

**SANTA
CLARA
SQUARE**

THE OFFICES AT SANTA CLARA SQUARE

THE FUTURE OF YOUR BUSINESS LIVES HERE

1.7M SF VIBRANT WORKPLACE COMMUNITY®



[SANTA CLARA SQUARE OFFICE.COM](http://SANTACLARASQUAREOFFICE.COM)

CBRE

 **IRVINE COMPANY**

PROPERTY HIGHLIGHTS

With its innovative design, The Offices at Santa Clara Square offer **modern space planning** to accommodate your company's **growth and success.**



FLEXIBLE BUILDING DESIGN

- One 8-story and seven 6-story buildings offer 1.7M SF of sleek, innovative design
- Sliding entry doors connect the indoor-outdoor workspace for seamless work-life integration
- Efficient 32,492-38,000 SF floor plates accommodate modern space planning
- Variety of size options to fit your needs

BUILDING EXTERIOR

- Highly efficient floor-to-ceiling Starphire low iron glass with Viracon glazing – double paned for energy efficiency and noise reduction

PARKING

- Ample, convenient parking structures
- 3.3/1000 SF

SUSTAINABLE WORKPLACE

- LEED® Certified Gold standards improve air quality, support conservation efforts and provide a fresh, healthy workplace
- Electric vehicle (EV) charging stations

ON-SITE CONVENIENCES

- Two café and outdoor dining areas offer the perfect solution for a mid-day break, lunch al fresco or team event
- Employees will save time and stay sharp at KINETIC®, featuring cardio and strength training equipment, locker rooms and showers
- Connect at The Commons – spacious WiFi-enabled outdoor courtyards
- Complimentary Lyft credits for on-demand commuting to/from nearby Caltrain stations

NEARBY CONVENIENCES

- Santa Clara Square Marketplace offers a variety of culinary experiences
- Santa Clara Square Apartment Homes are the perfect blend of exceptional living spaces with recreational amenities
- Connectivity to San Tomas Aquino / Saratoga Creek Trail

LOCATION

- Conveniently located just minutes from Amtrak and the airport, with easy freeway access

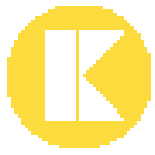
WORK, MEET, CONNECT, LOUNGE, DINE AND PLAY.



The **open-air and indoor gathering spaces** bring the best of coastal California to the workplace as well as provide opportunities for socializing, meeting and collaborating.

- Soft indoor and outdoor seating with complimentary Wi-Fi
- **Glass paneled outdoor shade structures** complete with high top tables and heaters
- **Express Eats Featuring EAT Club at The Commons West** features a variety of freshly made grab-and-go options or order ahead with EAT Club for an individually packaged hot meal
- **THE KITCHEN** offers seven food stations including Hometown Bean & Co and Stacks sandwiches as well as grab-and-go meals





KINETIC
FUELED BY IRVINE COMPANY



ACTIVATE THE BODY.
IGNITE THE MIND.



A WORKPLACE FITNESS & WELLNESS MOVEMENT.

