



AVAILABLE FOR SUBLEASE

3945 FREEDOM CIRCLE

SUITE 760

SANTA CLARA, CA 95054



Property Highlights

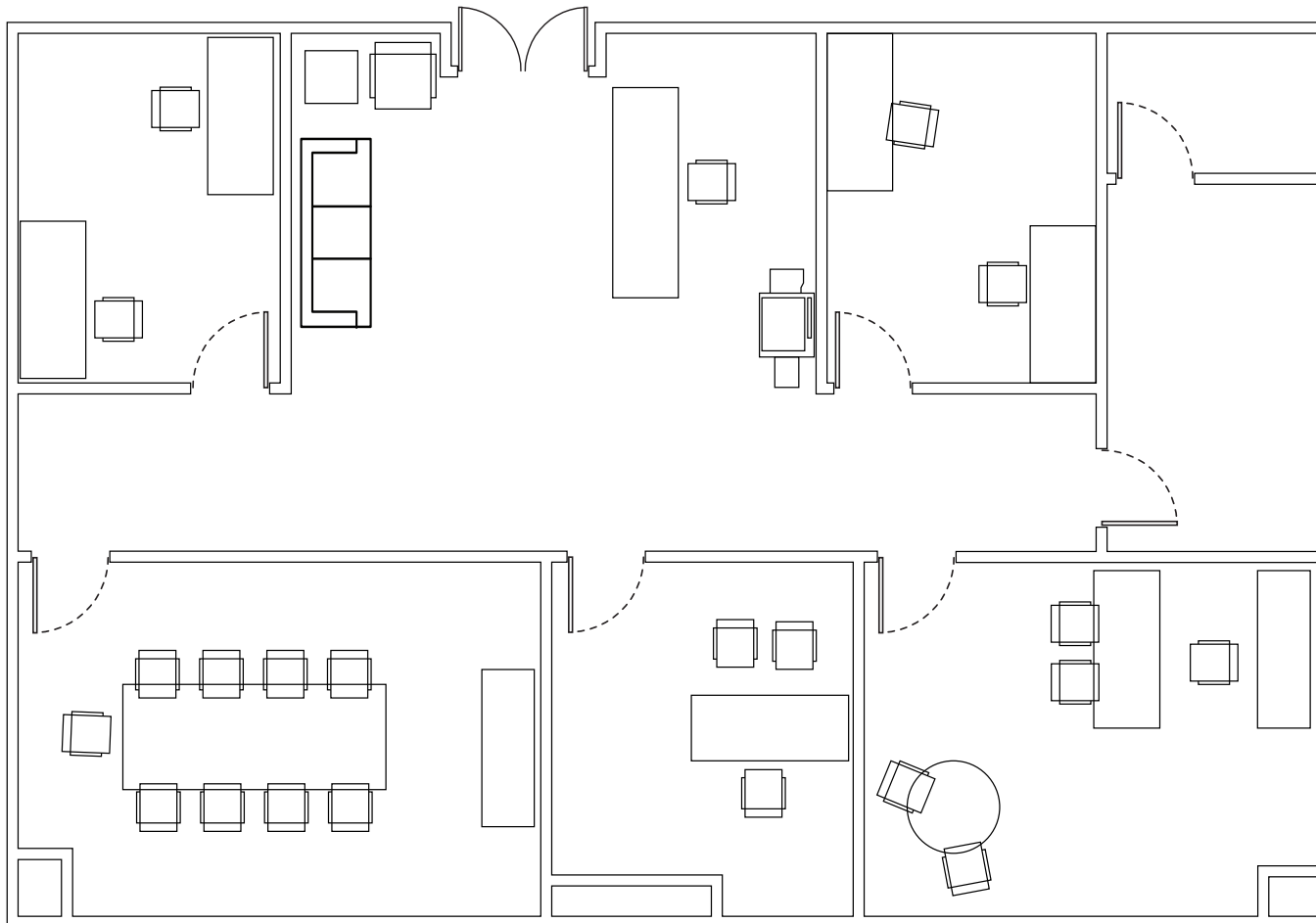
±2,136 SF Available for Sublease with long term and expansion on a direct basis

