



MISSION TOWERS

3975-3979 Freedom Circle
Santa Clara, California





MISSION TOWERS FEATURES

- Prestigious twin 12-story, Class A office buildings totaling 587,296 S.F.
- Superior identity and location with Interstate 101 frontage
- Dramatic 2-story lobby with modern high-image finishes
- Building & elevator card-key access with 24-hour on-site security
- Fitness center including new equipment, showers, and lockers
- 3.5/1,000 parking ratio with 4-story dedicated parking garage
- Planned renovation of outdoor court yard featuring food from local restaurants, food vendors and cafes

MISSION TOWERS PROJECT HIGHLIGHTS

- Excellent access to Interstate 101 and Highway 237
- Caltrain shuttle service to/from Lawrence Station
- Located near Caltrain and ACE train transit stations
- Immediate proximity to hotels, restaurants, and retail
- Minutes from San Jose International Airport and San Francisco 49ers Stadium
- Prominent Santa Clara location with tremendous identity
- Interstate 101 exposure to more than 300,000 vehicles per day
- Near corporate users including Intel, McAfee, Yahoo!, EMC and Palo Alto Networks

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PROJECT SPECIFICATIONS

Building address:	3975 - 3979 Freedom Circle Santa Clara, CA 95054	Finish ceiling height:	9' Typical
Year constructed:	2000	Main lobby height:	Approximately 30'
Interiors renovated:	2006	Window module:	5' Width
Building architect:	Hellmuth Obata + Kassabaum	Window dimensions:	Continuous glassline
Interior architect:	Gensler	Column spacing:	30' Center to center
Contractor:	Webcor Builders	Power:	400 Amps/208 Volt & 100 Amps/480 Volt Per Floor
Exterior material:	Glass & metal panel custom curtainwall	Restroom fixtures:	Granite counter tops and ceramic tile floor
Number of floors:	12	Elevators:	OTIS, 5 passenger, 1 freight
Total rentable area:	Mission Tower I - ±293,557 S.F. Mission Tower II - ±293,739 S.F.	Security:	Key card entry and elevator control closed circuit TV surveillance
Typical floor size:	Mission Tower I - ±25,800 S.F. Mission Tower II - ±25,700 S.F.	Parking:	Above ground garage (4 stories with 2 elevators) 3.5/1,000 parking ratio
Approx. load factors:	14%	HVAC:	VAV terminal units
Slab-to-slab height:	13' 6"	Total cooling capacity:	800 Tons
1st Floor slab-to-slab:	16'		

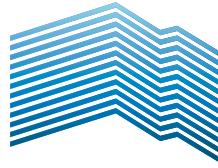
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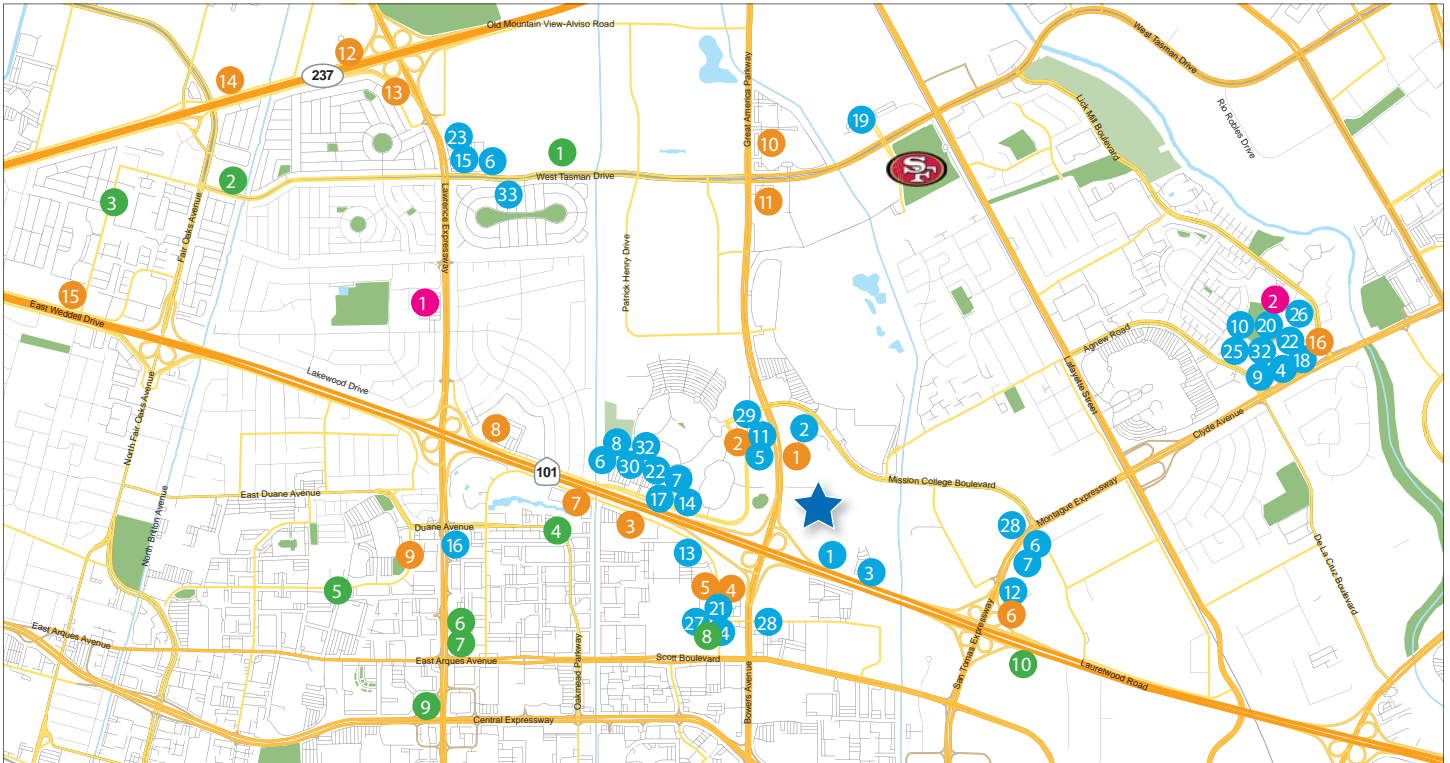
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AREA AMENITIES



