



# THE OFFICES AT SANTA CLARA SQUARE

THE FUTURE OF YOUR BUSINESS LIVES HERE

1.7M SF VIBRANT WORKPLACE COMMUNITY®



[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 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.

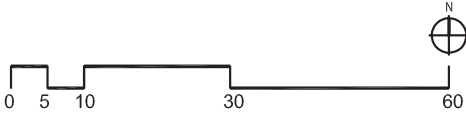
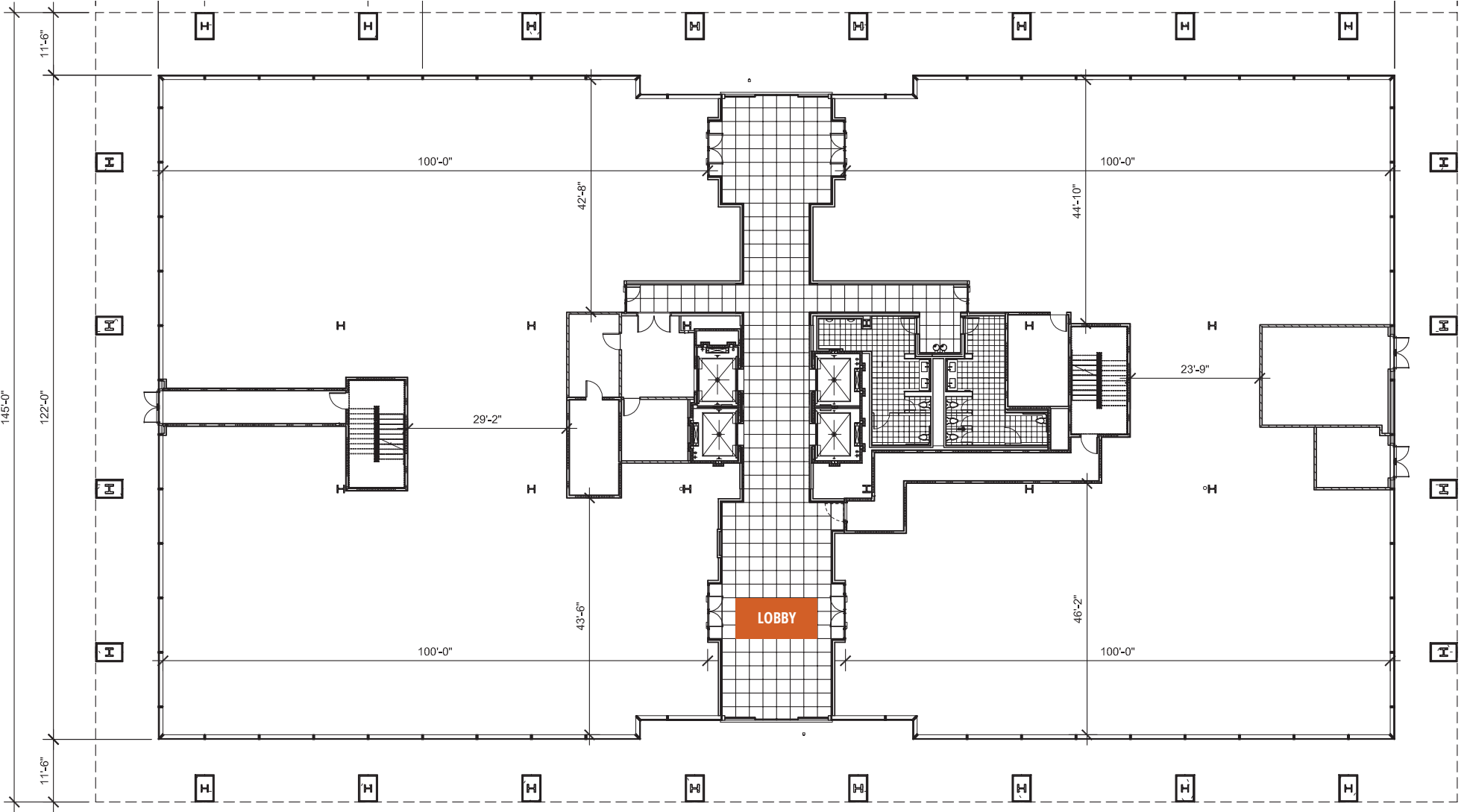
COMBINING FITNESS AND WELLNESS INTO ONE COMPREHENSIVE DESTINATION WHERE EMPLOYEES  
CAN GRAB A WORKOUT WITHOUT DISRUPTING THE WORK DAY.

