

**SANTA
CLARA
SQUARE®**

2445

Augustine Drive Suite 460 | Fourth Floor Santa Clara, CA ±9,689 SF

THE OFFICES AT SANTA CLARA SQUARE®
THE FUTURE OF YOUR BUSINESS LIVES HERE



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

- ±9,689 SF flexible open office space to bring teams together and collaborate with confidence
- Mix of open offices, private rooms and meeting spaces

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 Fitness, featuring cardio and strength training equipment, locker rooms and showers
- Connect at The Commons – spacious WiFi-enabled outdoor courtyards

NEARBY CONVENIENCES

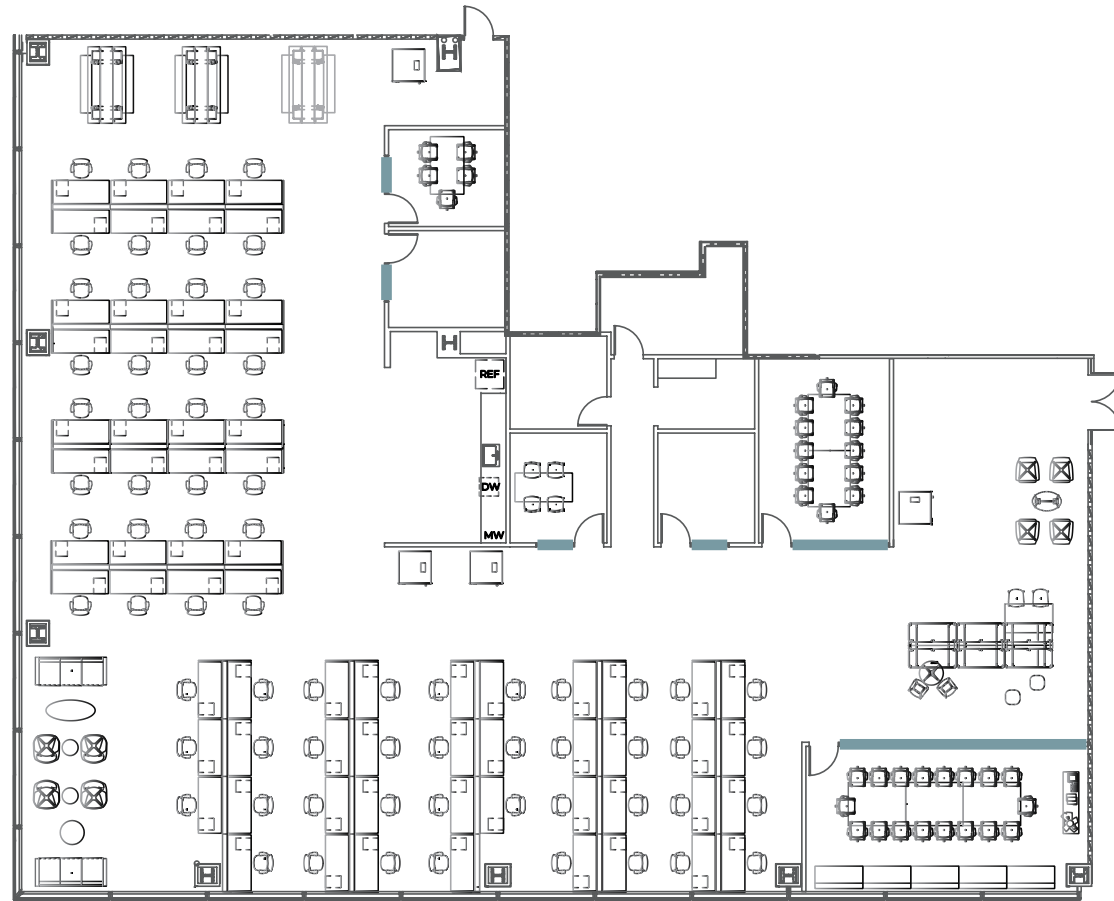
- Santa Clara Square Marketplace offers 15 different culinary experiences
- Santa Clara Square Apartment Homes are the perfect blend of exceptional living spaces with recreational amenities
- Connectivity to San Tomas Aquino / Saratoga Creek Trail

LOCATION

- With easy freeway access and conveniently located just minutes to Caltrain, Amtrak and San Jose International Airport



EXISTING FLOOR PLAN - Furnished



GLASS

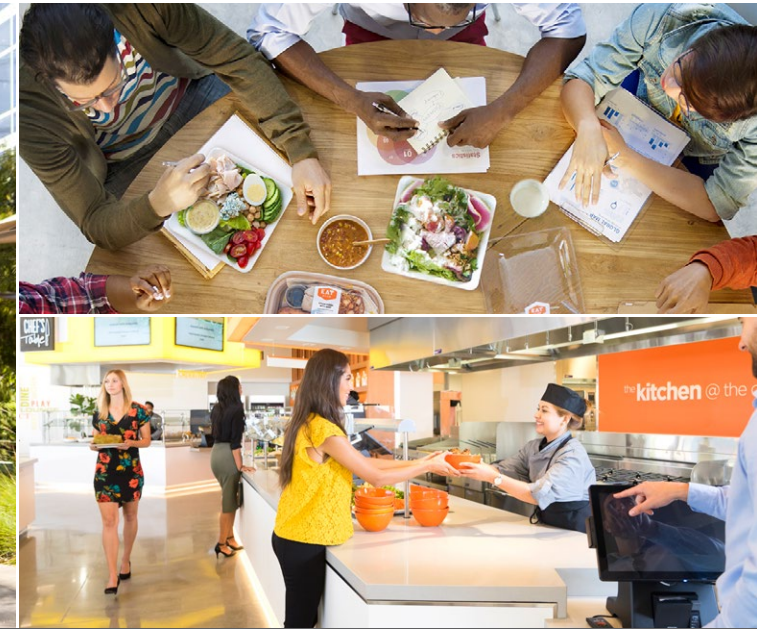
FLOOR 4 - SUITE 460

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

- Available 6/1/27
- Reception area
- 1 Board room
- 1 Conference room
- 2 Huddle rooms
- 2 Private offices
- 1 Copy room
- 1 Storage room
- 1 IT / Server room
- 1 Break area
- Open workspace



WORK, MEET, CONNECT, LOUNGE, DINE AND PLAY.



A WORKPLACE FITNESS & WELLNESS MOVEMENT.



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 166K SF 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



2445 AUGUSTINE DRIVE, SUITE 460
±9,689 SF



SANTA CLARA SQUARE
APARTMENT HOMES

SANTA CLARA SQUARE MARKETPLACE
166K SF OF PREMIER RESTAURANTS AND SPECIALTY SHOPS

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.



FOR LEASING INFORMATION:

CBRE

MARK SCHMIDT
MARK.SCHMIDT@CBRE.COM
408.460.5295
CA LIC. 00872826

WILL SCHMIDT
WILL.SCHMIDT@CBRE.COM
408.453.7408
CA LIC. 01988485

OWNED AND MANAGED BY:

IRVINE COMPANY

TODD R. HEDRICK
THEDRICK@IRVINECOMPANY.COM
408.330.0126
CA LIC. 01152266

LINDA CANNATELLI
LCANNATELLI@IRVINECOMPANY.COM
408.330.0129
CA LIC. 01766061



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