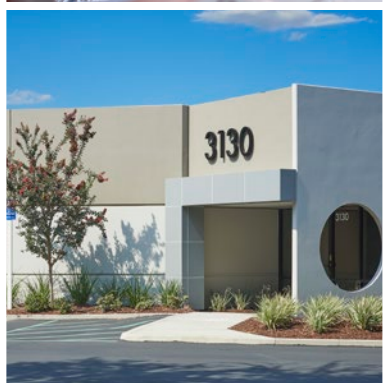


**SANTA
CLARA
SQUARE™**

CORONADO PARK @THE SQUARE

Build your business within a newly revitalized Office/R&D campus
with a Santa Clara address



SantaClaraSquareOffice.com

CBRE  **IRVINE COMPANY**

BUILD YOUR BUSINESS @ THE INTERSECTION OF CULTURE AND INNOVATION

A **newly updated office / R&D business campus** within Santa Clara Square delivers all the vibrancy and access of its Silicon Valley address. Coronado Park's seven **free-standing buildings** and more than **76,000 square feet of newly revitalized workspace** are located conveniently close to public transportation and the airport.

Employees will enjoy the quick walk to **Whole Foods Market, outdoor cafés and upscale restaurants at The Marketplace** as well as **luxury apartment homes**.

Coronado Park @ The Square is the smart business move.



PROPERTY HIGHLIGHTS

CORONADO
PARK
@THE SQUARE

LOCATION

- Ideally located off Highway 101 and Bowers Avenue on Coronado Drive and Scott Boulevard in Santa Clara
- Conveniently close to public transportation and served by Caltrain shuttle
- 10 minutes to San Jose Airport

NEARBY CONVENIENCES

- Steps to Santa Clara Square Marketplace, featuring an abundant variety of restaurants, shopping and convenience services
- Santa Clara Square Apartment Homes are the perfect blend of exceptional living spaces with recreational amenities
- Connectivity to San Tomas Aquino / Saratoga Creek Trail

PROPERTY REVITALIZATION EFFORTS

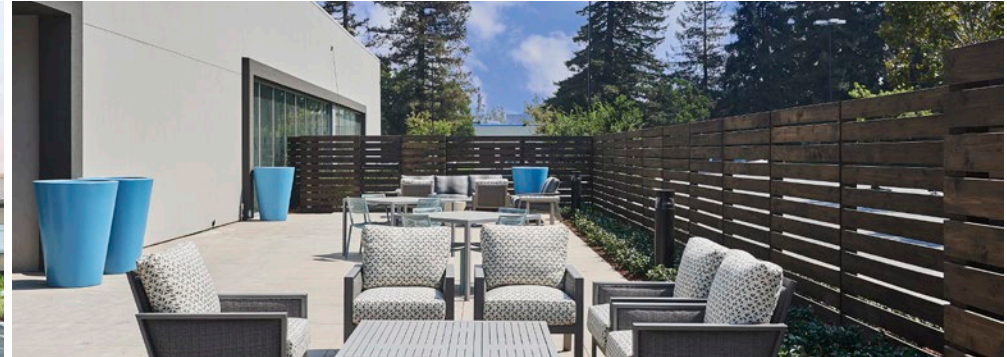
- Refreshed market ready interiors to accommodate open workspace plans
- New building entry accents
- On-building signage to maximize brand identity
- New, lush landscaping and pathways

BUILDING SPECIFICATIONS

- Seven 1-story buildings offer functional office / R&D workspace
- Spaces and freestanding buildings ranging from $\pm 4,800$ SF – $\pm 24,740$ SF, totaling $\pm 76,088$ SF
- Available buildings ranging from $\pm 7,350$ - $\pm 9,748$ SF
- 100% HVAC with dropped ceilings or open ceilings
- Grade level doors to each building

PARKING

- 4.6 / 1,000 SF; convenient, above-standard surface parking at 3200 Coronado
- 3.3 / 1,000 SF for 3100 – 3190 Coronado