- ±2,136 SF
- Asking \$2.50 NNN
- Plug & Play Furniture Available
- Premier Class A Office Towers
- Highway 101 Identity
- On-Site Property Management & Maintenance Staff
- 24/7 Security
- Helipad on Tower 1
- EV Charging Stations & Bike Lockers
- 3/1,000 Parking
- ACE Train & Caltrain Shuttle Stops 1 Block Away
- LEED Gold & WELL Certified
- July 31, 2027 LED
- Motivated Sublessor



Floor Plan

Suite 760 | ±2,136 SF



Santa Clara Towers

The Newly Transformed Santa Clara Towers Offers:

Revitalized Entry Plaza

A welcoming and modernized entrance with enhanced landscaping and design.

Striking New Lobbies

Elegant, contemporary lobbies that leave a lasting impression.

Expansive Tenant Lounge

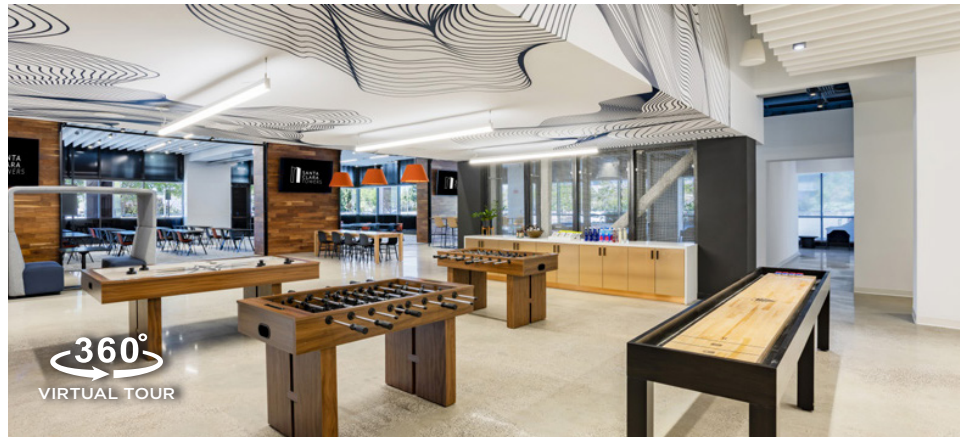
Comfortable and stylish lounge space for relaxing, working, or meeting.

Modern Fitness Center

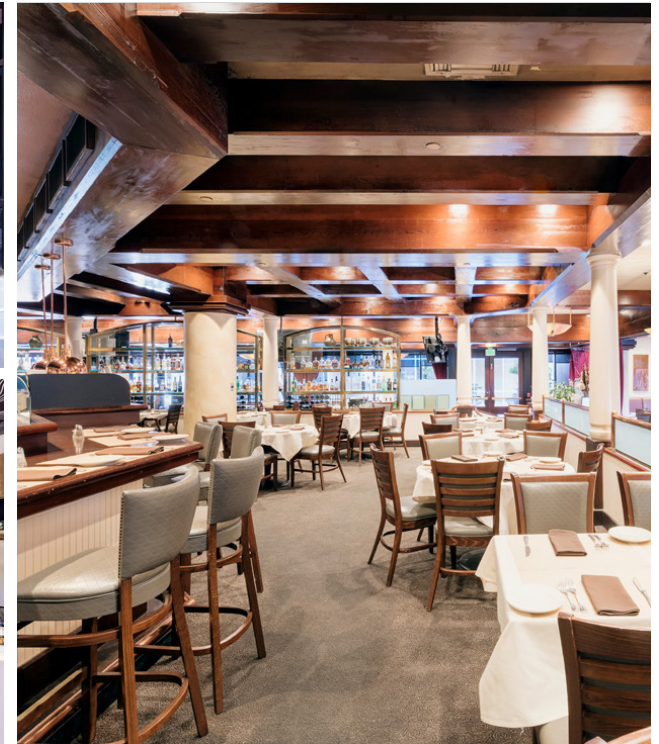
Fully equipped with the latest machines for a convenient on-site workout.

