

**SANTA
CLARA
SQUARE™**

THE OFFICES AT SANTA CLARA SQUARE

THE FUTURE OF YOUR BUSINESS LIVES HERE

1.7M SF VIBRANT WORKPLACE COMMUNITY™



[SANTA CLARASQUAREOFFICE.COM](http://SANTACLARASQUAREOFFICE.COM)

CBRE



IRVINE COMPANY

THE WORKPLACE OF THE FUTURE. THE HEADQUARTERS FOR YOUR SUCCESS.

The Silicon Valley address is not only one of the most valuable assets in business today, it defines an attractive lifestyle that **appeals to top talent and entrepreneurs** from San Francisco to Silicon Valley.

From sleek **floor-to-ceiling glass buildings** with **branding opportunities** to fine dining, modern workplaces, luxury apartments and health and fitness centers, it's all here in a unique lifestyle setting - the perfect home for the future of your business.

Make the move your business deserves.



COMMUNITY MAP



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



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 **KINETIC's private fitness center**, featuring free-standing suspension TRX band system
- **Fitness On Demand** offering virtual classes including P90X, Zumba, Insanity and GAIAM Yoga
- First class, modern shower and locker facilities complete with towel service
- Studio room offering top-end stationary bikes
- **Personal trainers** on-site to help define fitness goals
- Get wheels when you need them with on-site **Bike Share Program** and take a ride on the nearby San Tomas Aquino Trail
- **Hydrotherapy massage room** to relax and de-stress

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



ReadyNow®

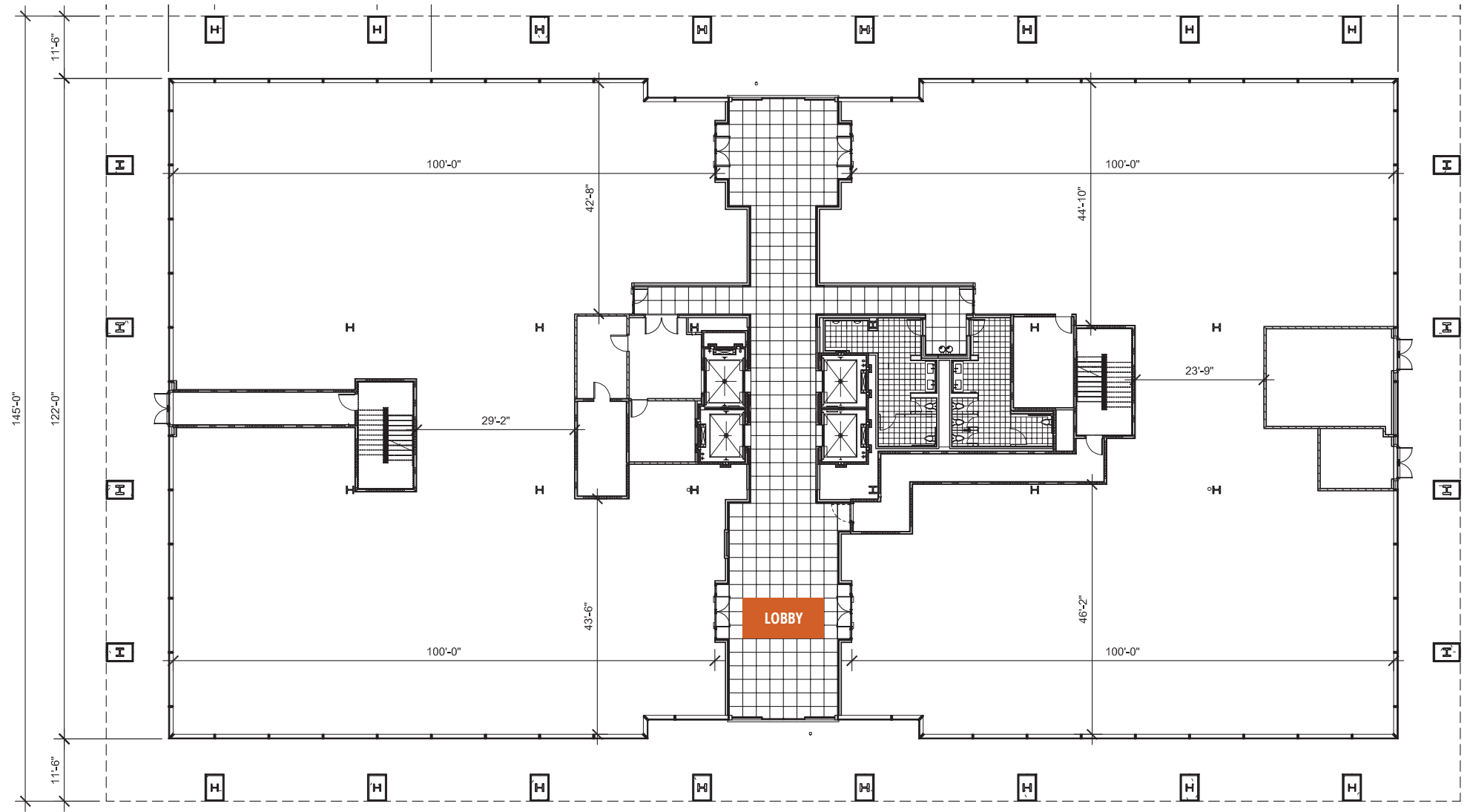
CRAFTED BY IRVINE COMPANY

WELCOME TO GROWTH READY.



