

±19,177 SF – 216,000 SF FULL BUILDING AVAILABLE



**SANTA CLARA
TOWERS**

3965 FREEDOM CIRCLE, SANTA CLARA

Hines



OAKTREE



CUSHMAN &
WAKEFIELD



ELEVATED WORKPLACE. EXCEPTIONAL PRESENCE.

Santa Clara Towers combines a newly-reimagined workplace experience with one of Silicon Valley's most connected locations. From refreshed amenities and modern workspaces to premier freeway visibility and regional transit access, every detail is designed to support today's leading companies.

SINGLE FLOOR UP TO FULL BUILDING

- ±21,866 - 215,760 SF Available
- Exceptional Highway 101 Visibility & Building Top Signage Opportunity
- Private Balconies on 10th & 11th Floors
- 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 & Caltrain Shuttle Stops are 1 Block Away





3965
FREEDOM
CIRCLE

101

3945
FREEDOM
CIRCLE

Freedom Circle

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Click suite number to view floor plan

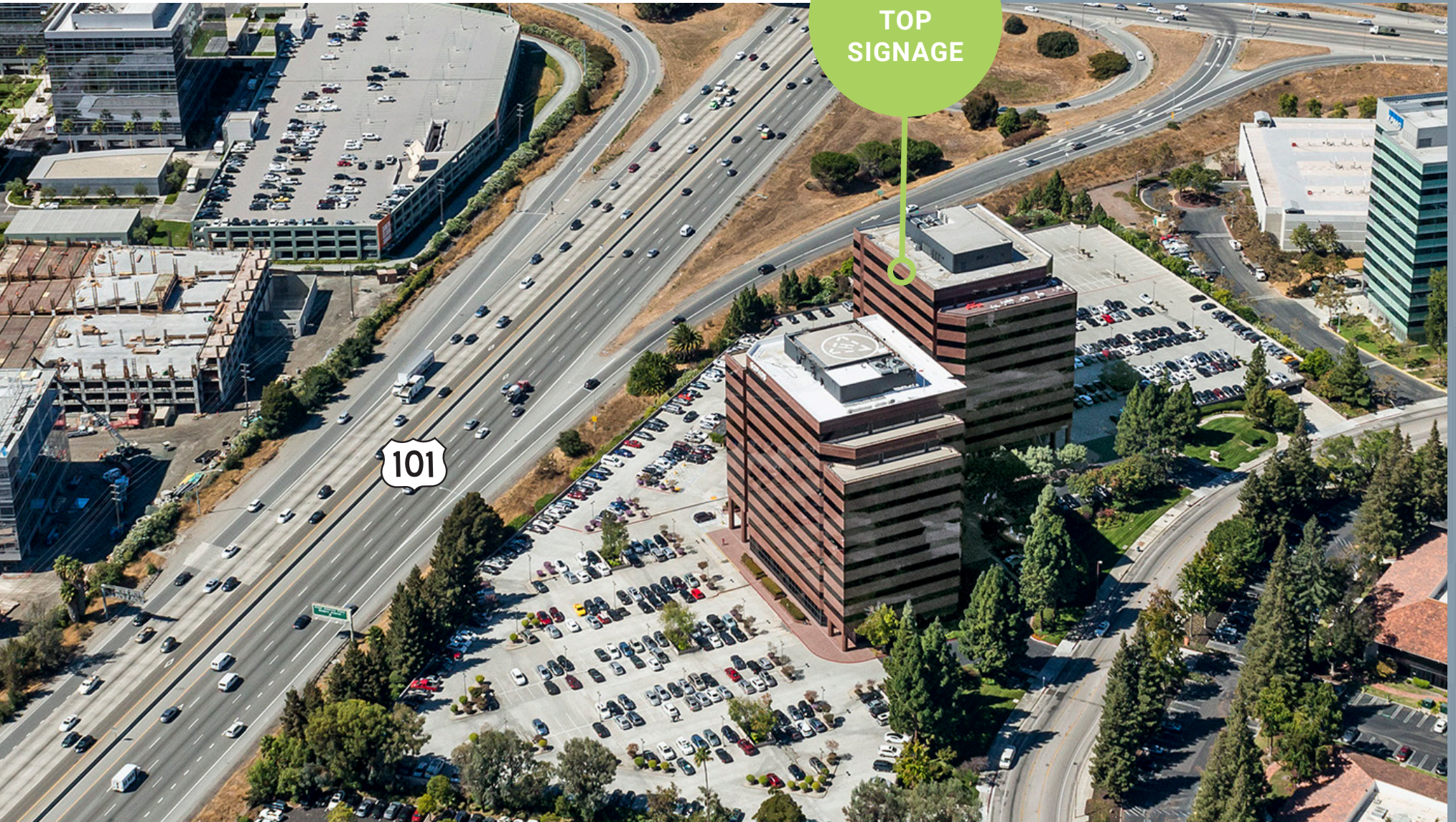
SUITE	SF
 11TH FLOOR	19,881 SF
 10TH FLOOR	21,987 SF
9TH FLOOR	22,136 SF
8TH FLOOR	22,136 SF
7TH FLOOR VIRTUAL TOUR →	22,136 SF
6TH FLOOR VIRTUAL TOUR →	22,136 SF
5TH FLOOR	22,136 SF
4TH FLOOR VIRTUAL TOUR →	22,136 SF
3RD FLOOR	22,136 SF
2ND FLOOR	19,177 SF

