



malwarebytes



MISSION TOWERS

3975 & 3979  
FREEDOM CIRCLE

SANTA CLARA | CALIFORNIA

MISSION TOWERS



[www.mission-towers.com](http://www.mission-towers.com)

Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260

# BUILDING OVERVIEW



Twin 12-story, Class A office buildings totaling 589,673 S.F.



Interstate 101 frontage



VTA 1.5 Miles



San Jose Airport 5 Miles



Parking Ratio 3.5/1,000 RSF



On Site Campus Café



Caltrain Via Shuttle 3.7 Miles



2,000+ Hotel rooms Within 1 Mile



San Jose 7 Miles



<b>Building address:</b>	3975 & 3979 Freedom Circle Santa Clara, CA 95054
<b>Interior architect:</b>	RMW
<b>Exterior material:</b>	Glass & metal panel custom curtainwall
<b>Total rentable area:</b>	Mission Tower I - ±295,169 SF Mission Tower II - ±294,504 SF
<b>Slab-to-slab height:</b>	13' 6"
<b>1st Floor slab-to-slab:</b>	16'
<b>Finish ceiling height:</b>	9' Typical

**2000**

Year Constructed

**2018**

Interiors Renovated

**12**

Number of Floors

<b>Column spacing:</b>	30' Center to center
<b>Power:</b>	400 Amps/208 Volt & 100 Amps/480 Volt Per Floor
<b>Elevators:</b>	OTIS, 5 passenger, 1 freight
<b>Security:</b>	Key card entry and elevator control closed circuit TV surveillance
<b>Parking:</b>	Above ground garage (4 stories with 2 elevators) 3.5/1,000 parking ratio
<b>EV Stations:</b>	12 stalls (6 dual head charging stations)
<b>HVAC:</b>	VAV terminal units
<b>Total cooling capacity:</b>	800 Tons

## AWARDS



# AMENITIES

- Newly enhanced building lobbies, with upgrades that add warmth to the distinctive existing elements
  - Including new seating and break out areas and repositioned security desks.
- A state-of-the-art fitness facility, complete with showers and locker rooms.
- A 60-person training room and VIP lounge in Tower 1.
- A new, state-of-the-art tenant conferencing facility comprised of a 20-person board room, 45-person training room, complete with video conferencing capabilities and an adjacent catering lounge in Tower 2.
- Newly activated courtyard area, with seating for outdoor meeting and dining, surrounded by distinctive landscaping and a living wall.
- Mission Café, offering lunch and catering service, and an adjacent coffee bar serving a variety of coffee drinks, grab and go breakfast items and snacks.



