

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.



San Jose Airport
5 Miles



Caltrain Via Shuttle
3.7 Miles



Interstate 101
frontage



Parking Ratio
3.5/1,000 RSF



2,000+ Hotel rooms
Within 1 Mile



VTA
1.5 Miles



On Site
Campus Café



San Jose
7 Miles



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

2000	2018	12
Year Constructed	Interiors Renovated	Number of Floors

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



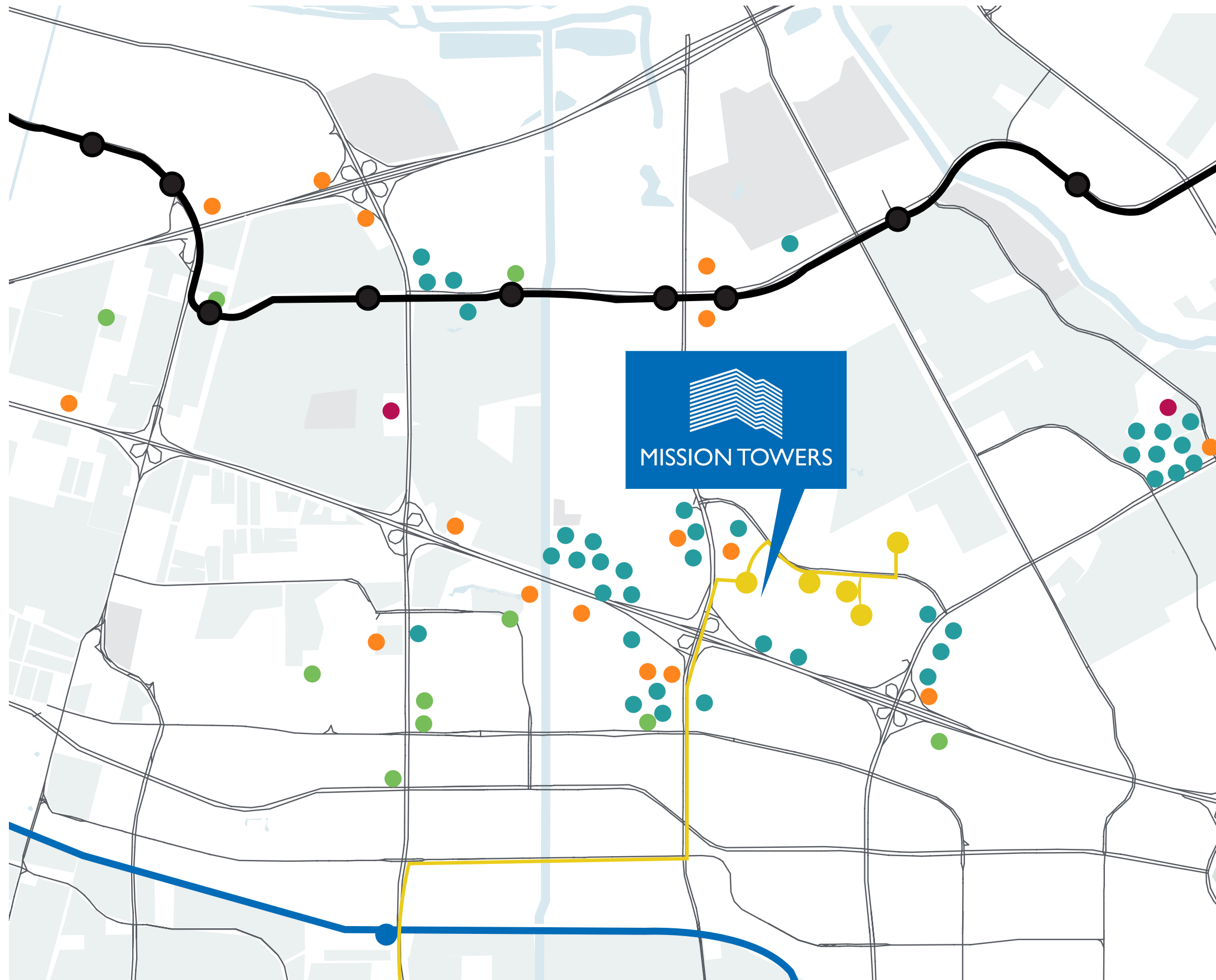
Veggie Garden



New Gym in Tower 1



Landscaped Outdoor Plaza



LOCATION MAP

39

RESTAURANTS

16

HOTELS

10

HEALTH CLUBS

2

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

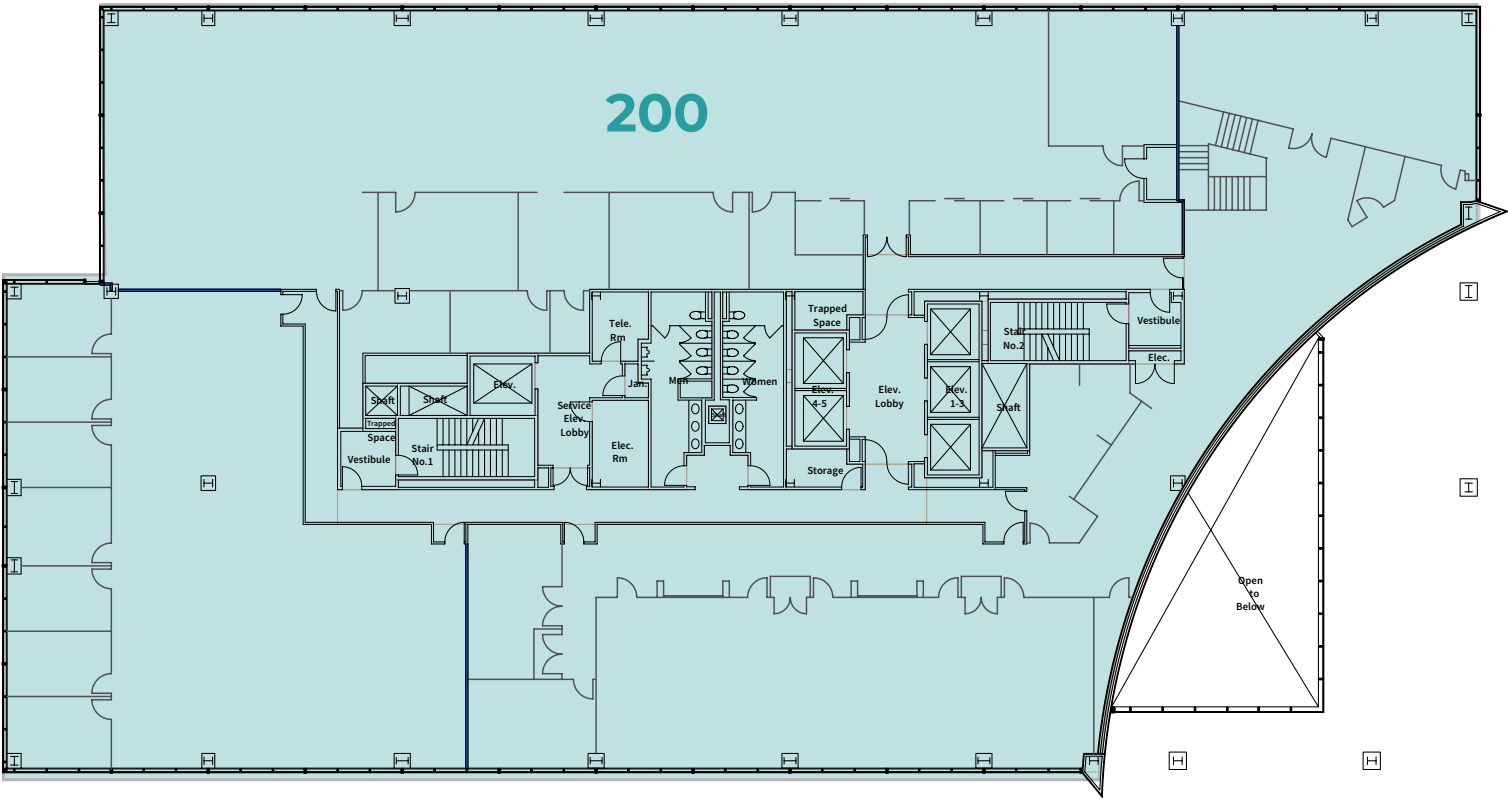
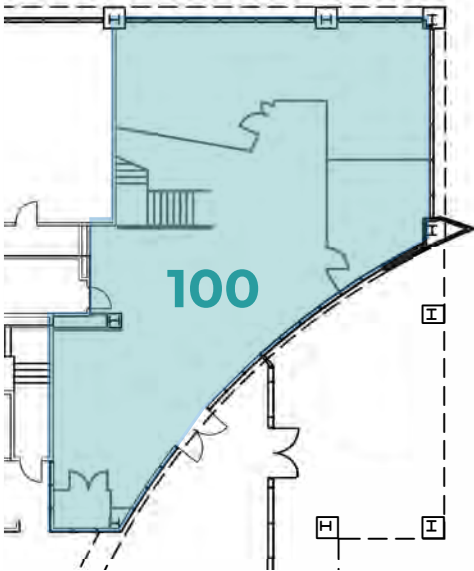
• Caltrain Shuttle Station