 **Balcony**

EXCEPTIONAL SIGNAGE OPPORTUNITIES

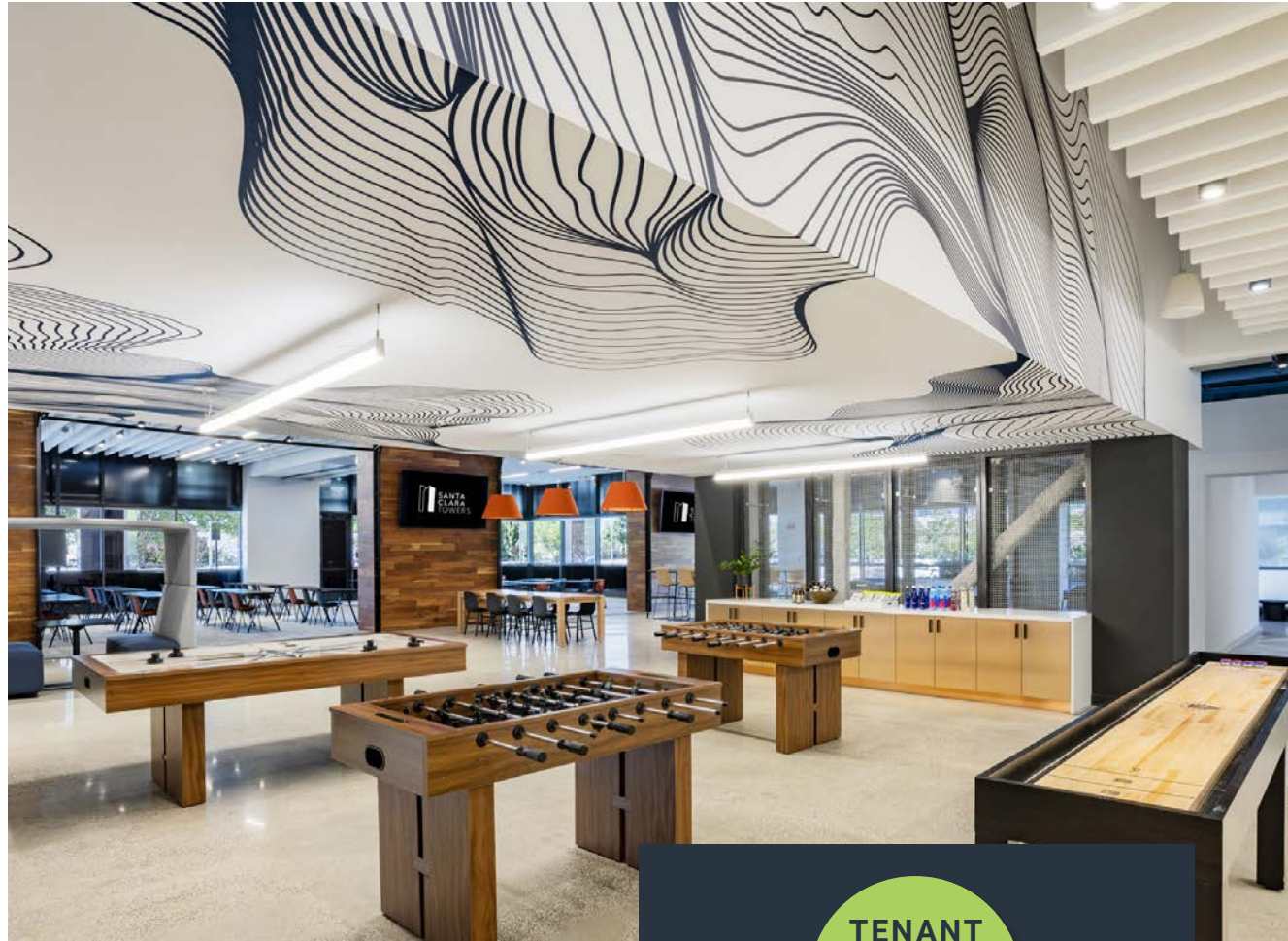
190,000 VEHICLES PER DAY ON HIGHWAY 101

BUILDING
TOP
SIGNAGE



SPACES THAT INSPIRE THE WORKDAY

Whether gathering with colleagues or fitting in a workout, Santa Clara Towers offers premium amenity spaces that support both productivity and well-being.



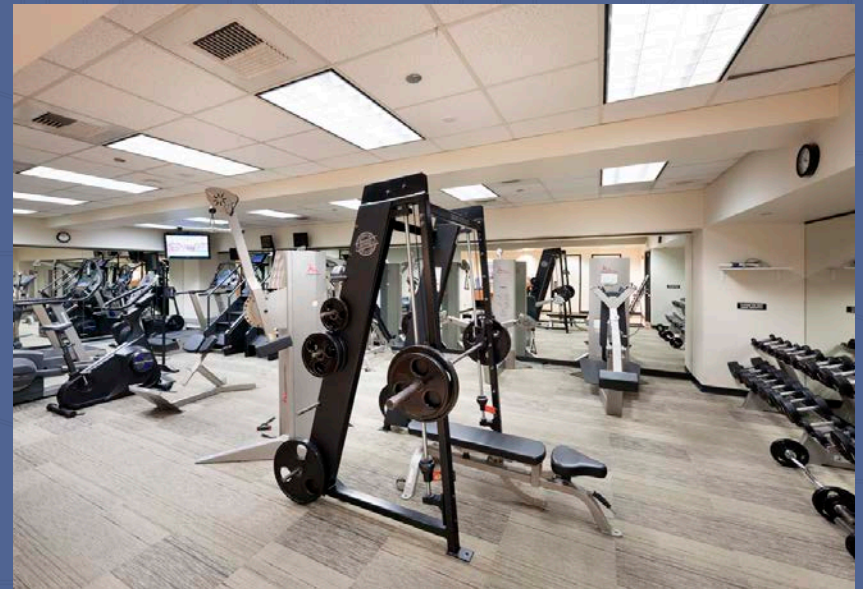
Expansive tenant lounge featuring a conference center, open collaboration seating area, virtual golf, foosball, shuffle board & air hockey.

STATE-OF-THE-ART FITNESS CENTER

with yoga room, studio space, and locker rooms
with showers & towel service



**FITNESS
CENTER**
VIRTUAL TOUR





DESIGNED TO IMPRESS

Thoughtfully renovated indoor and outdoor spaces create a seamless arrival experience. The plaza features updated landscaping and seating areas, while the lobby offers dramatic floor-to-ceiling glass entryways, a living wall, and comfortable gathering spaces.