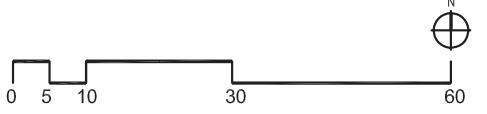
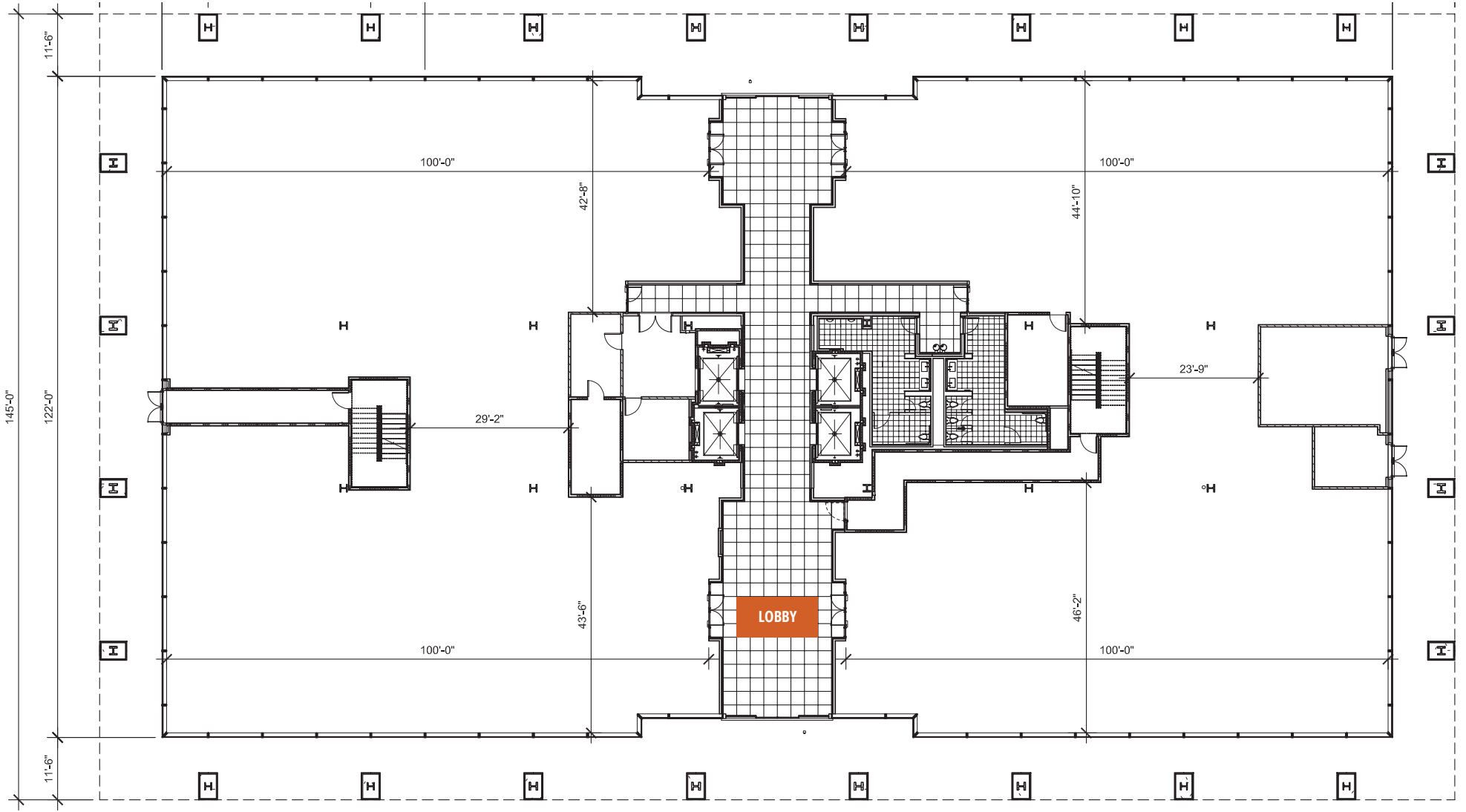
COMBINING FITNESS AND WELLNESS INTO ONE COMPREHENSIVE DESTINATION WHERE EMPLOYEES CAN GRAB A WORKOUT WITHOUT DISRUPTING THE WORK DAY.

- Stay active without leaving the office at two on-site KINETIC® private fitness centers, featuring free-standing suspension TRX band system
- First class, modern shower and locker facilities complete with towel service
- **Personal trainers** on-site to help define fitness goals
- **Hydrotherapy massage room** to relax and de-stress
- **Fitness On Demand** offering virtual classes including P90X, Zumba, Insanity and GAIAM Yoga
- Spacious yoga/spin studio room