RESTAURANTS

1. Birks
2. Parcel 104
3. Pedro's
4. Piatti
5. Bennigans
6. Subway
7. Starbucks
8. Mexicali Grill
9. Red Robin
10. Chipotle
11. IHOP
12. Montague's Cafe
13. El Torito
14. In-N-Out Burger
15. Gobi Mongolian BBQ

16. Coco's Bakery Restaurant
17. Tomatina
18. Peet's Coffee & Tea
19. David's Restaurant
20. Fantasia Coffee & Tea
21. Jack in the Box
22. Jamba Juice
23. Steven's Philly Cheesesteak
24. McDonald's
25. Premier Pizza
26. Mezbaan Bar & Indian
27. Sizzler
28. Specialty's Cafe & Bakery
29. Amarin Thai
30. World Wrapps
31. The Prolific Oven
32. Yo Yo Sushi
33. Sunny Buffet

HOTELS

1. Santa Clara Marriott
2. Avatar Hotel
3. The Plaza Suites
4. Embassy Suites Hotel
5. TownePlace Suites
6. Biltmore Hotel and Suites
7. Residence Inn I
8. Ramada Inn
9. Residence Inn II
10. Hyatt
11. Hilton Santa Clara
12. Country Inn Suites
13. Quality Inn
14. Extended Stay American
15. Americas Best Value Inn
16. Hyatt House

HEALTH CLUBS

1. Smash Gyms
2. FTX Martial Arts & Fitness
3. Sunnyvale Fitness Motivation
4. City Sport Physical Therapy
5. Sunnyvale Fitness
6. Yoga @ Cindy's, Inc.
7. 24 Hour Fitness
8. Bay Club Santa Clara
9. Morph FITT
10. Gold's Gym

SHOPPING CENTERS

1. Lakewood Shopping Center
2. Rivermark Village

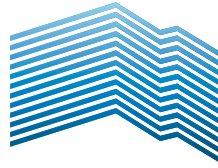
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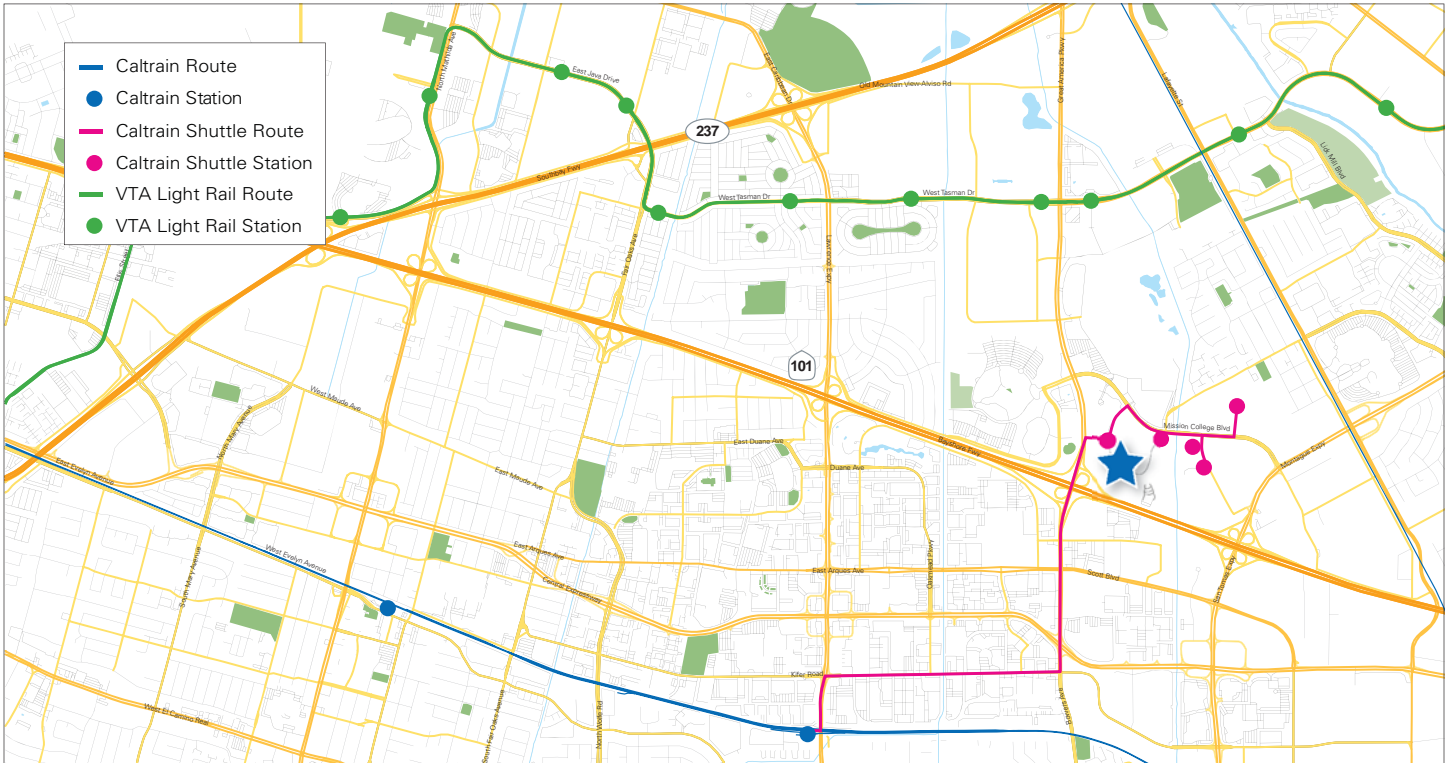
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MISSION TOWERS TRANSPORTATION