LOBBY
VIRTUAL TOUR



BIRK'S RESTAURANT A SOUTH BAY ICON SINCE 1989

serving lunch Monday-Friday and
dinner seven days a week



Planned On-Site
Grab & Go Cafe
will Offer Breakfast,
Lunch, Snacks &
Coffee



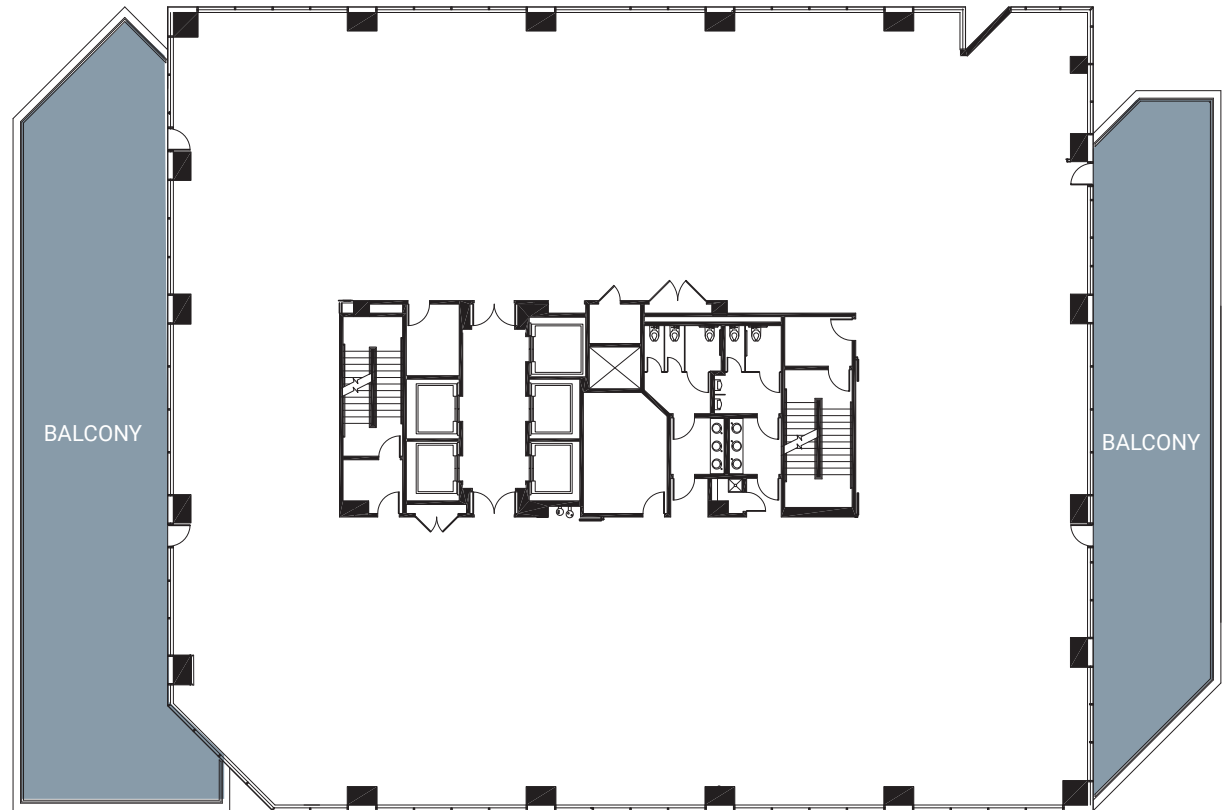
FIRST FLOOR AMENITIES



11TH FLOOR

±19,881 SF

- › Warm Shell Condition
- › Unobstructed Views
- › 2 Usable Balconies on Floor



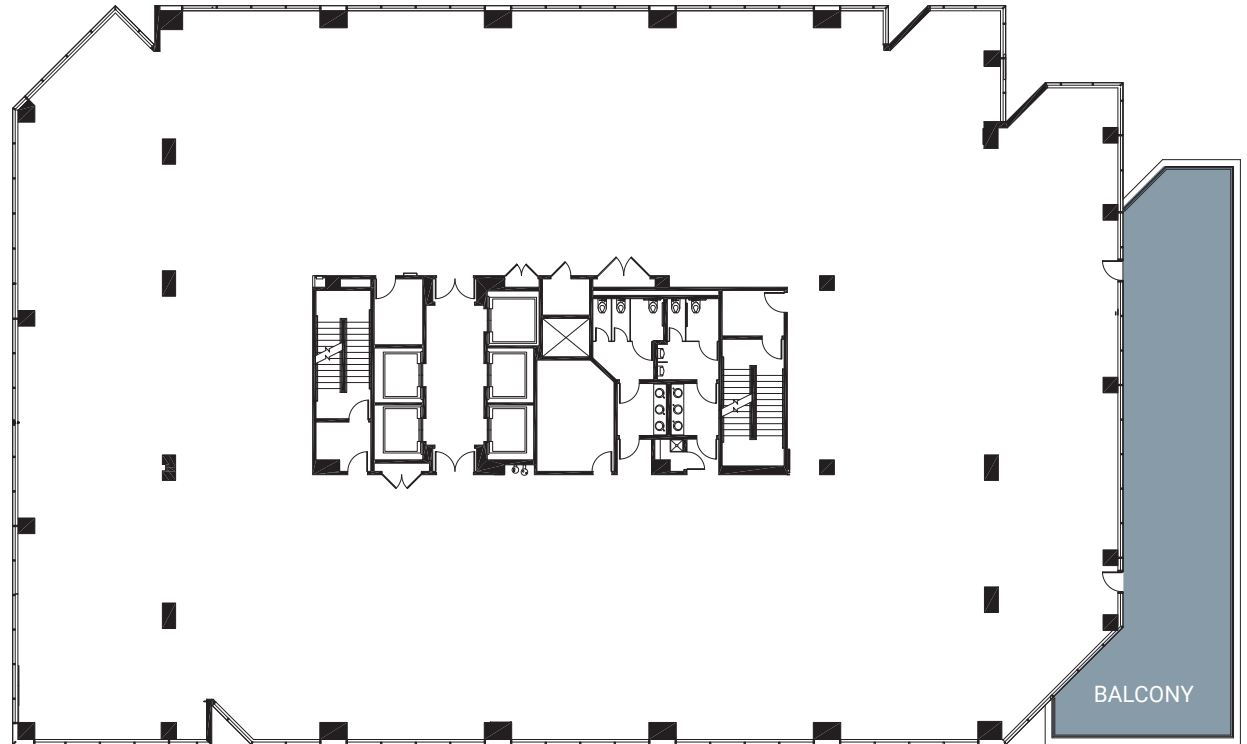
