



2445 - 2795 AUGUSTINE DR.
SANTA CLARA, CALIFORNIA

SANTA CLARA SQUARE® OFFICES





OVERVIEW



THE FUTURE OF BUSINESS LIVES HERE

Santa Clara Square is the bold move your team deserves — a lifestyle-enhancing workplace with a smart collection of on-site and next-door amenities that drive productivity.

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All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810



OVERVIEW

BE WHERE BUSINESS THRIVES

With their innovative design, the one eight-story and seven six-story buildings at Santa Clara Square offer 1.7M SF of sleek, modern workspace to accommodate your company's growth and success.

DESTINATION-WORTHY AMENITIES

Next-generation amenities including multi-station, chef-driven dining and a hydrotherapy massage room draw employees to the workplace.

A WORKPLACE WELLNESS MOVEMENT

Teams energize body and mind with two comprehensive Kinetic Fitness centers, sports courts and direct access to trails for hiking and biking.

THE ULTIMATE LIVE, WORK, PLAY LIFESTYLE

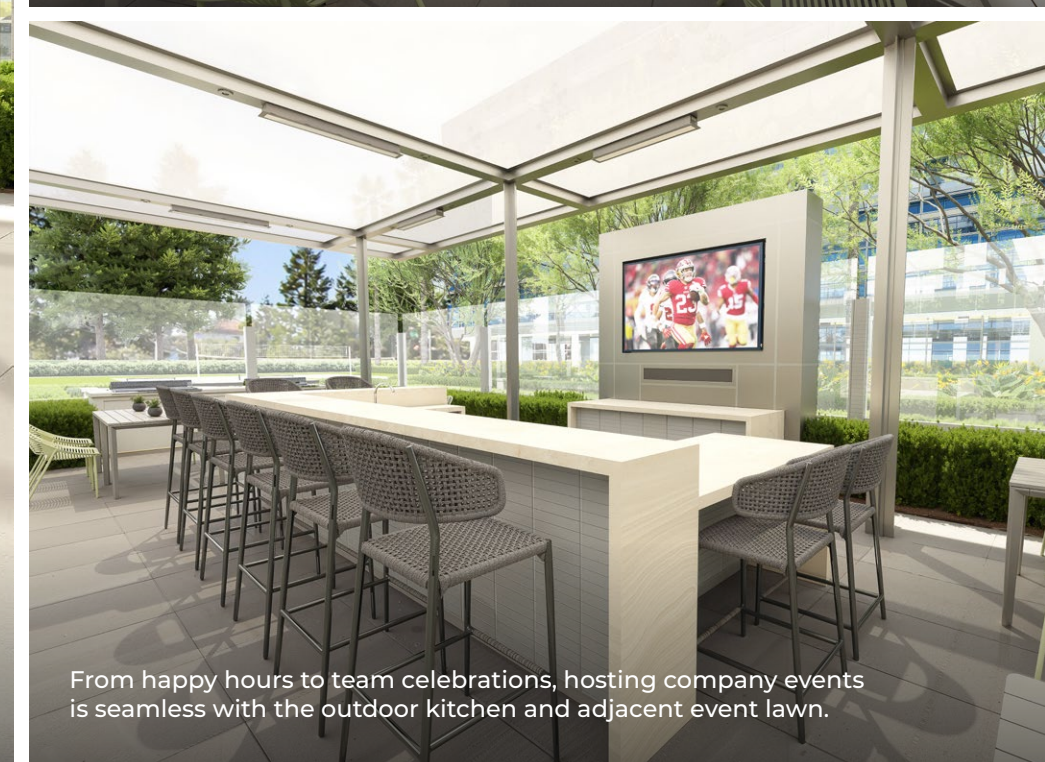
Put your team across the street from exceptional dining, shopping and resort-style living for an all-in-one lifestyle that supports flexible work.

CERTIFICATIONS



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Take your workday outside with shaded seating, refreshed landscaping, TVs, an alfresco kitchen and heaters for all-season comfort.

A variety of seating options, including movable tables, bar stools and lounge furniture, meet every need from creative brainstorming sessions to a relaxing outdoor lunch.

From happy hours to team celebrations, hosting company events is seamless with the outdoor kitchen and adjacent event lawn.

REINVESTMENT

ENHANCED OUTDOOR WORKSPACE

Work, dine and connect in an updated outdoor workspace coming this summer, located at The Commons West.

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FEATURES

CONNECT & COLLABORATE

Bring out the best in your team with seamless indoor-outdoor connectivity and engaging amenities that elevate the workday.