Car Wash



Honey Bees on-site



On-Site Property Management



Parking Garage



Putting Green & Bocce Ball



Key Card entry with elevator control and on-site security



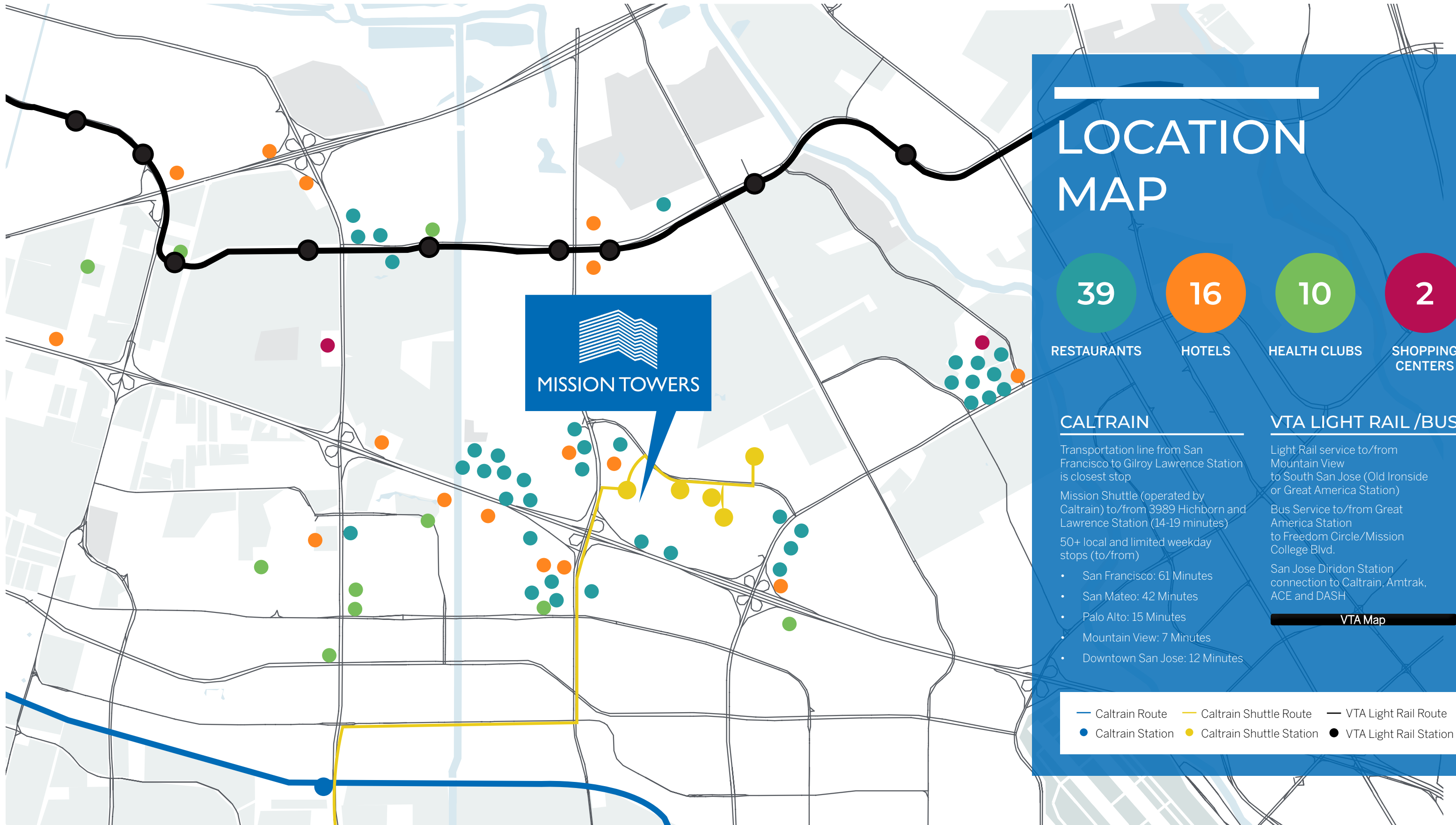
Veggie Garden



New Gym in Tower 1



Landscaped Outdoor Plaza



# LOCATION MAP

<b>39</b>	<b>16</b>	<b>10</b>	<b>2</b>
RESTAURANTS	HOTELS	HEALTH CLUBS	SHOPPING CENTERS

## CALTRAIN

Transportation line from San Francisco to Gilroy Lawrence Station is closest stop

Mission Shuttle (operated by Caltrain) to/from 3989 Hichborn and Lawrence Station (14-19 minutes)

50+ local and limited weekday stops (to/from)

- San Francisco: 61 Minutes
- San Mateo: 42 Minutes
- Palo Alto: 15 Minutes
- Mountain View: 7 Minutes
- Downtown San Jose: 12 Minutes

## VTA LIGHT RAIL /BUS

Light Rail service to/from Mountain View to South San Jose (Old Ironside or Great America Station)

Bus Service to/from Great America Station to Freedom Circle/Mission College Blvd.

San Jose Diridon Station connection to Caltrain, Amtrak, ACE and DASH

**VTA Map**

Caltrain Route	Caltrain Shuttle Route	VTA Light Rail Route
Caltrain Station	Caltrain Shuttle Station	VTA Light Rail Station



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**MARK BODIE**

+1 650 480 2212  
mark.bodie@jll.com  
License #: 01941415

**TOSS VALLENTINE**

+1 650 480 2133  
toss.vallentine@jll.com  
License #: 01742629

**SCOTT MATHISEN**

+1 650 480 2182  
scott.mathisen@jll.com  
License #: 00898695

**SOROUSH ABOUTALEBI**

+1 650 480 2163  
soroush.aboutalebi@jll.com  
License #: 02180627