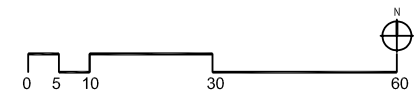
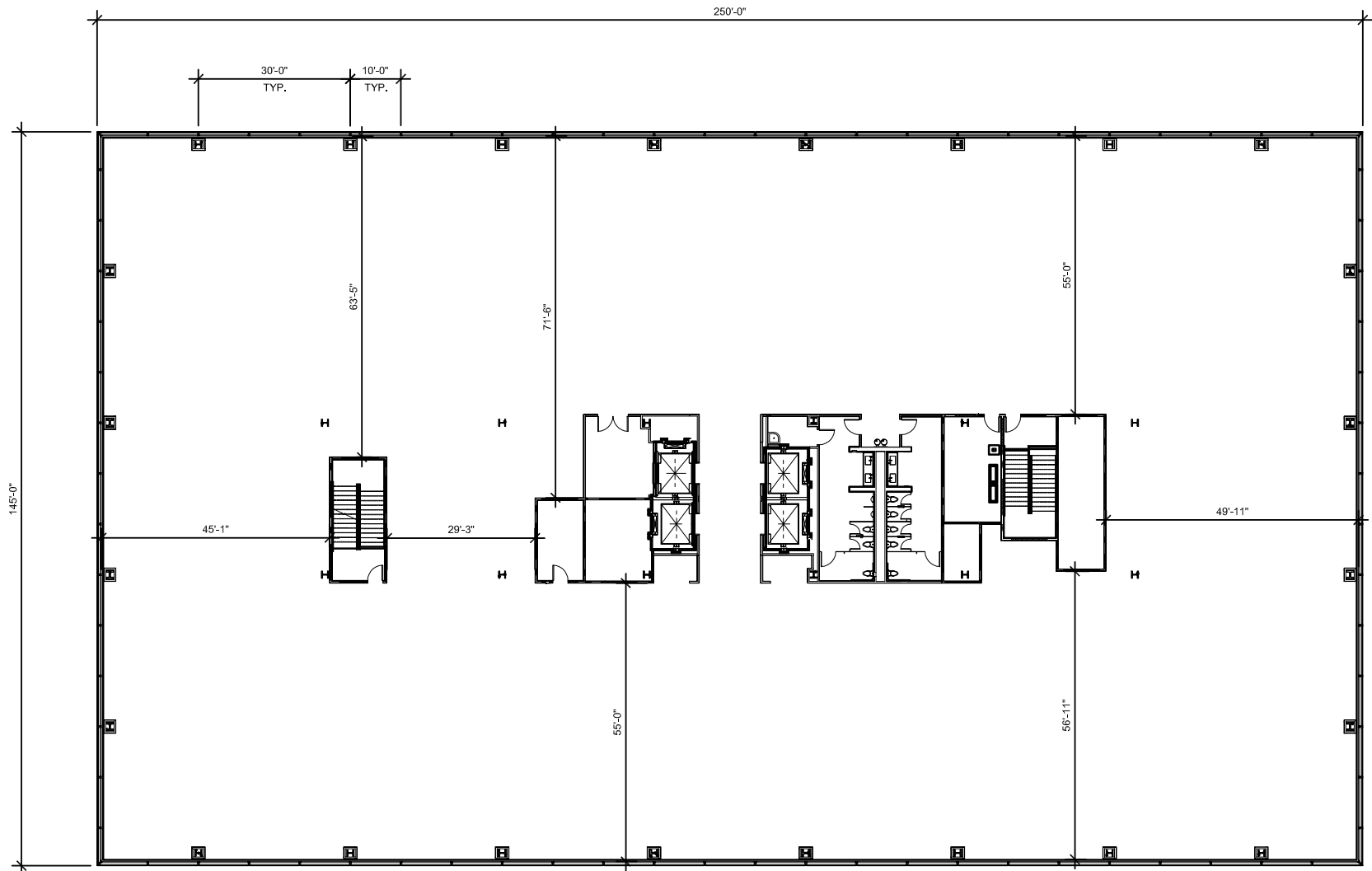
FIRST FLOOR & LOBBY

+/-28,855 SF



FLOORS TWO THROUGH SIX

+/-38,260 SF



COMMUNITY MAP



the commons

the commons

KINETIC

SANTA CLARA SQUARE APARTMENT HOMES

KINETIC

AUGUSTINE DRIVE

SCOTT BOULEVARD

BOWERS AVENUE

SANTA CLARA SQUARE MARKETPLACE
160,000 SF OF PREMIER RESTAURANTS AND SPECIALTY SHOPS

- WHOLE FOODS MARKET
- Fleming's
- CHIPOTLE MEXICAN GRILL
- corepower YOGA
- CHASE
- THE BEAL PUB
- tendergreens
- BISHOPS CUTS / COLOR
- Il Fornaio
- Opal! Authentic Greek Cuisine
- Puesto
- BARE BOTTLE
- Pacific Catch WESTCOAST FISH HOUSE

LOCATION. LOCATION. INNOVATION.



TO MOUNTAIN VIEW STATION:

- 6.6 Mi / 14 Min
- 6.6 Mi / 35 Min

TO LAWRENCE STATION:

- 3.0 Mi / 8 Min
- 2.1 Mi / 12 Min

- A partnership between Irvine Company and Lyft offers a unique program enabling **on-demand, stress-free** and **efficient commutes** from Caltrain and Amtrak stations and Santa Clara Square
- **Strategic location** proximate to both Silicon Valley and South Peninsula Markets
- **Adjacent to US-101 ramp** with local access to Highways 237, 85 and Interstate 880
- **On-site repair shop** connects regional bike path and trail network including **adjacent San Tomas Aquino Creek Trail**
- **10 minute Caltrain shuttle** from Mountain View and Lawrence Caltrain Stations

EXCEPTIONAL TODAY.
EVEN BETTER TOMORROW.

What sets Irvine Company® apart?
We're in it for the long haul.

Our valued customers invest in something much more than an office. At your **Vibrant Workplace Community®**, what's exceptional today is only the beginning. Your business will be **uniquely positioned** to achieve unprecedented levels of success. Irvine Company's commitment to **long-term ownership** and **continuous reinvestment** means your business' home will only get better throughout the life of your lease.

Our promise to you?

An even better tomorrow.

 **IRVINE COMPANY**





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