• VTA Light Rail Station



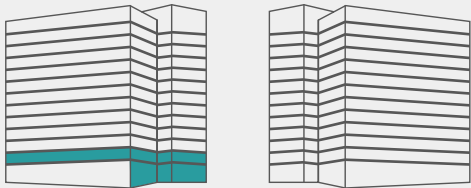
TOWER 1
AVAILABILITY

Take a virtual tour



±26,114 RSF | Suite 100 + Suite 200

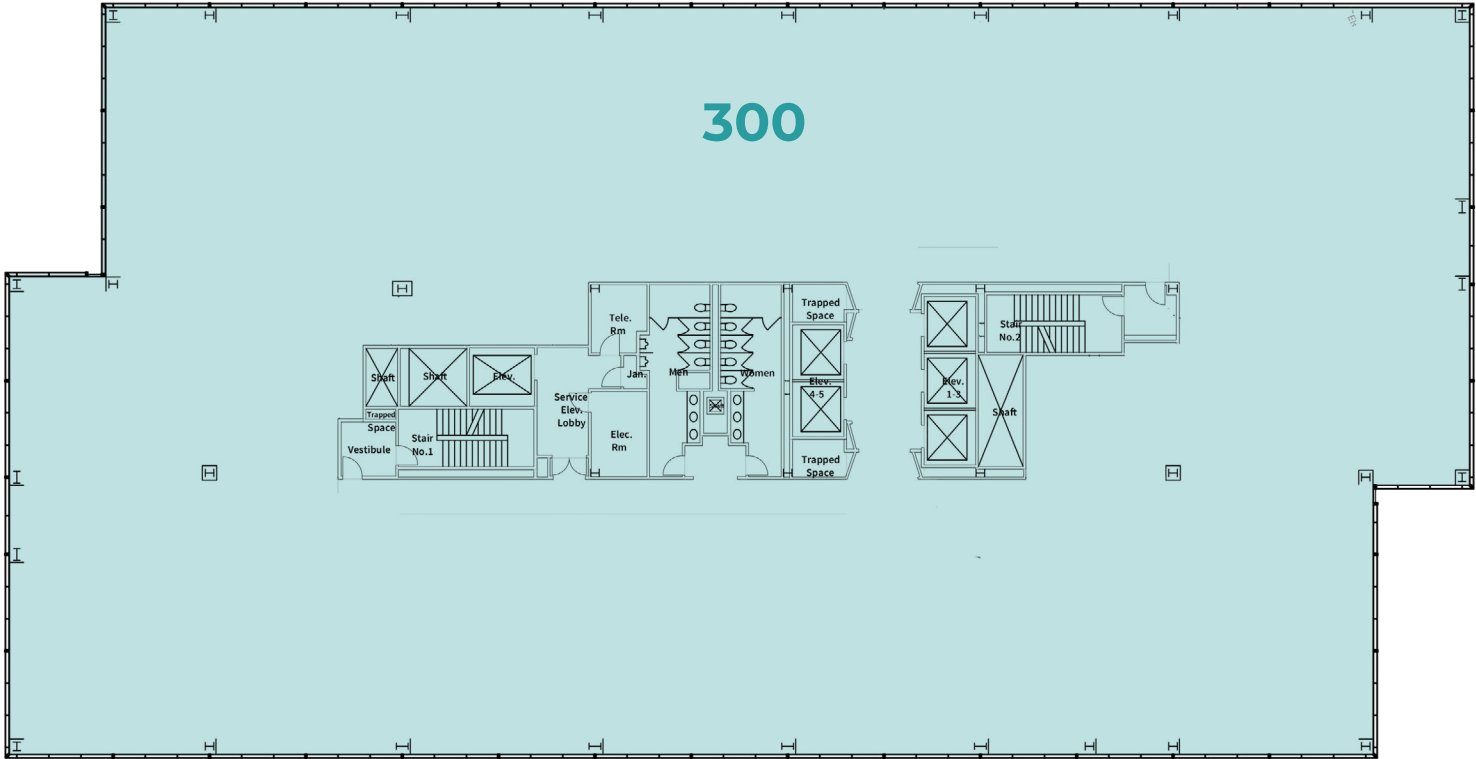
Available Immediately
Interstitial Stairs - Lobby Presence



Floorplan is approximate and may not reflect actual conditions.