- 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

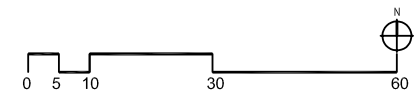
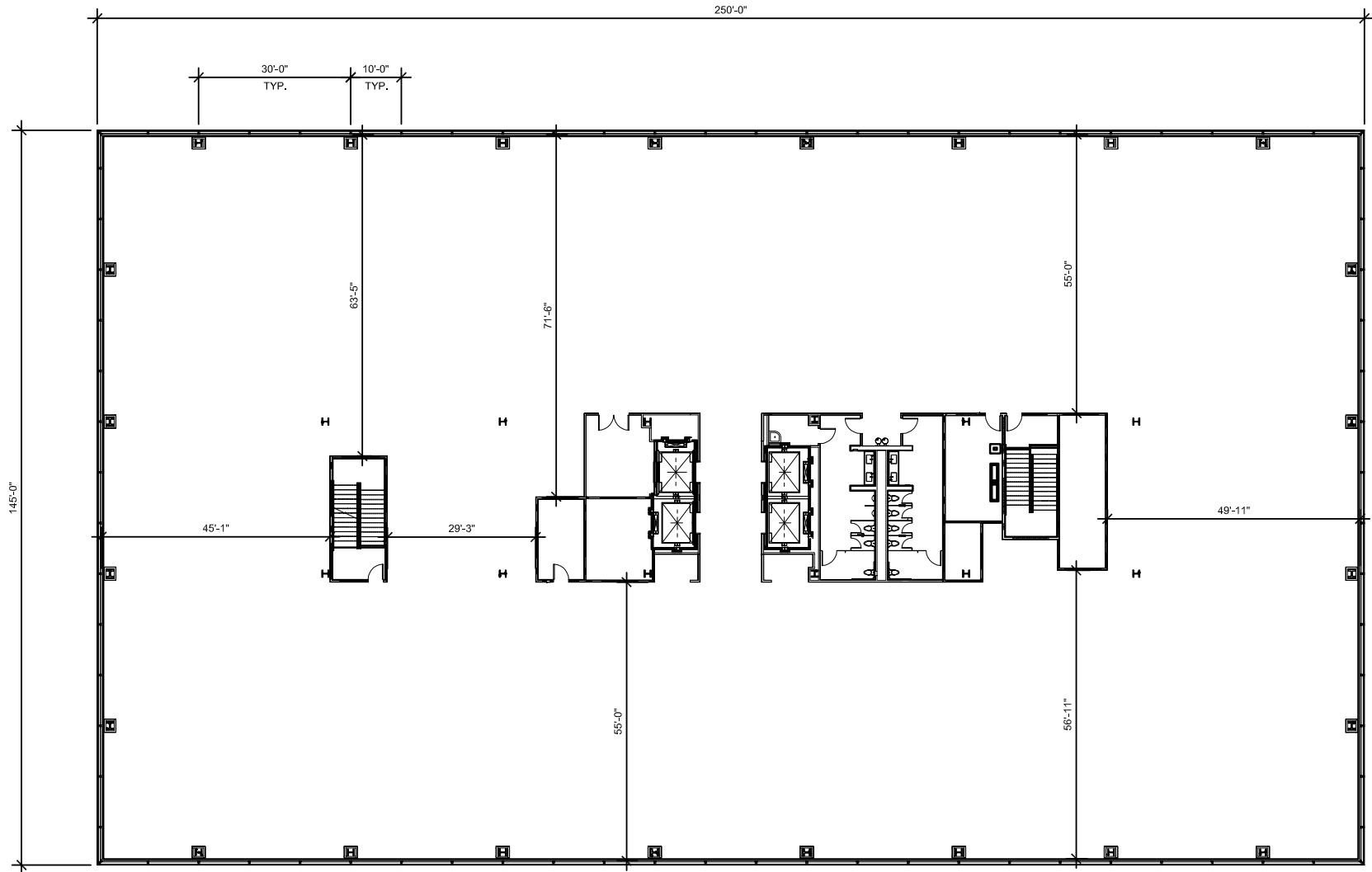
+/-28,855 SF





# FLOORS TWO THROUGH SIX

+/-38,260 SF





# COMMUNITY MAP



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





## 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.**







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