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

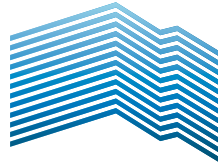
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MISSION TOWERS AVAILABILITIES

Mission Towers I

Floor // Suite	RSF	Availability
5th // 550	± 7,399	Immediate

Mission Towers II

Floor // Suite	RSF	Availability
2nd // 218	± 904	Immediate
2nd // 220	± 5,200	Immediate
5th // 500	± 3,525 - 17,507	October 2015
6th // 600	± 16,553	October 2015
7th // 700	± 12,344	Immediate
9th // 900	± 25,698	Immediate
10th // 1000	± 25,585	Immediate

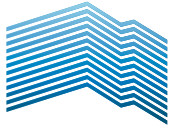
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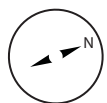
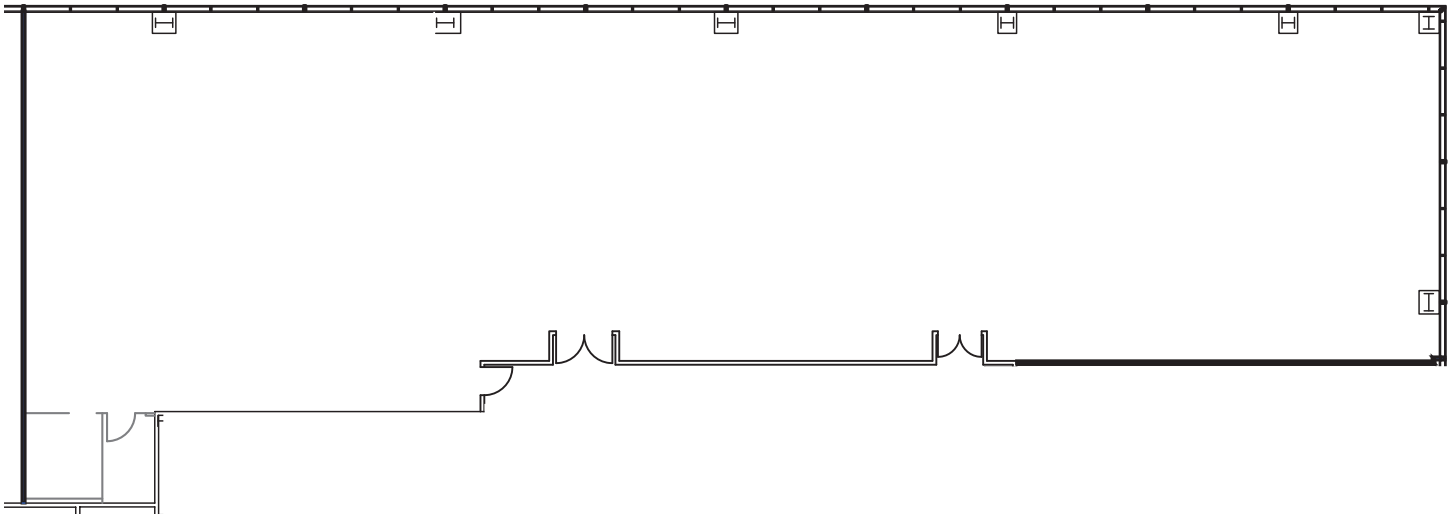
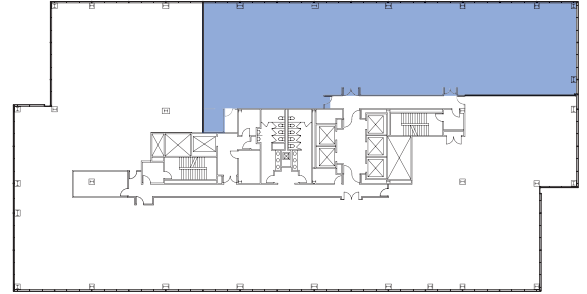




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TOWER I // SUITE 550
7,399 SF