AVAILABLE
SUITES



10TH FLOOR

±21,987 SF

- › Warm Shell Condition
- › Unobstructed Views
- › Usable Balcony on Floor



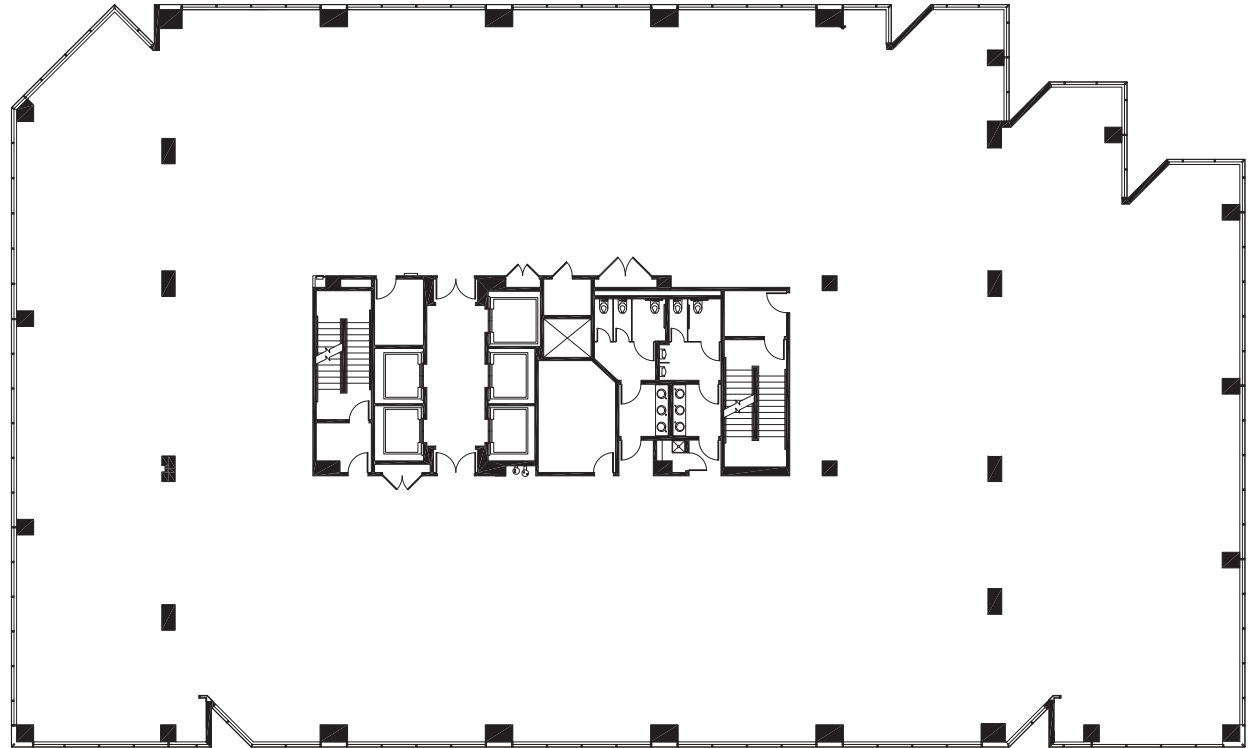
AVAILABLE
SUITES



9TH FLOOR

±22,137 SF

- › Warm Shell Condition
- › Unobstructed Views



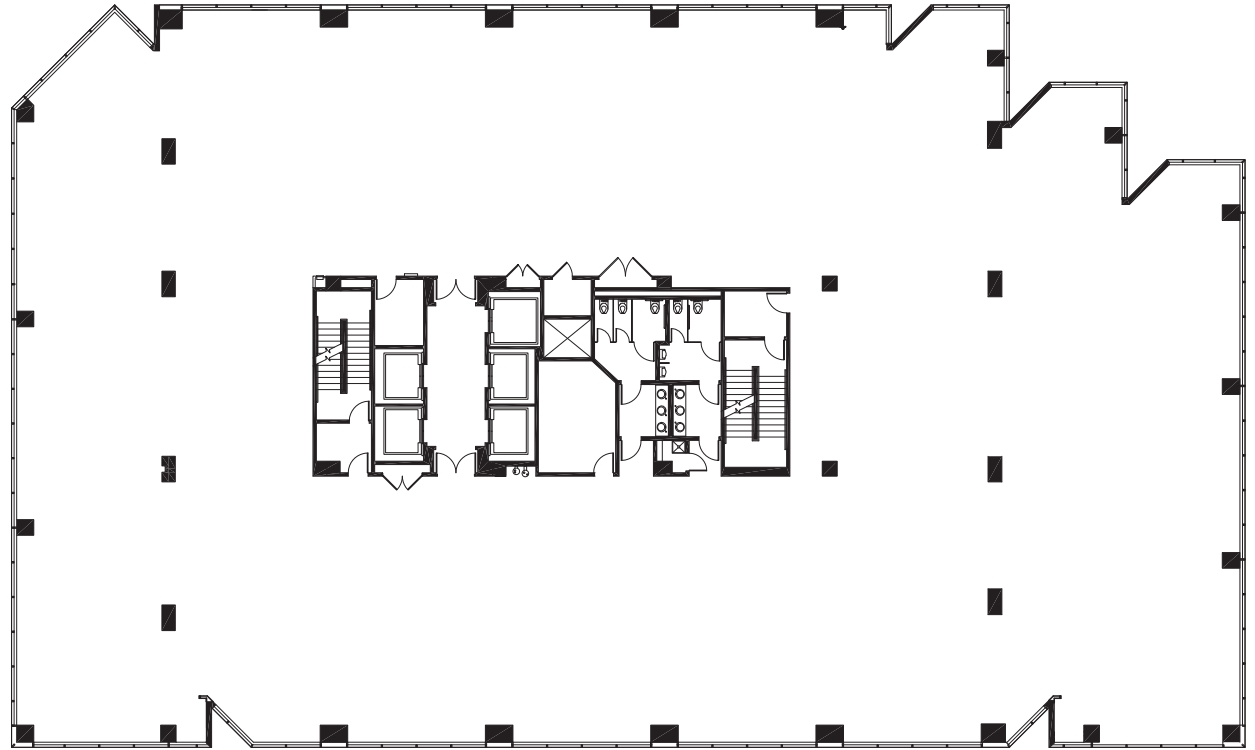
AVAILABLE
SUITES



8TH FLOOR

±22,137 SF

- › Warm Shell Condition
- › Unobstructed Views



AVAILABLE
SUITES