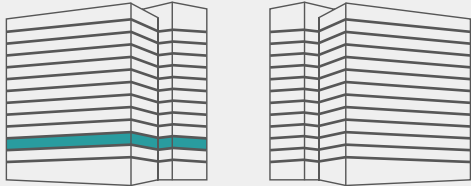
TOWER 1

AVAILABILITY



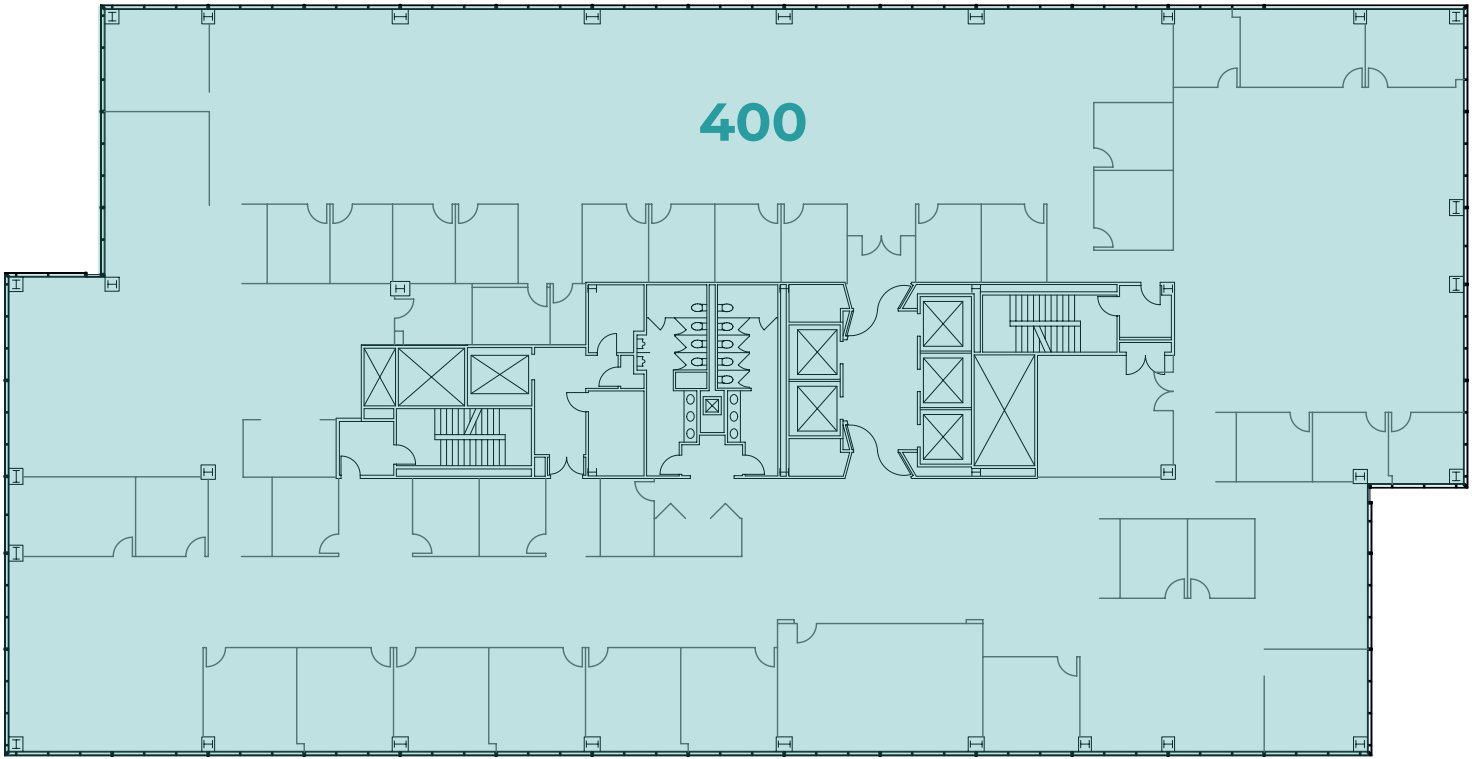
±25,992 RSF | Floor 3 | Suite 300

Available Immediately