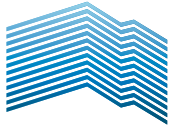
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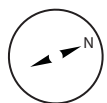
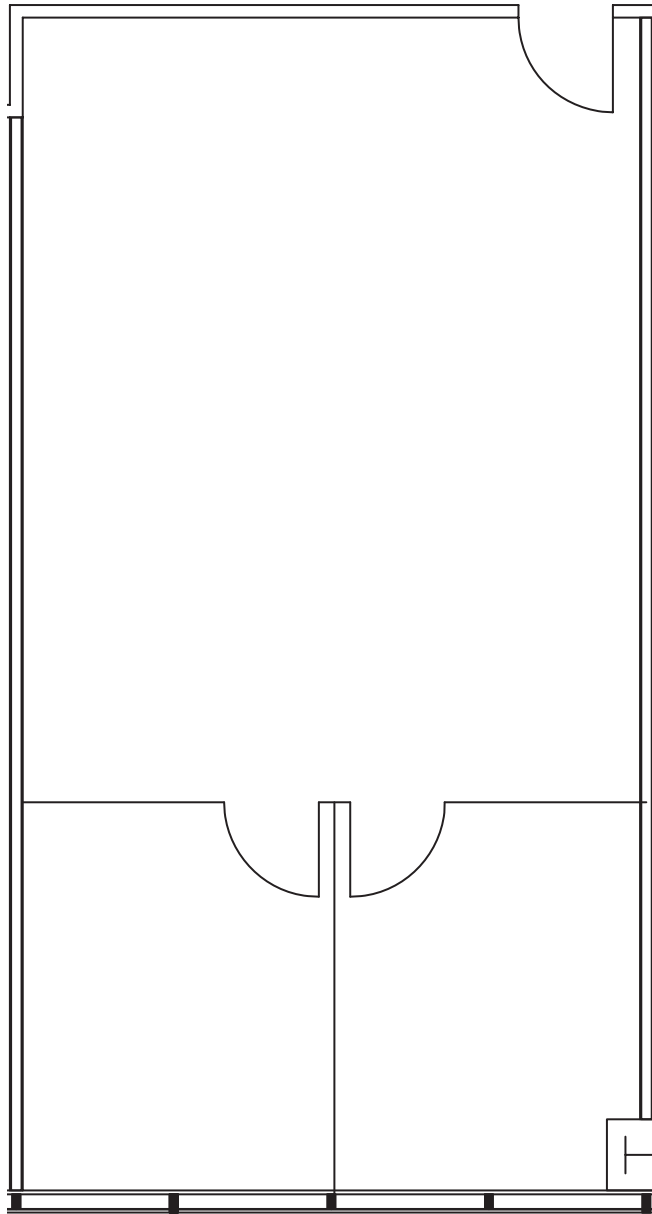
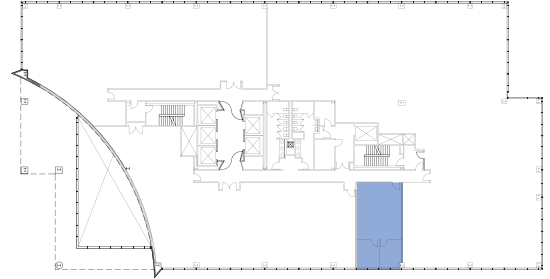




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TOWER II // SUITE 218
904 SF



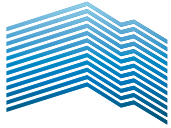
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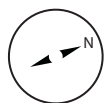
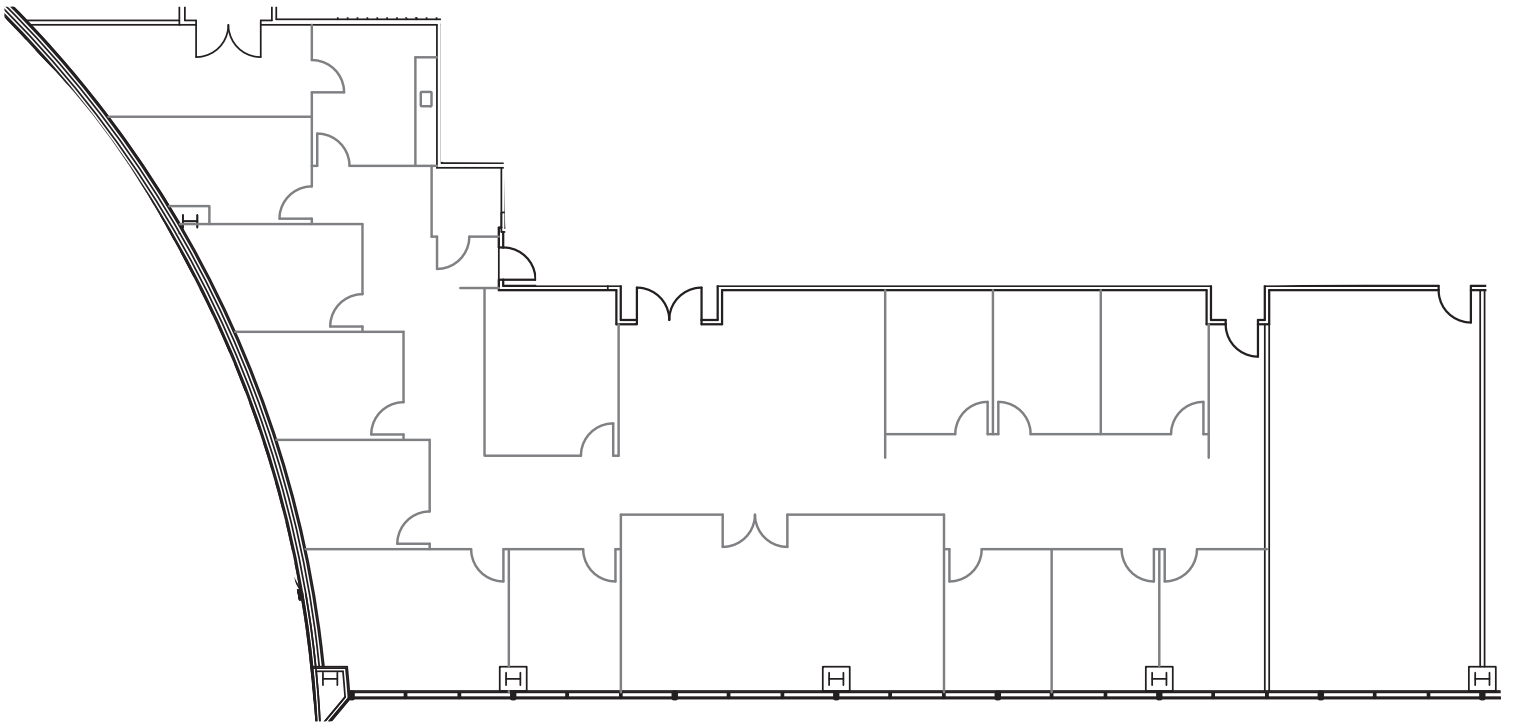
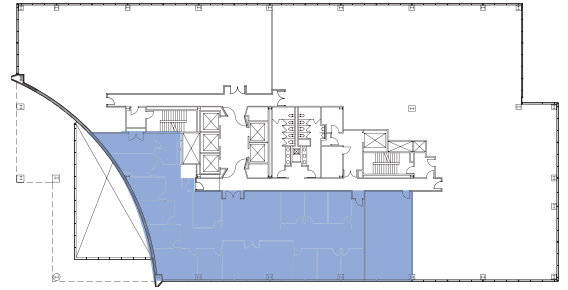