7TH FLOOR

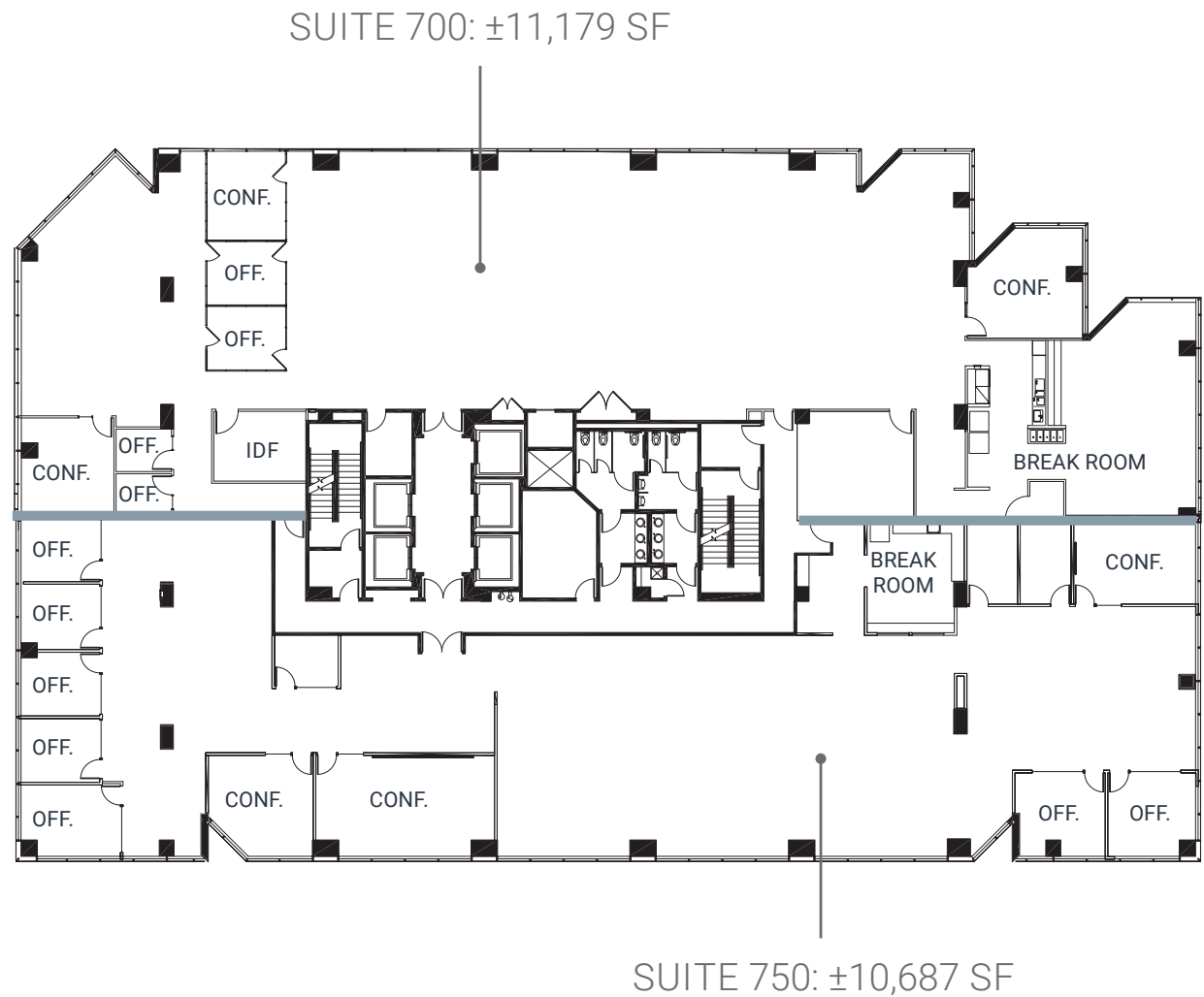
±22,136 SF

- › Move in Ready
- › 2 Break Rooms
- › Open Office Space
- › 11 Offices
- › 6 Conference Rooms
- › Lab



VIRTUAL TOUR
(CLICK TO VIEW)

AVAILABLE
SUITES

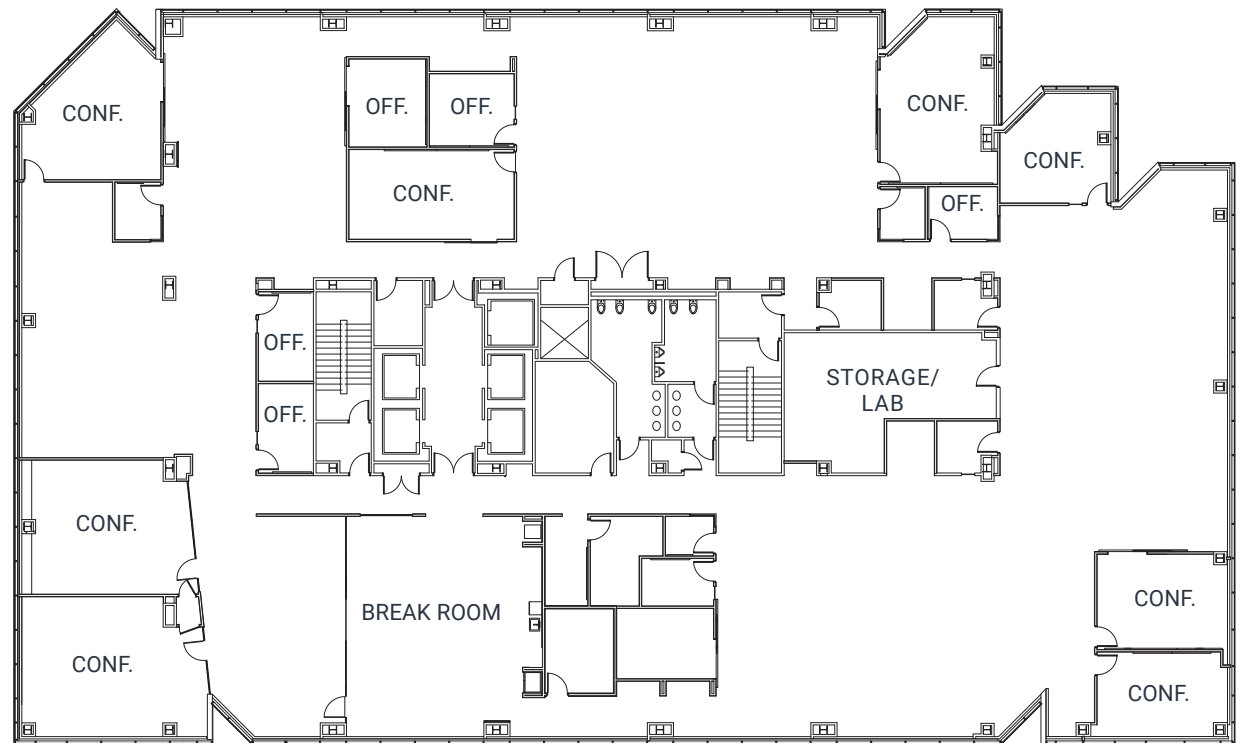


6TH FLOOR

±22,136 SF

- › Move in Ready
- › Break Room
- › Open Office Space
- › 5 Offices
- › 8 Conference Rooms
- › Lab

 VIRTUAL TOUR
(CLICK TO VIEW)