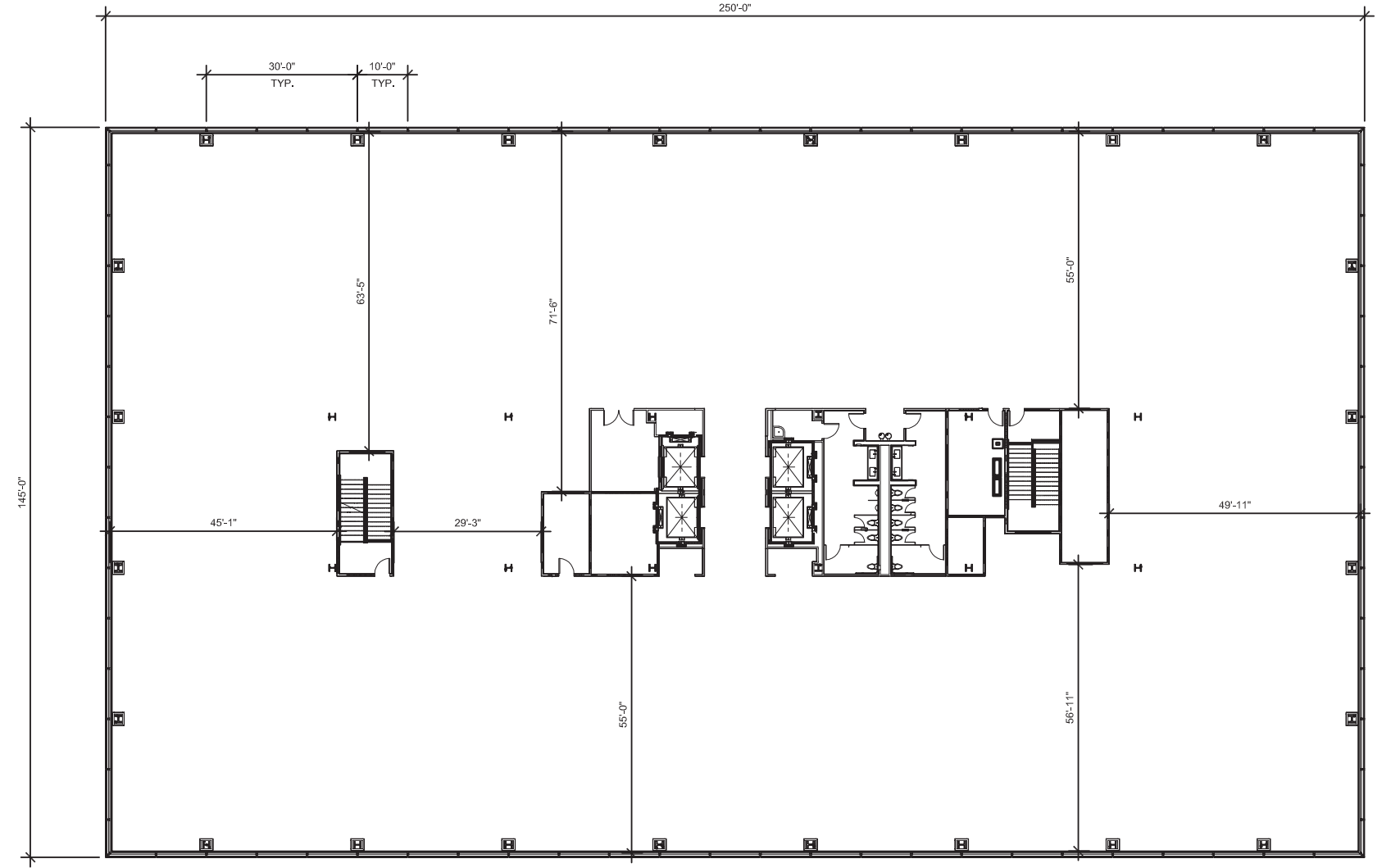
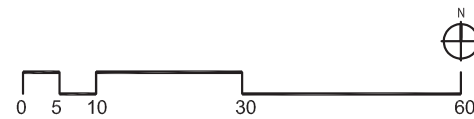
The ideal office space for **start-ups, innovators, corporations seeking satellite space** or companies who need a quick and easy move-in process. With its **simplified leasing process** and **flexible terms**, ReadyNow eliminates the angst typically associated with an office move.

- Progressive design and **business-ready infrastructure**
- Prepared for **immediate action or use**
- High-quality, **move-in ready** office solutions
- Completely finished with **flexible lease terms**



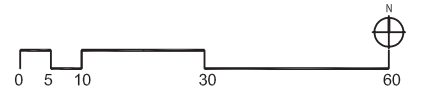
FIRST FLOOR & LOBBY

+/-28,855 SF



FLOORS TWO THROUGH SIX

+/-38,260 SF



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 Marketplace brings organic specialty grocer **Whole Foods Market**, **top restaurants and shops** in one singular retail experience.