Eight mid-rises, 1.7M SF



Express Eats featuring Eat Club and The Kitchen



Two Kinetic Fitness centers with studio rooms and sports courts



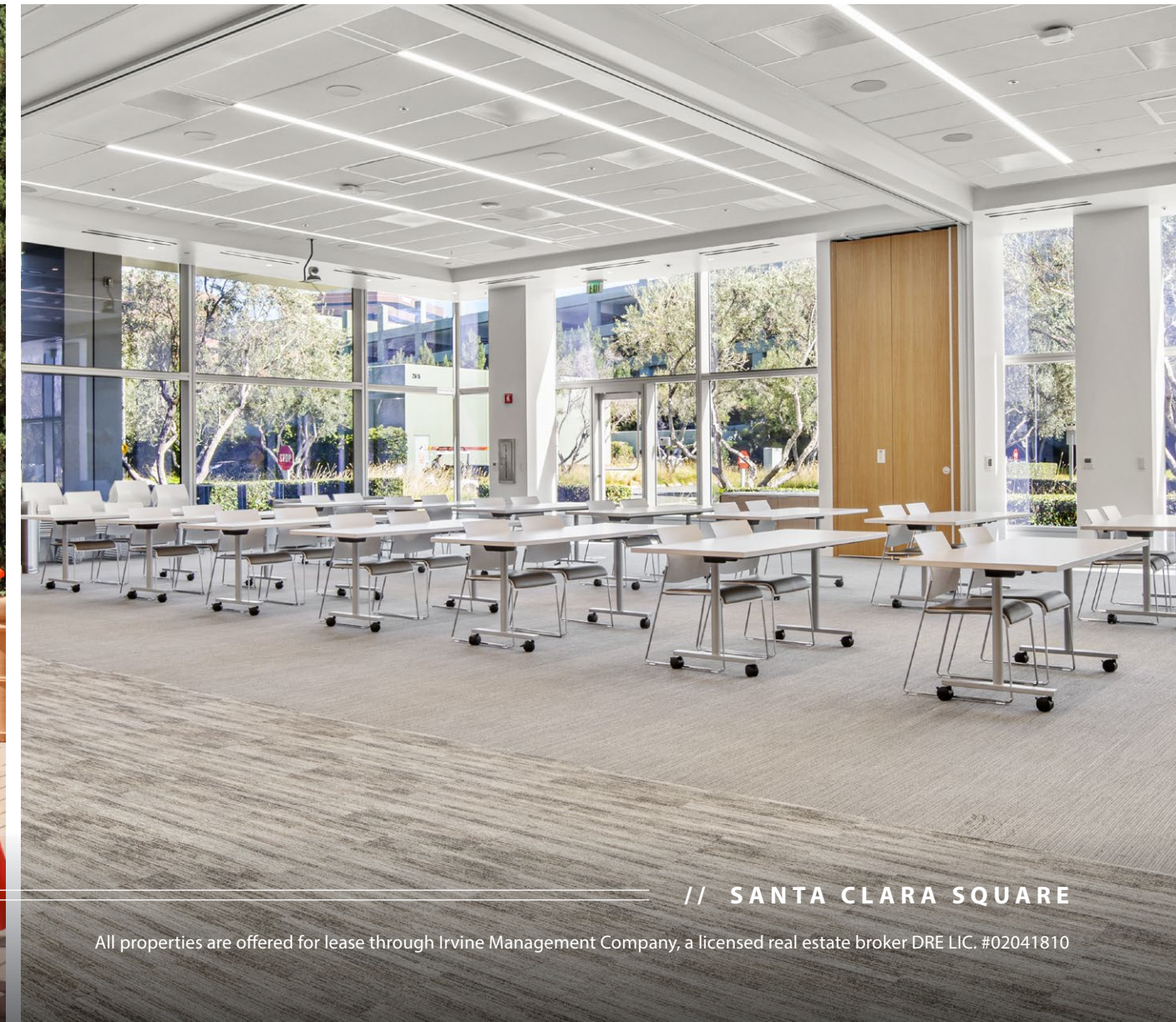
The Commons outdoor workspace



Two Venue Meetings & Events spaces



Santa Clara Square Marketplace and Apartment Homes



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GREAT AMERICA TRANSIT STATION

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LEVI'S STADIUM

SANTA CLARA MARKETPLACE

- BARE BOTTLE
- CLUB PILATES
- corepower YOGA
- Fleming's
- Il Fornaio
- Pacific Catch WESTCOAST FISH HOUSE
- Puesto
- sweetgreen
- STARBUCKS COFFEE
- WHOLE FOODS MARKET

SANTA CLARA SQUARE APARTMENTS

LOCATION

SANTA CLARA SQUARE OFFICES AREA MAP

Simplify commutes with direct access to the Highway 101 ramp, 237, 85 and 880, a 10-minute Caltrain shuttle ride from Mountain View and Lawrence Caltrain Stations, and just minutes to Amtrak and San Jose International Airport.



413

APARTMENT COMMUNITIES



165

ENTERTAINMENT VENUES



111

FITNESS CENTERS



122

HOTELS



1,158

RESTAURANTS



883

RETAIL SHOPS

WITHIN A 5-MILE RADIUS

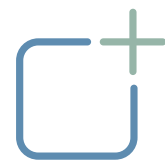
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OFFICE, EFFORTLESSLY

Take your business further, faster — with a simple path to success. Flex+ delivers premium, move-in ready suites in the best locations for small businesses doing big things.



premium workspace

Build your brand in expertly designed suites with high-end finishes and furniture options.



move-in ready

Save on startup costs with no upfront investment, build-outs or long lead times.



flexible lease terms

Choose terms that work for you with no long-term commitment and scale across our 130+ workplaces.



personalized support

Make everything easier with simplified leasing and attentive customer care every step of the way.

get started at flexplus.com



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WE CREATE PLACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company's 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.

INDUSTRY-LEADING FINANCIAL STABILITY

Our unmatched capital resources ensure we uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and our collaborative partnership support your growth.

ELEVATED CUSTOMER CARE

Expert teams, fast response times and personalized service ensure worry-free workdays.

READY FOR WHAT'S NEXT

From enabling hybrid solutions to supporting diverse work styles, we keep your business at the forefront of what's possible.

ACTIVATED TO ATTRACT & ENGAGE TEAMS

Experience-driven amenities make your workplace an essential employee destination.

SUSTAINABILITY BY DESIGN

We strive to lead and innovate for the preservation of environmental resources.





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