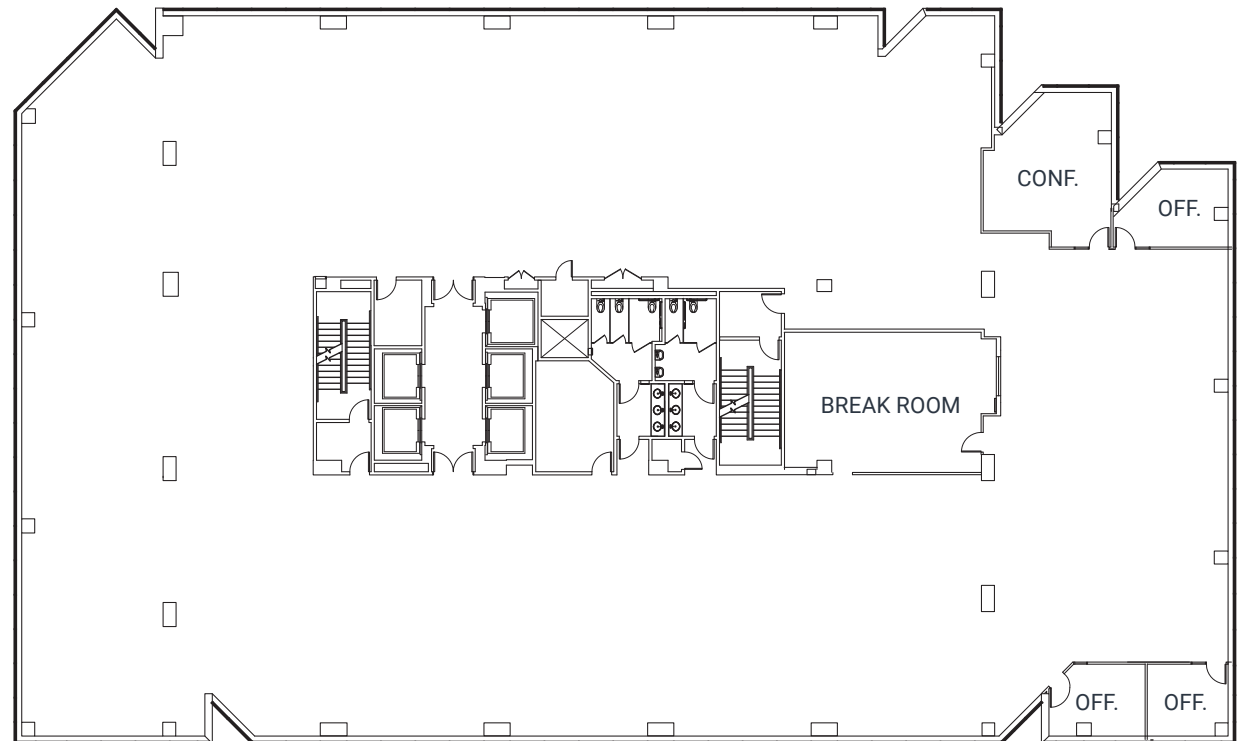
AVAILABLE
SUITES



5TH FLOOR

±22,136 SF

- › Break Room
- › Open Office Space
- › 3 Offices
- › 1 Conference Room



AVAILABLE
SUITES

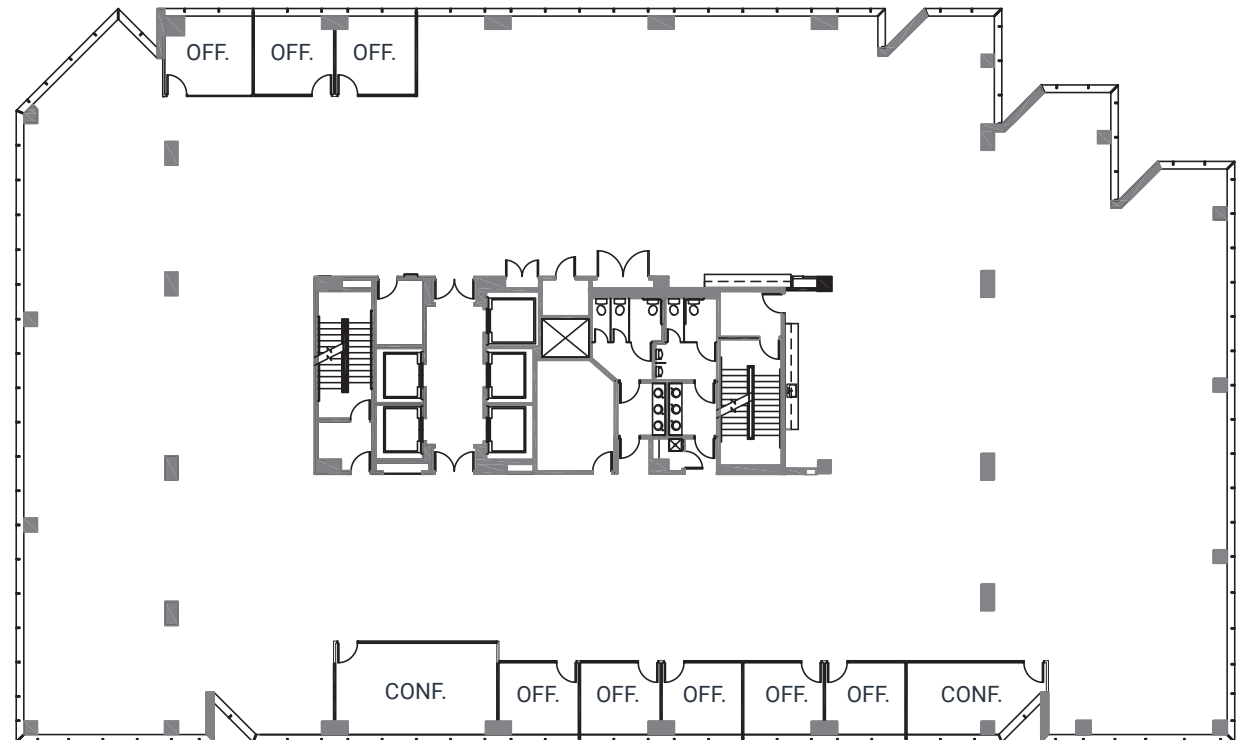


4TH FLOOR

±22,136 SF

- › Market Ready
- › Break Room
- › Open Office Space
- › 8 Offices
- › 2 Conference Rooms

 VIRTUAL TOUR
(CLICK TO VIEW)