Birk's Café

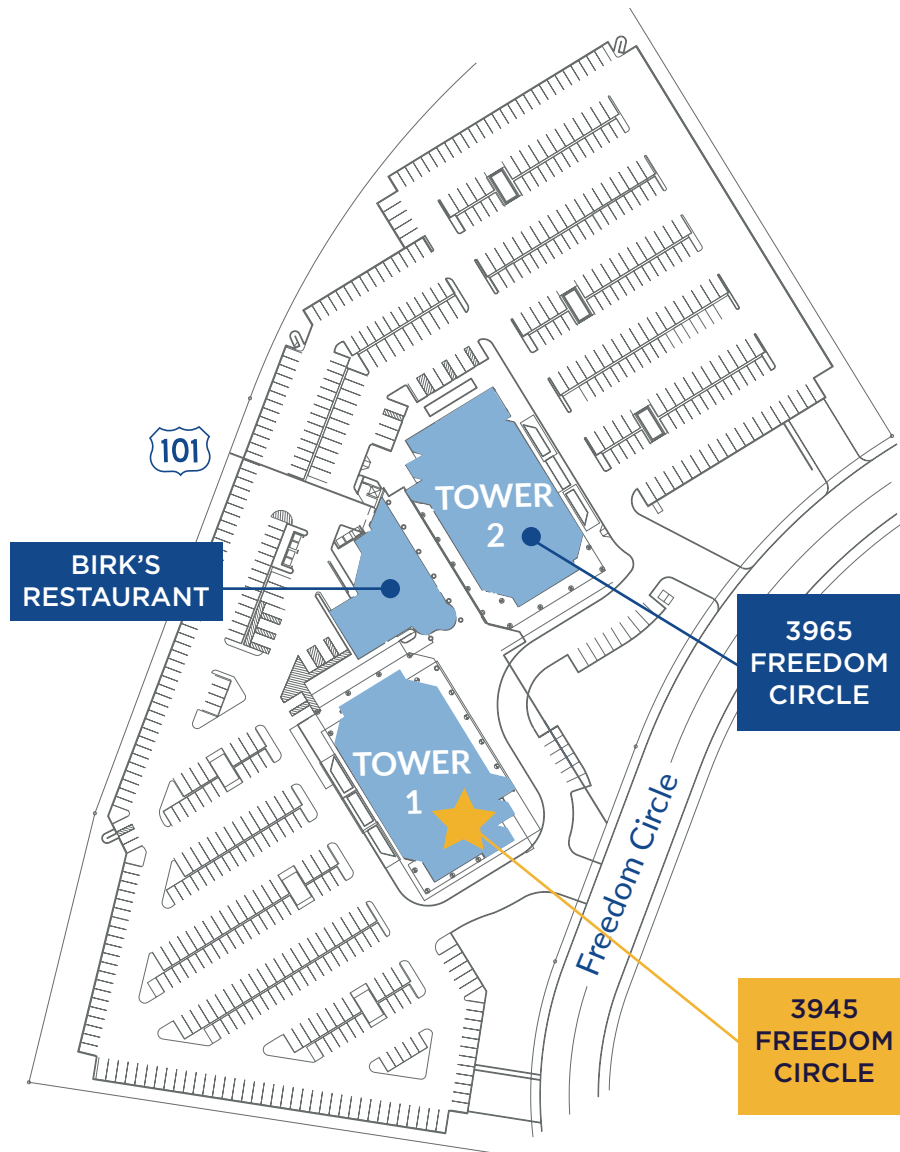
Serving breakfast, lunch, snacks, and premium coffee.