The 120,000-square-foot shopping center is a great place to pick up groceries, take advantage of **on-site specialty services** and enjoy dining at a number of **unique eateries**.



**WHOLE
FOODS**
MARKET

Sur la table



corepower
YOGA



CHASE



Fleming's
PRIME STEAKHOUSE & WINE BAR

Opa!
Authentic Greek Cuisine

Il Fornaio

LUXURY LIVING WITHIN WALKING DISTANCE.

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

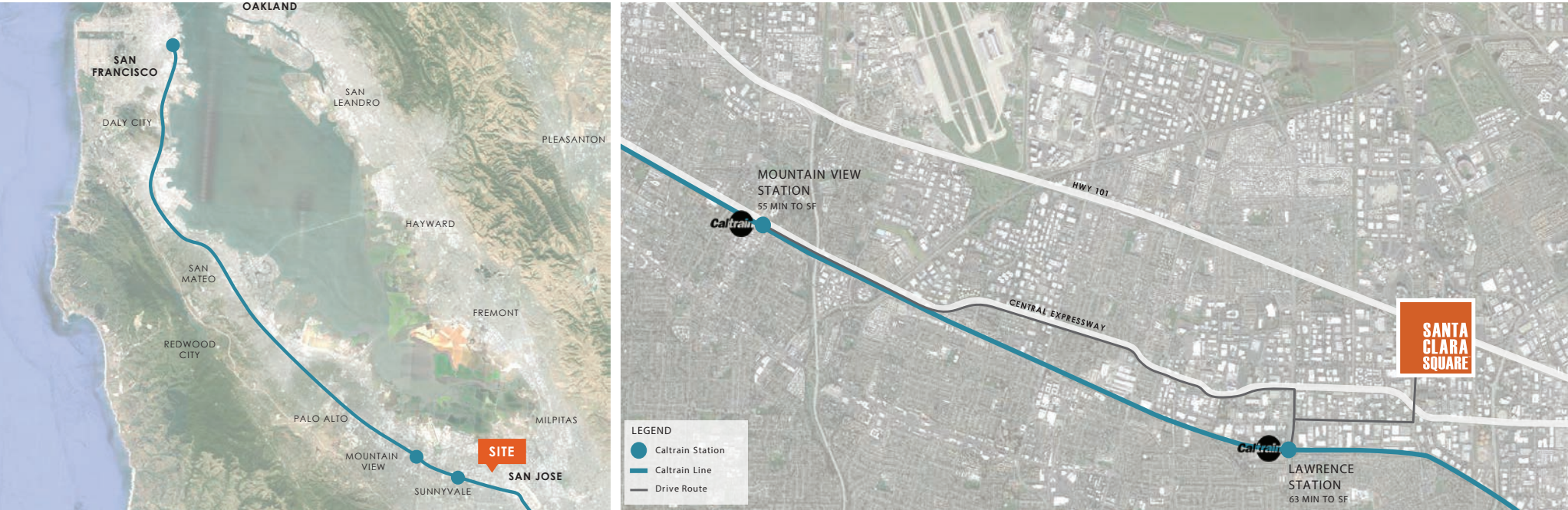
The future development of **1,800 luxury apartment homes** makes resort-style living an essential element of the Santa Clara Square experience. It's a healthy, fulfilling lifestyle with **exceptional amenities**, **11 acres of public parks** and **private recreation areas**.

You are surrounded by everything you need and more.





LOCATION. LOCATION. INNOVATION.



- New 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

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

- **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

PUT YOUR BRAND ON THE MAP.

With thousands of high-tech companies and a **unique pool of top talent**, the innovative spirit of Silicon Valley makes The Offices at Santa Clara Square the essential place to build a business and **define your brand**.

- **Exceptional brand visibility** to more than 186,000 vehicles per day via the 101 Freeway with **building-top signage**
- Quick **freeway access**
- Easy commute just **minutes to Amtrak and Airport**



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.



SANTA CLARA SQUARE™

SANTA CLARA SQUARE OFFICE.COM

©2017 The Irvine Company LLC. All Rights Reserved. All properties are offered for lease through Irvine Realty Company, a licensed real estate broker. The information in these materials has been obtained from various sources. While we believe the information to be reliable, neither the Irvine Company nor Irvine Realty Company makes any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. The Irvine Company® is a registered trademark of The Irvine Company LLC. Artist's renderings based on current development concepts are subject to change without notice and are sole property of The Irvine Company LLC. Lic. #01521891



ENVISIONED BY  IRVINE COMPANY

CONNECT WITH US:



FOR LEASING INFORMATION CONTACT:

TODD R. HEDRICK
THEDRICK@IRVINECOMPANY.COM
408.330.0126

MARK SCHMIDT
MARK.SCHMIDT@CBRE.COM
408.453.7440