

**SANTA  
CLARA  
SQUARE®**

**2755** Augustine Drive  
Santa Clara, CA  
Floors 3-4:  
±62,500 SF

**THE FUTURE OF YOUR BUSINESS LIVES HERE**



[SantaClaraSquareOffice.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 WORKSPACES

- Efficient ±31,250 SF floor plates accommodate modern space planning
- Full floor contiguous opportunities with ample space to bring teams together and collaborate with confidence

## 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

## LOCATION

- Easy freeway access to Highway 101 and conveniently located just minutes to Caltrain, Amtrak and San Jose International Airport

## 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



# 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
- **COMMONS WEST CAFÉ** features six food stations including Asian-themed grill, Signature Salad Bar and Chef's Table exhibitions
- **THE KITCHEN** offers seven food stations including Hometown Bean & Co and Stacks sandwiches as well as grab-and-go meals and snacks



THE KITCHEN



COMMONS WEST CAFÉ



# KINETIC

FUELED BY IRVINE COMPANY



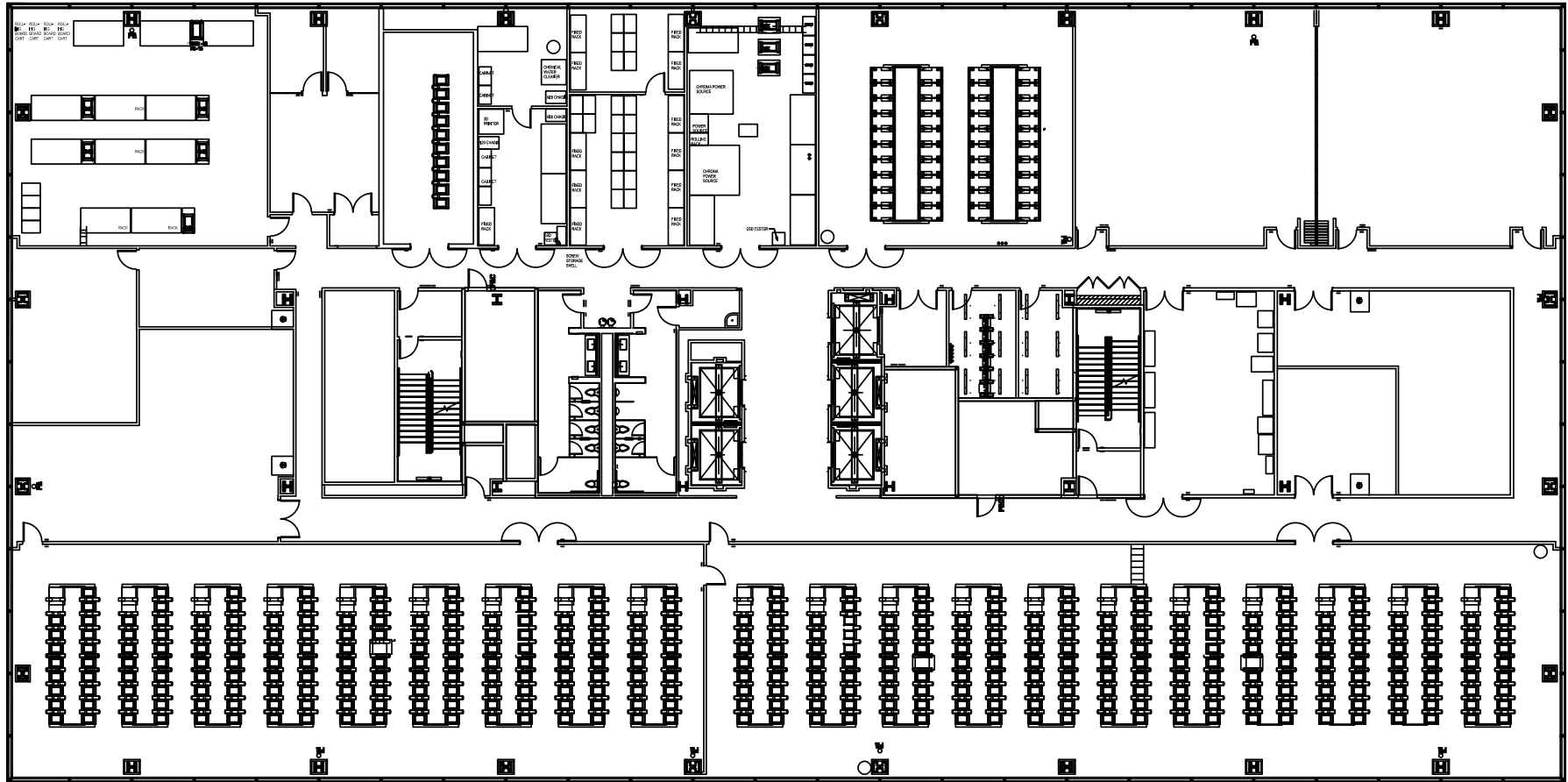
ACTIVATE THE BODY.  
IGNITE THE MIND.