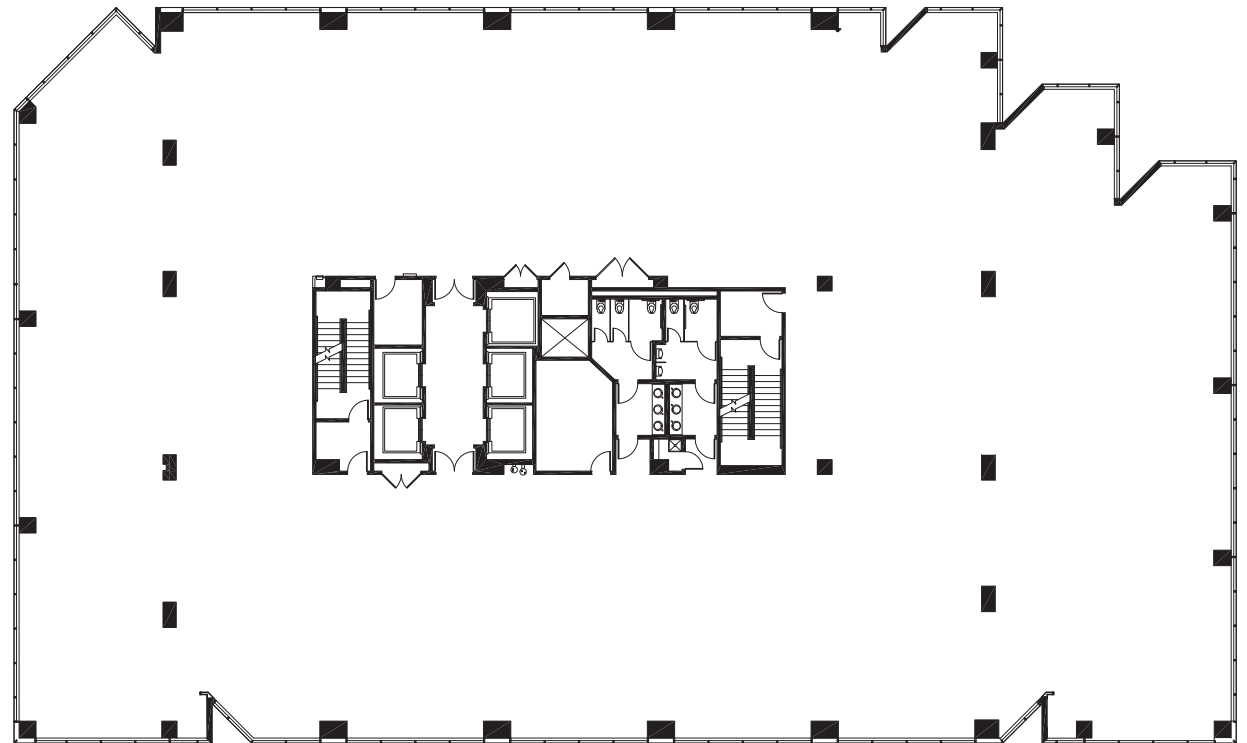
AVAILABLE
SUITES



3RD FLOOR

±22,136 SF

› Warm Shell Condition



AVAILABLE
SUITES

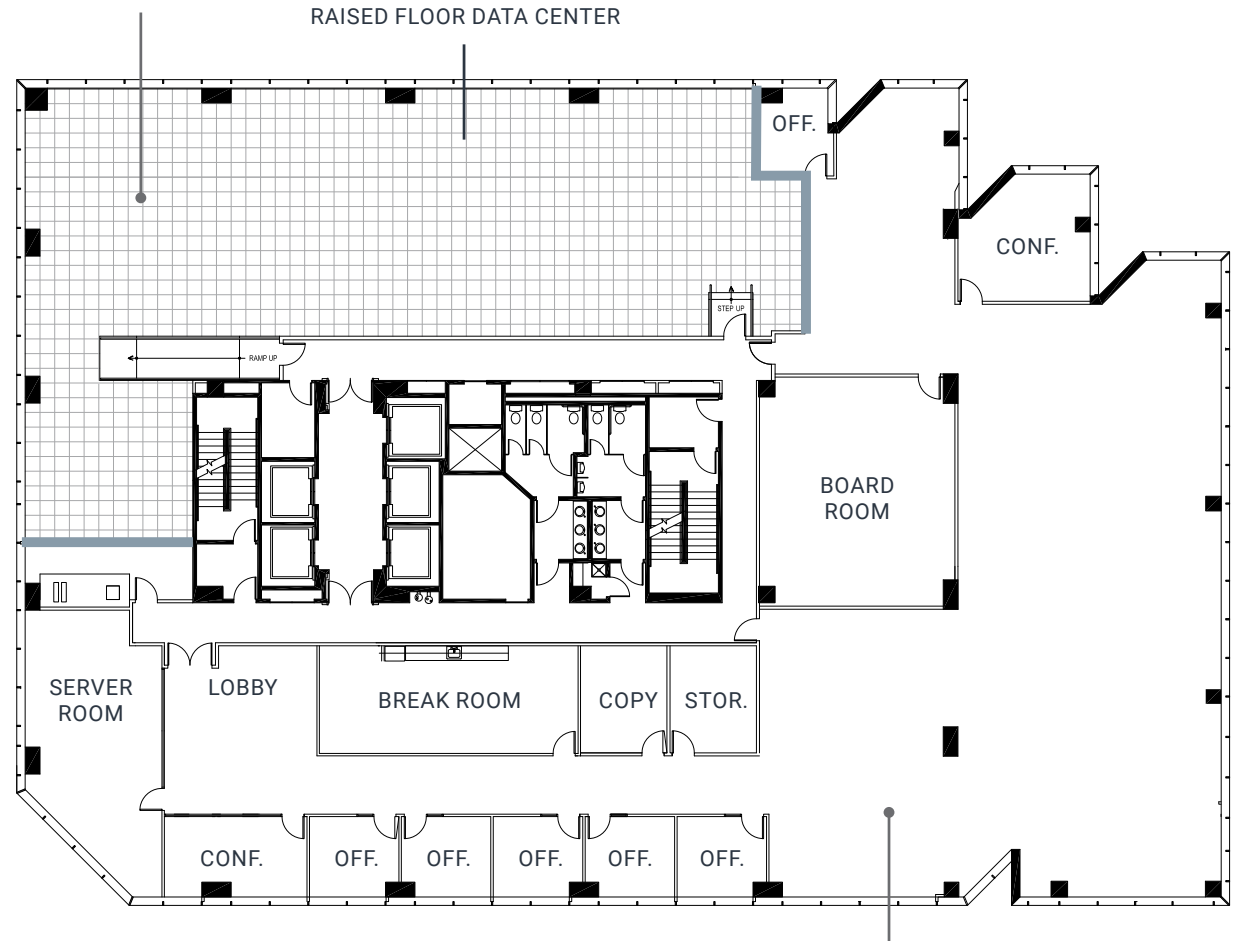


2ND FLOOR

±19,177 SF

- › Break Room
- › 5 Offices
- › 2 Conference Rooms
- › Board Room
- › Server Room
- › Raised Floor Data Center
- › Upgraded HVAC and Power

SUITE 210: ±5,905 SF



SUITE 200: ±13,037 SF

AVAILABLE
SUITES



NEARBY AMENITIES

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

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

Hilton
La Fontana

LEVI'S STADIUM

ACE TRAIN STATION

237

Marriott

SANTA CLARA TOWERS

Pedro's

Crust Sourdough Deli

Starbucks
Teriyaki Madness
Orange Theory Fitness
Element Hotel
Mendocino Farms
Habit Burger
Boichik Bagel