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TOWER II // SUITE 220
±5,200 SF



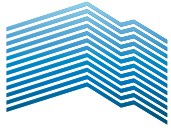
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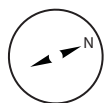
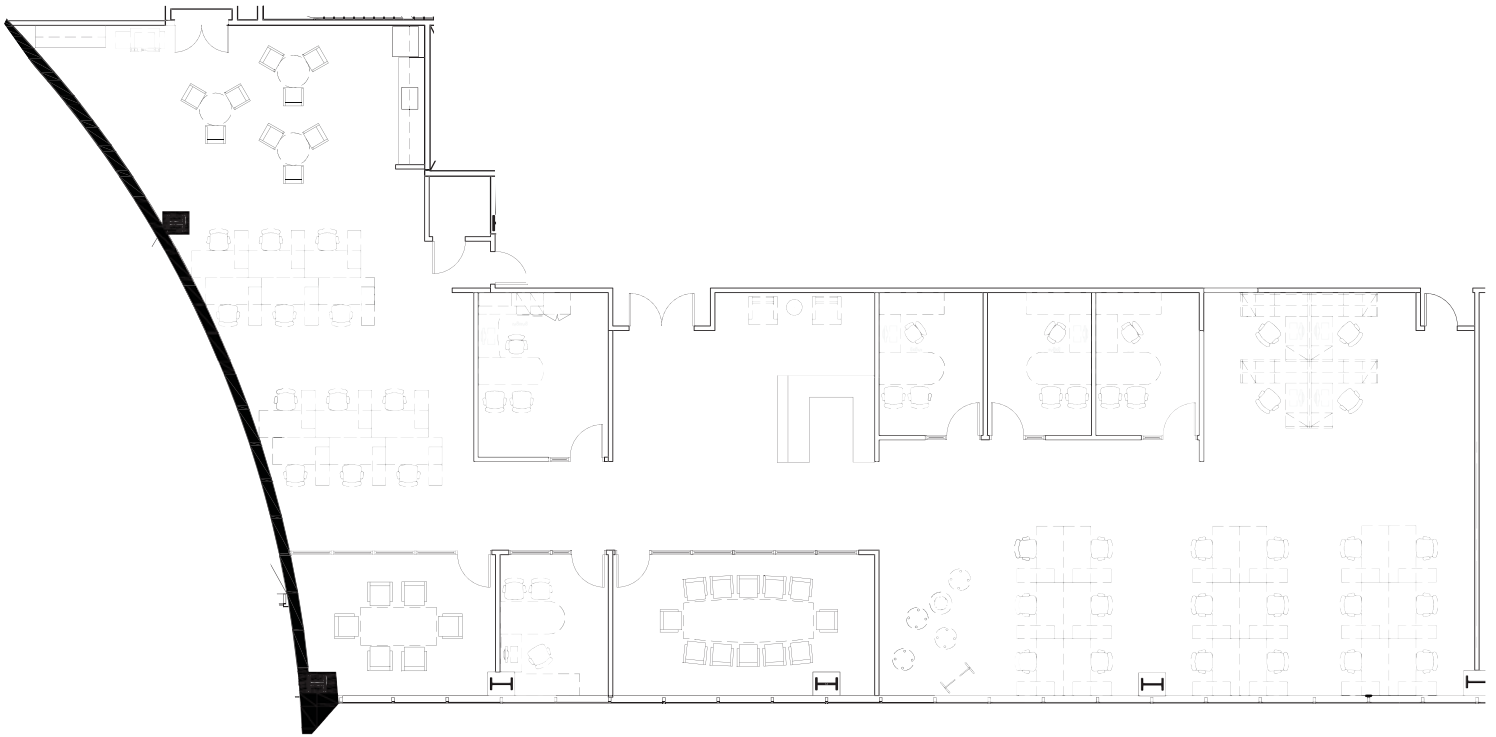


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TOWER II // SUITE 220 // HYPOTHETICAL