## 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 the **KINETIC private fitness center**, 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
- Studio room offering top-end stationary bikes

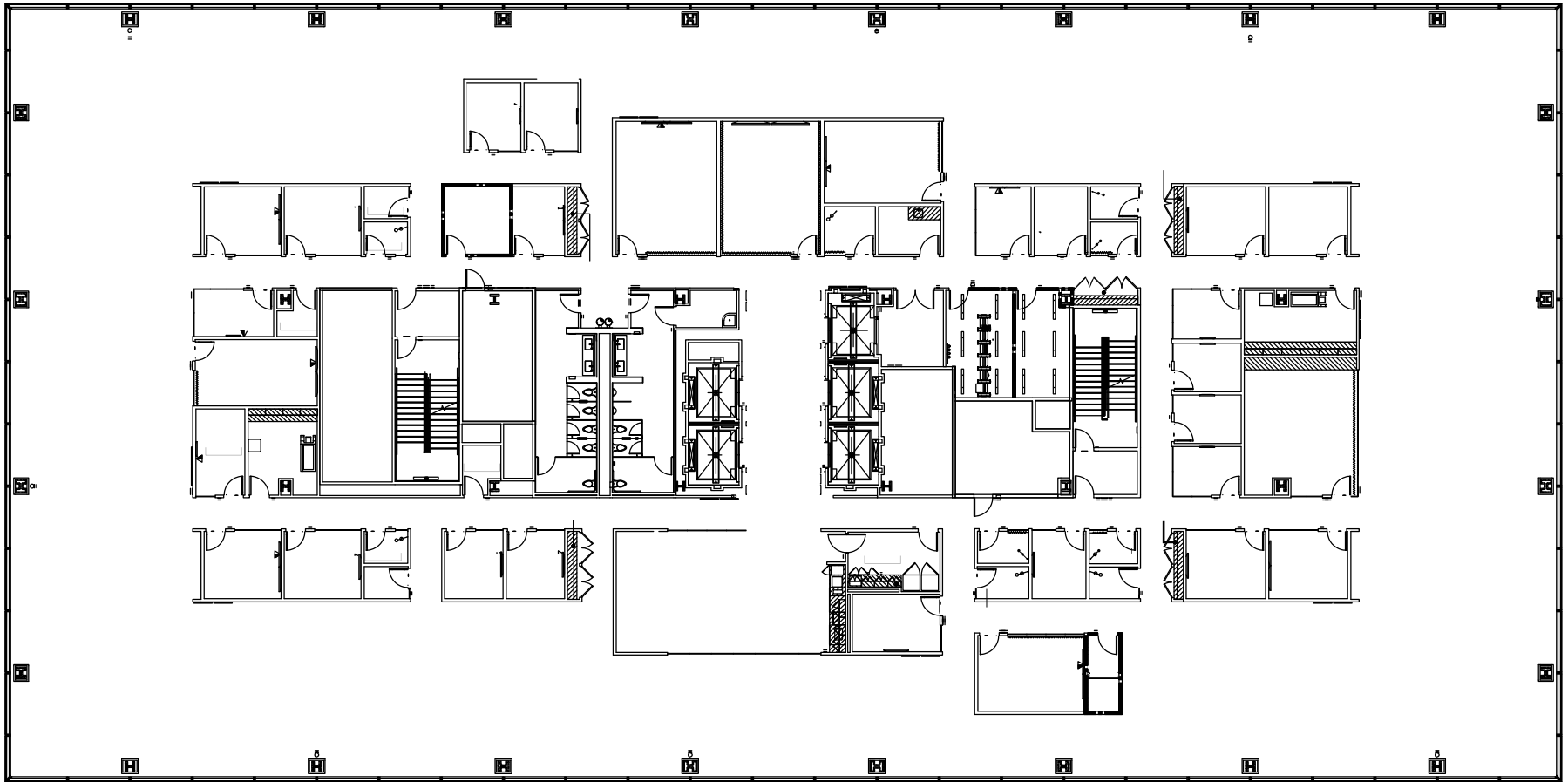


# FLOOR 3

±31,250 SF PER FLOOR

- Extensive labs and server room buildout offering 36 supplemental HVAC units offering 700 tons of cooling
- Additional electrical distribution supporting labs

Column-free floor plates and floor-to-ceiling glass provide the foundation for an efficient, flexible workspace



## FLOOR 4

±31,250 SF PER FLOOR

- Mix of private offices, meeting rooms and privacy rooms
- Open office with 10' floor to ceiling glass
- Column free offering efficient layout options

**Column-free floor plates and floor-to-ceiling glass provide the foundation for an efficient, flexible workspace**

# YOUR LIFESTYLE, SQUARED.

Offering a truly unique opportunity in Silicon Valley, Santa Clara Square is a fully master planned community offering Santa Clara Marketplace and Apartment Homes within steps from the office.

Santa Clara Square Marketplace, a 120,000 sq. ft. shopping center brings specialty grocer Whole Foods Market, top restaurants and shops in one singular retail experience.

Santa Clara Square Apartment Homes will be the perfect blend of resort-style living spaces and exciting 11 acre recreational amenities. Just steps from your office, forego the commute and walk to work.

You are surrounded by everything you need and more.



**SANTA CLARA SQUARE** APARTMENT HOMES



**SANTA CLARA SQUARE**  
MARKETPLACE



# COMMUNITY MAP



2755 AUGUSTINE  
±62,500 SF

the commons



KINETIC

SANTA CLARA SQUARE  
APARTMENT HOMES



the commons

KINETIC

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

AUGUSTINE DRIVE

SCOTT BOULEVARD

BOWERS AVENUE



# SANTA CLARA SQUARE®

## YOUR WORKPLACE ADVANTAGE

Exceptional today and ready for what teams demand tomorrow, our 150+ workplaces ensure the perfect home for your unique culture, drawing the best in people and empowering businesses to thrive.



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