Hyatt Centric
Santa Clara

AC Hotel
by Marriott

101

Great America Parkway

Birk's Restaurant

101

MONTAGUE EXPY

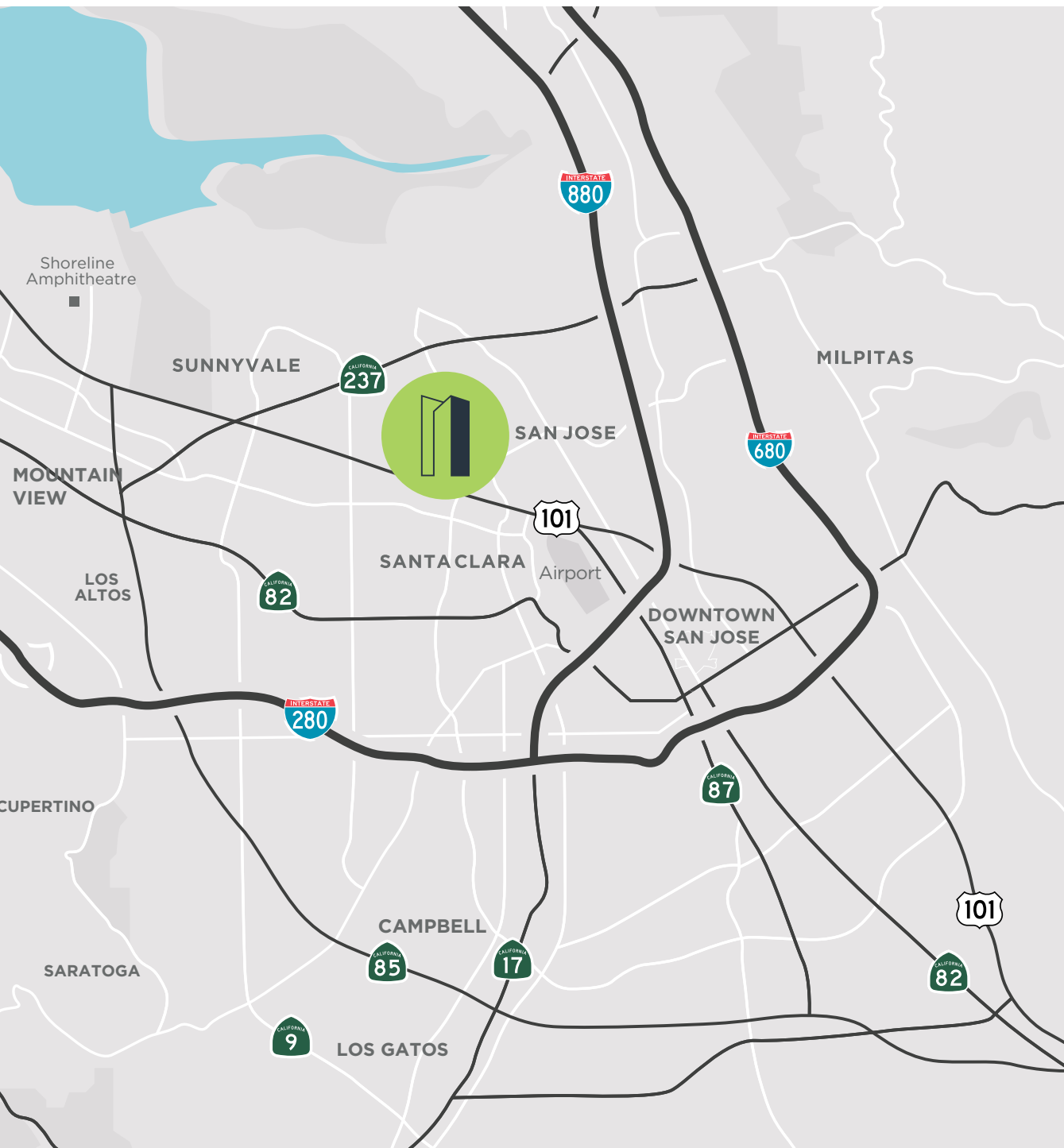
Valley Plaza Cafe
Jack in the Box
Sizzler
Embassy Suites
TownPlace Suites
McDonald's

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

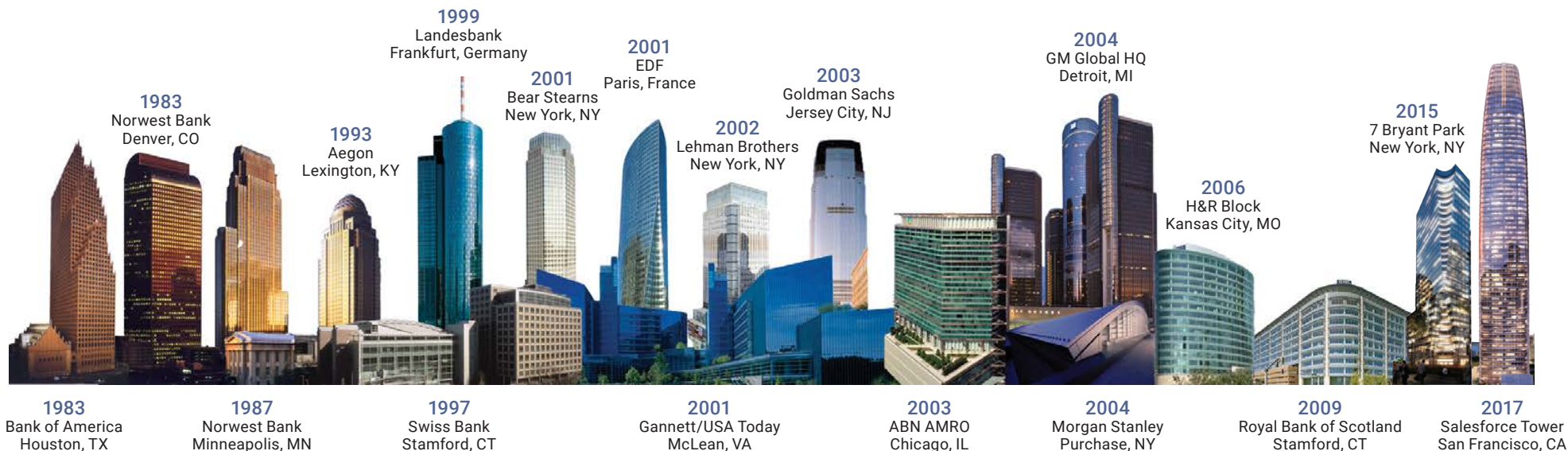


BUILT AROUND ACCESS

Located just minutes from major highways and transit options, Santa Clara Towers puts Silicon within reach.

ACE & Caltrain Shuttle	1 block away
US-101	1 min
CA-237	2 min
San Jose Airport	9 min
Downtown San Jose	11 min





ABOUT US

Hines

Hines is a leading global real estate investment manager. We own and operate \$91.7 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 4,600 employees in 30 countries draw on our 69-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit www.hines.com and follow @Hines on social media.

¹Includes both the global Hines organization and RIA AUM as of December 31, 2025.



Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 53,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$8.8 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

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NICK LAZZARINI
+1 408 615 3410
nick.lazzarini@cushwake.com
Lic. #01788935

SCOTT DEVER
+1 408 615 3457
scott.dever@cushwake.com
Lic. #01890552

KELLY YODER
+1 408 615 3427
kelly.yoder@cushwake.com
Lic. #01821117

STEVE HORTON
+1 408 615 3412
steve.horton@cushwake.com
Lic. #01127340

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