±5,200 SF



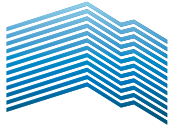
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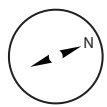
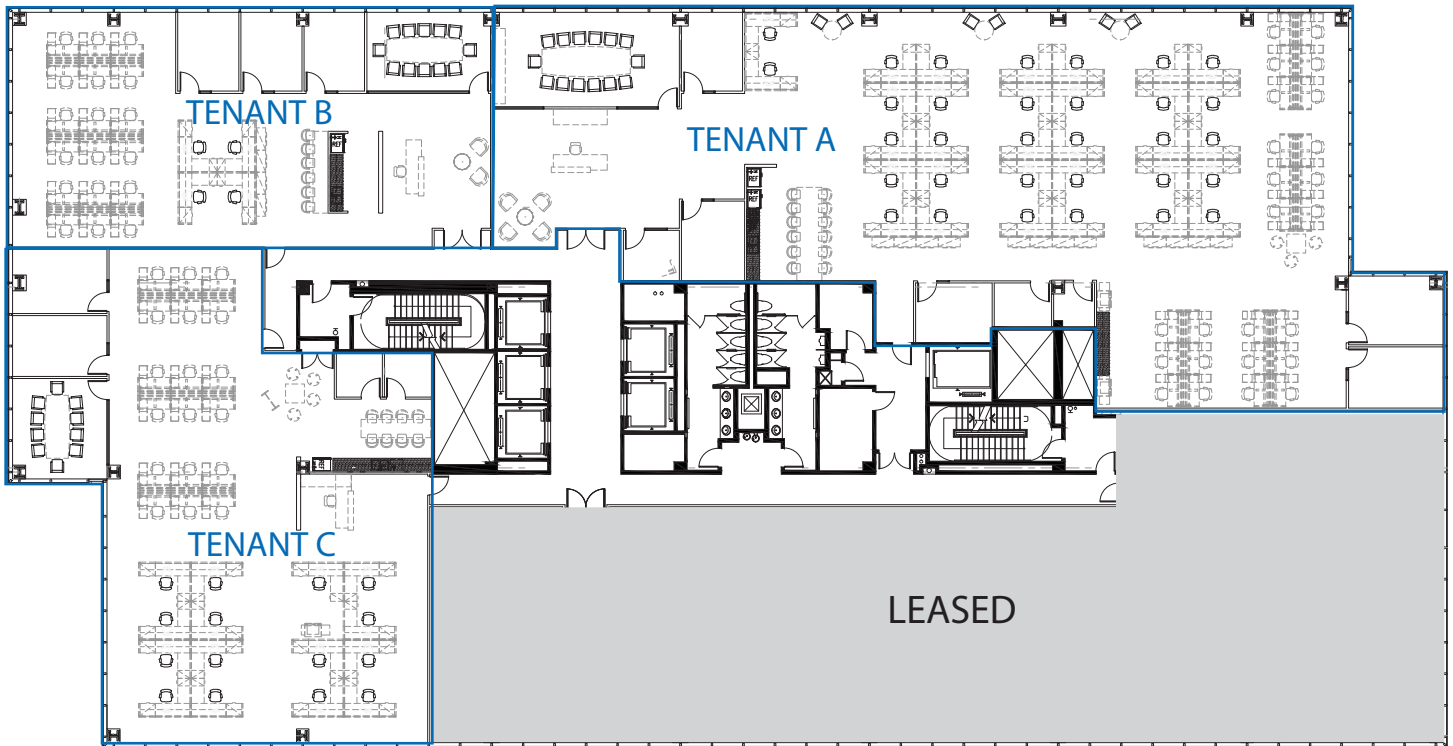
TOWER II // 5TH FLOOR SPEC PLAN

±17,507 SF

Tenant A - 8,715 rsf

Tenant B - 3,525 rsf

Tenant C - 5,267 rsf



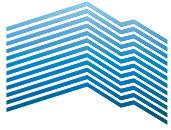
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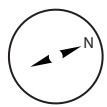
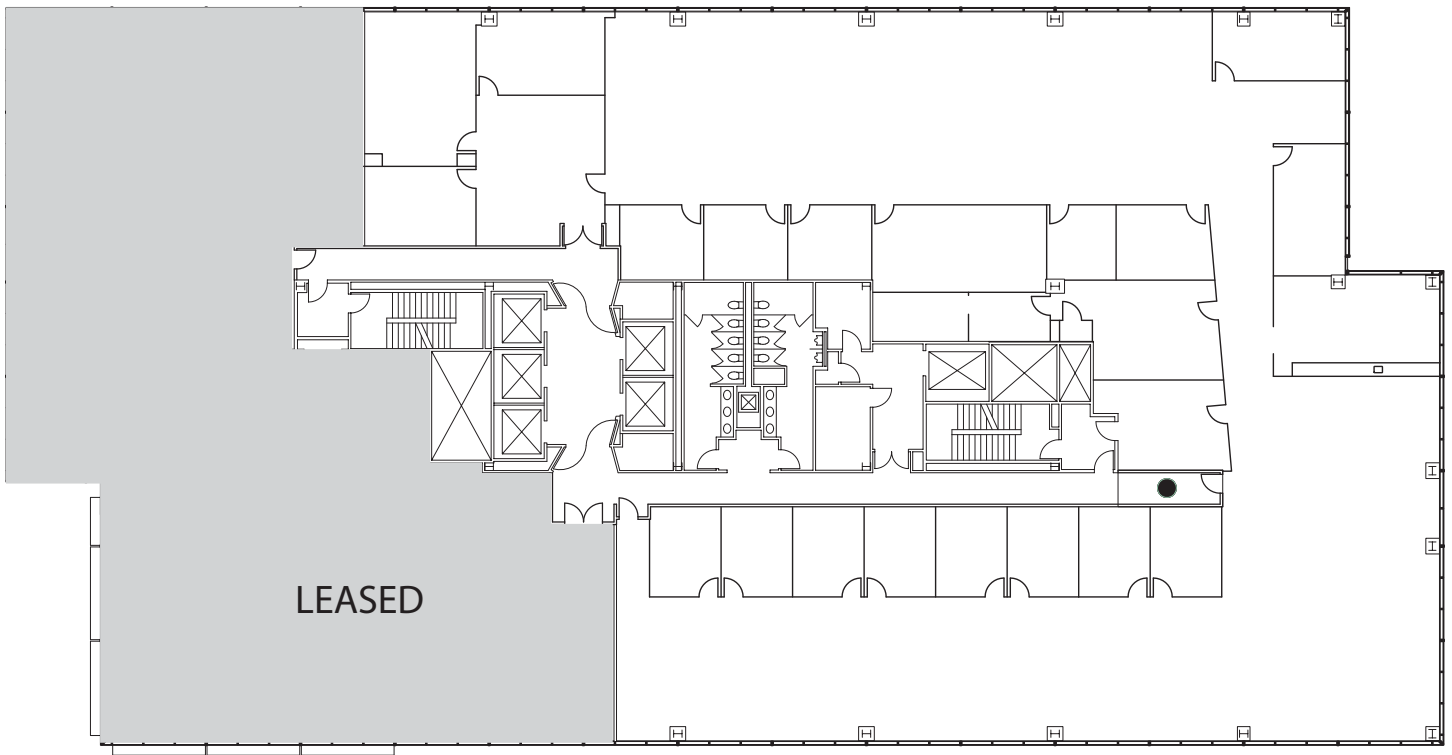