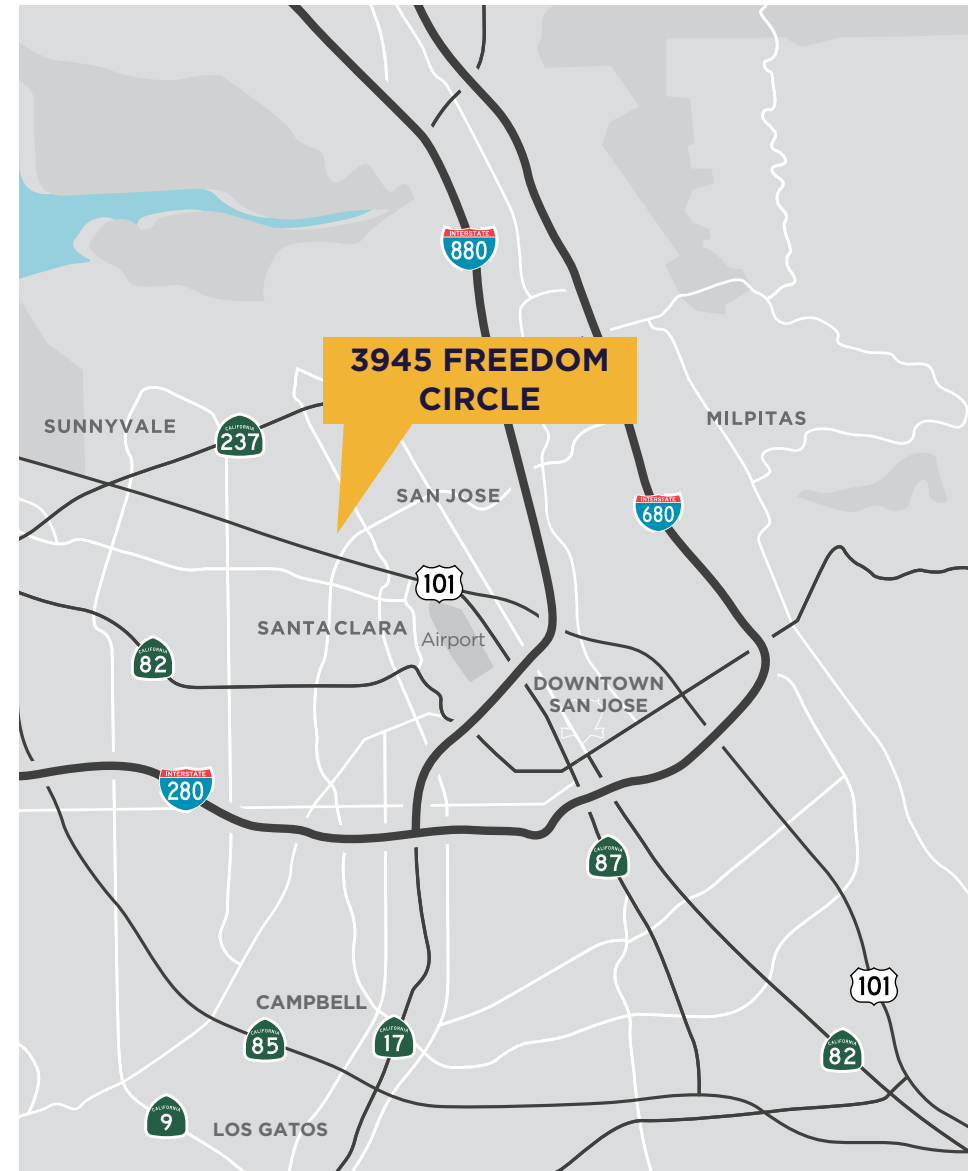
Santa Clara Towers



Site Plan



Location Map



LEVI'S STADIUM

ACE TRAIN STATION

Hilton
La Fontana

Tea Spot Cafe
Iguanas Burritozilla
House of Bagels
Pizza My Heart
Amakai
HiroNori
Banh Me & Bowl
Avatar Hotel
Kish Indian Kitchen & Bar

Marriott

Crust Sourdough Deli

Starbucks
Teriyaki Madness
Orange Theory Fitness
Element Hotel
Mendocino Farms

**3945 FREEDOM
CIRCLE**

Pedro's

Birk's Restaurant

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

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

Hyatt Centric
Santa Clara

AC Hotel by Marriott

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

GREAT AMERICA PARKWAY

101

101

MONTAGUE EXPY

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