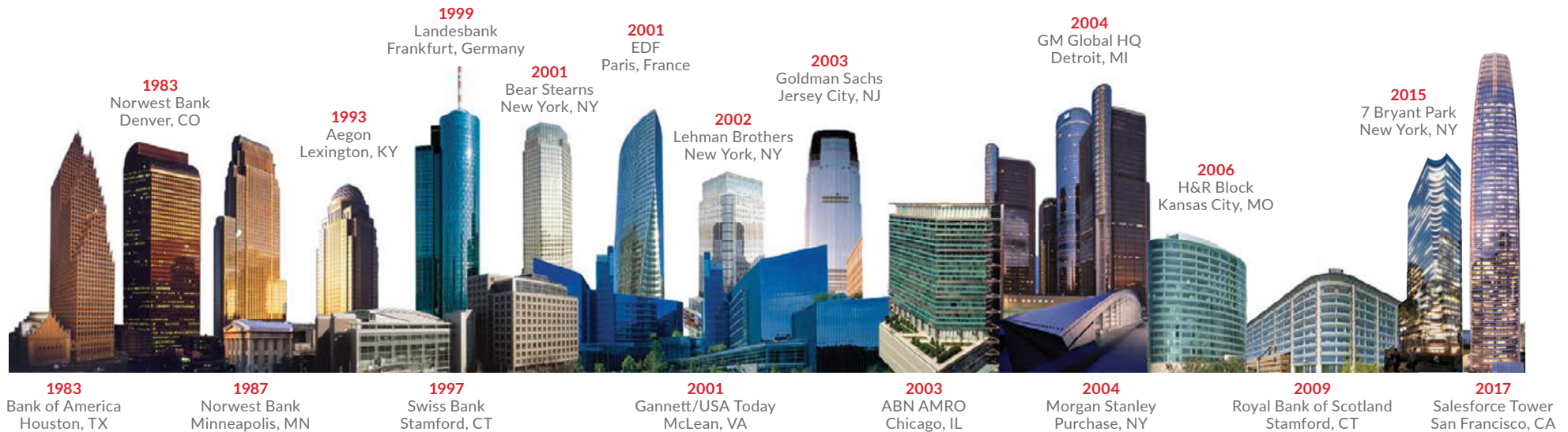
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# AMENITIES



# ABOUT US



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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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# TOWER 1 | 3945 FREEDOM CIRCLE

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