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TOWER II // SUITE 600
±16,553 SF



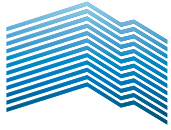
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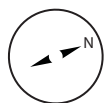
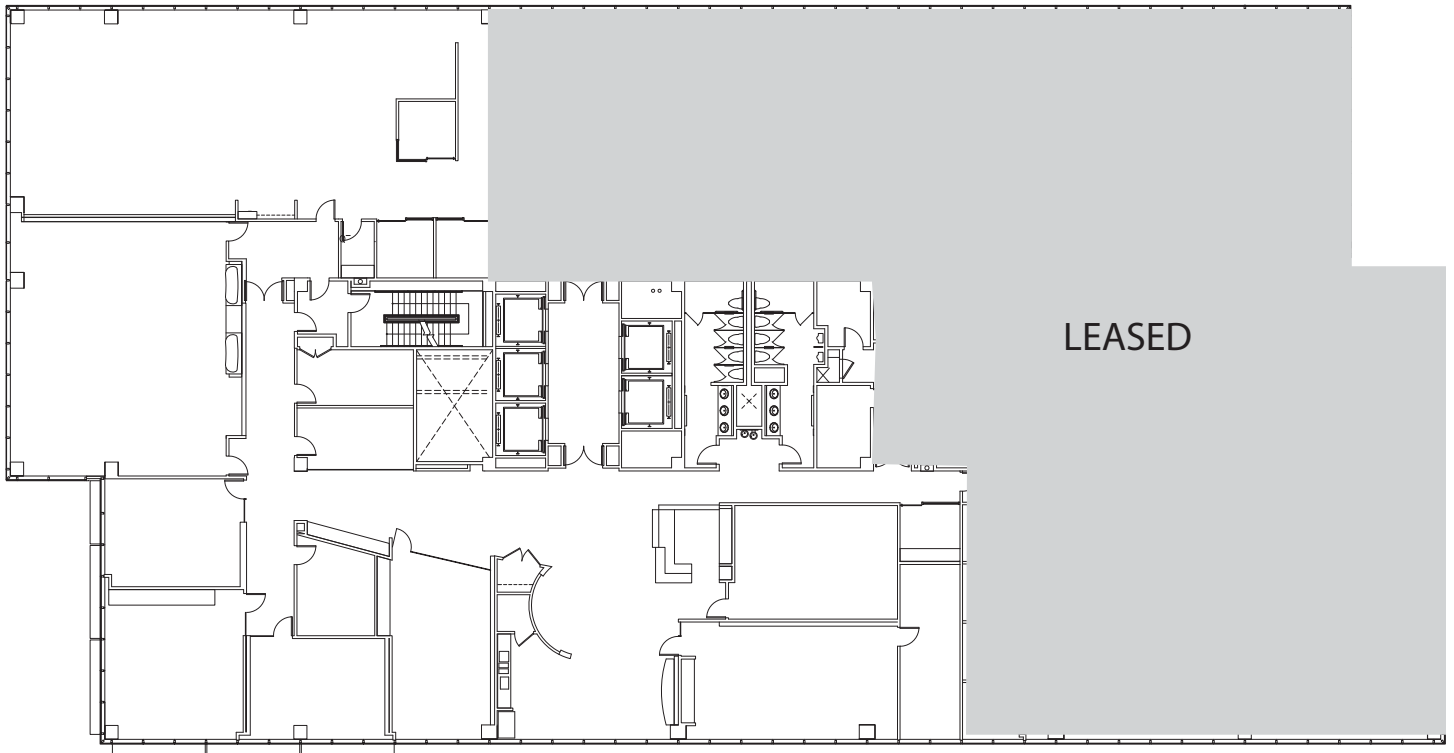




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TOWER II // SUITE 700
12,344 SF