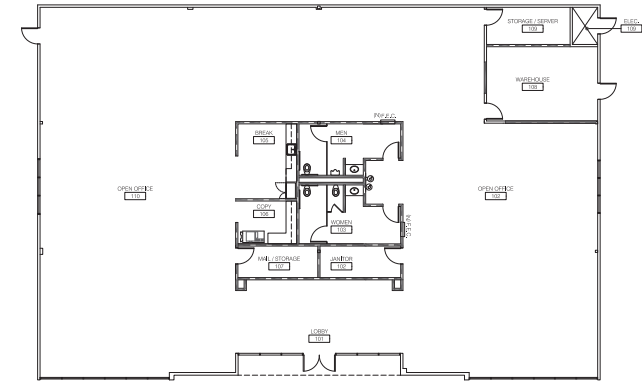
FLOOR PLANS

CORONADO
PARK
@THE SQUARE

3200 CORONADO DRIVE
±24,740 SF



3190 CORONADO DRIVE
±7,350 SF



3170 CORONADO DRIVE
±5,600 SF



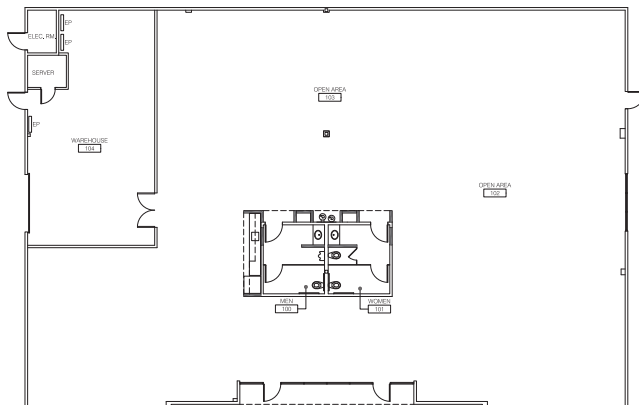
**CORONADO
PARK**
@THE SQUARE

SUITE A ±8,505 SF



SUITE B 7,970 SF

±9,748 SF



±4,825 SF



EXPERIENCE THE SQUARE

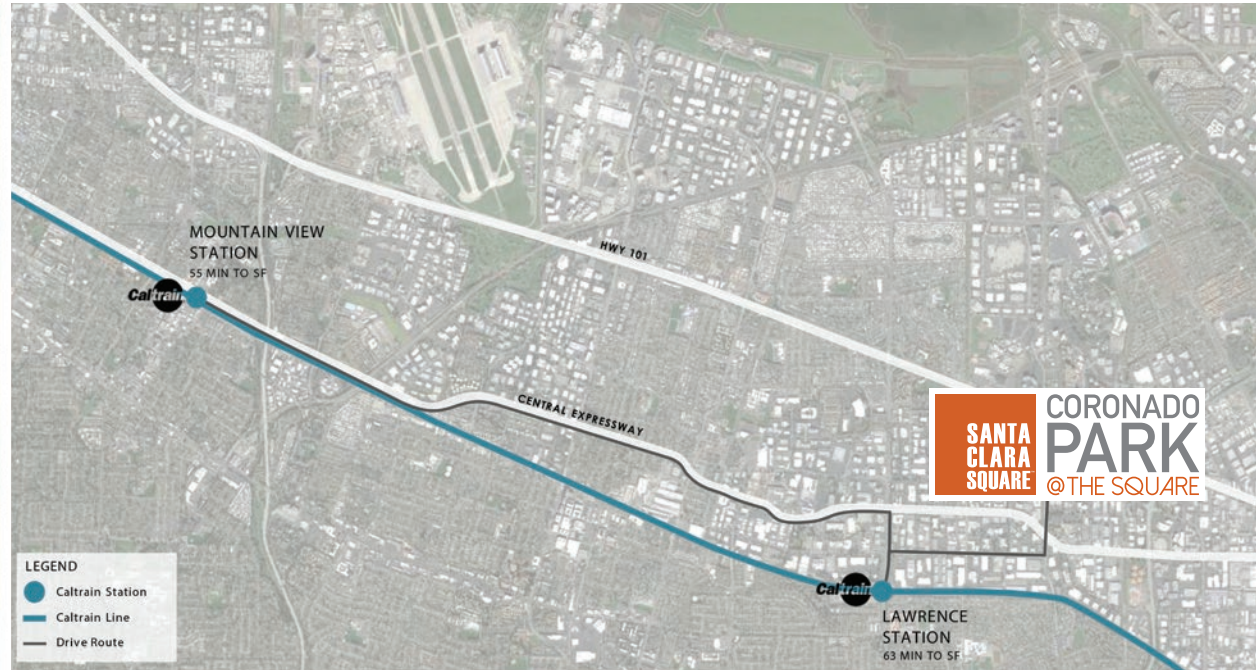


- A Vibrant Workplace Community™ where captivated employees can work, create and be inspired
- More than 160,000 SF of shops, dining and event space within walking distance
- Seamless connectivity to neighboring companies and the central plaza
- Simplify your commute with retail and apartment living options nearby



MULTIMODAL TRANSPORTATION WITH ON-DEMAND COMMUTING



CORONADO
PARK
@THE SQUARE




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

- New partnership between Irvine Company and  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
- Bike share program and 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

SITE PLAN

CORONADO
PARK
@THE SQUARE

New branding opportunities, refreshed interiors and the connected indoor-outdoor space provide so much more than an office, but a foundation for your company's success.





CONNECT WITH US:



SantaClaraSquareOffice.com

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