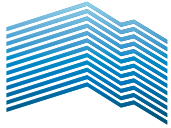
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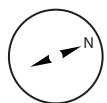
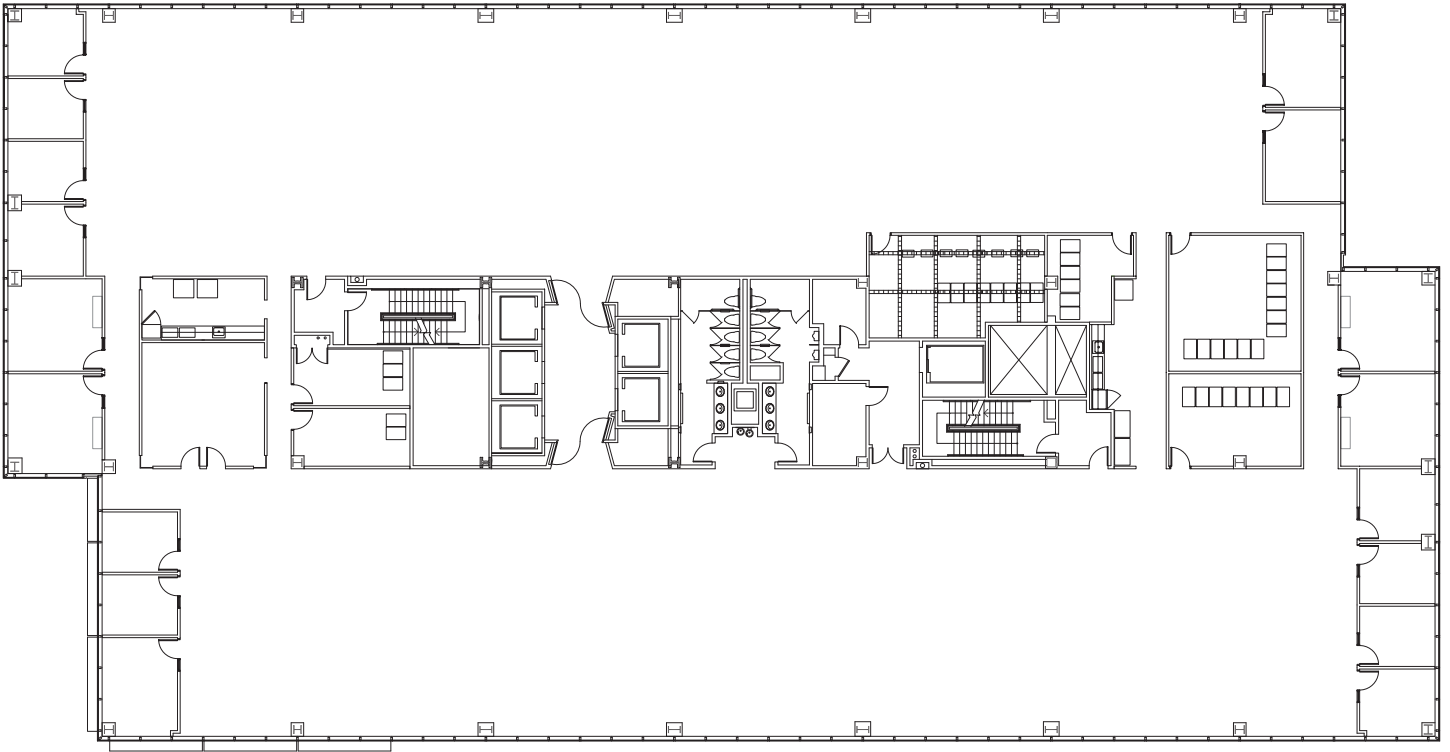




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TOWER II // SUITE 900
25,698 SF



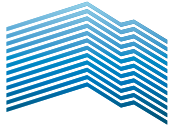
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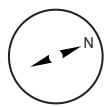
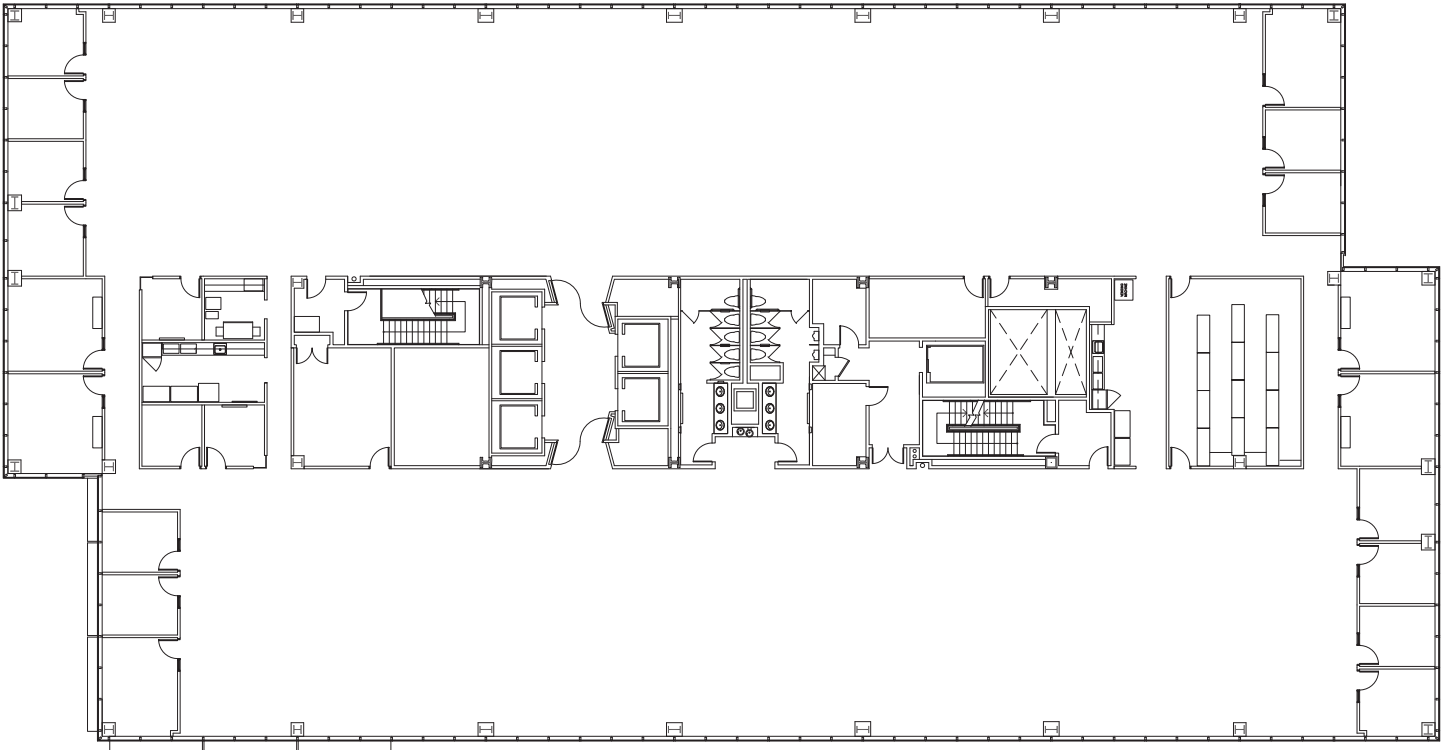




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TOWER II // SUITE 1000
25,585 SF



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