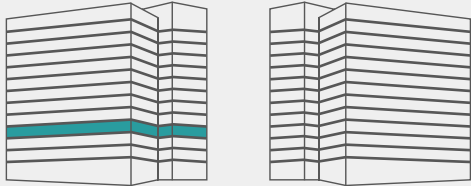
TOWER 1

AVAILABILITY



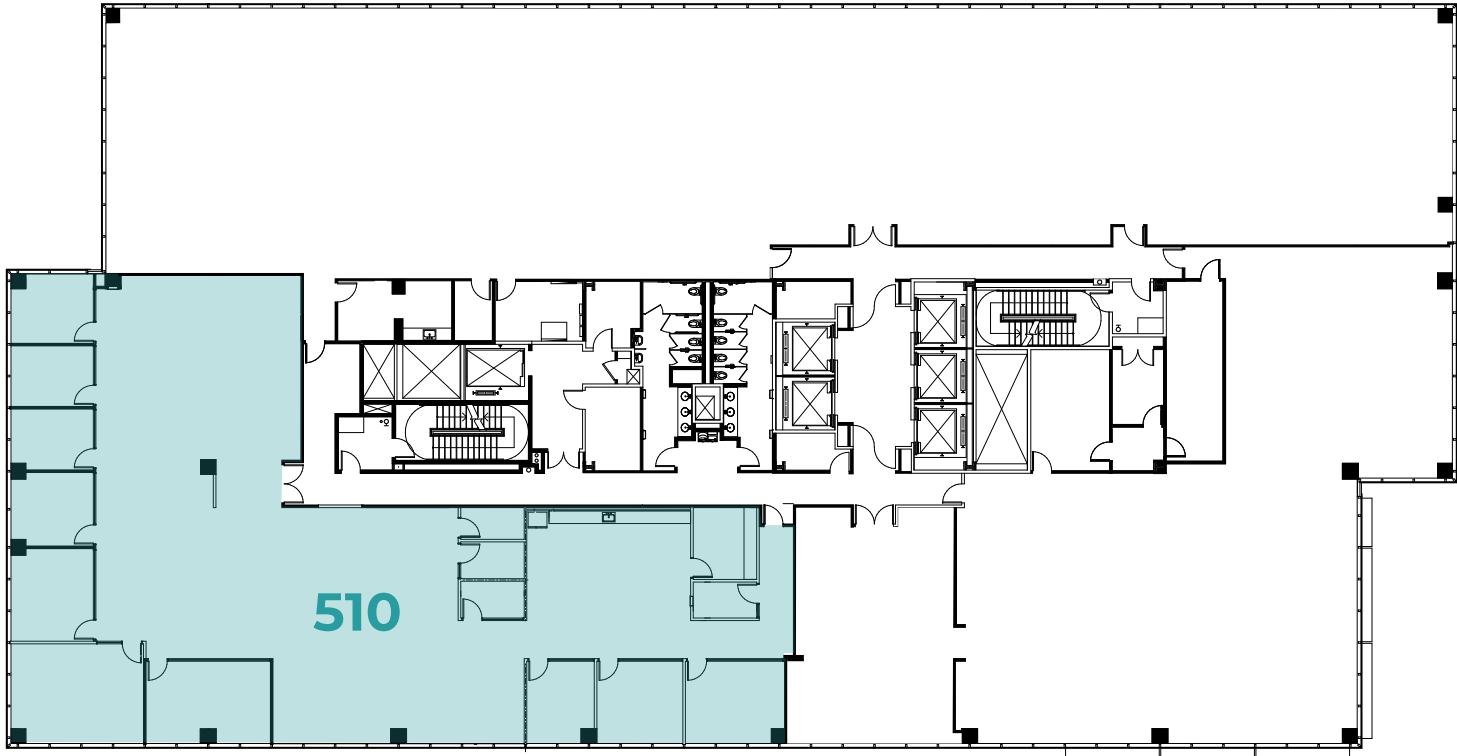
±25,939 RSF | Floor 4 | Suite 400

Available Immediately

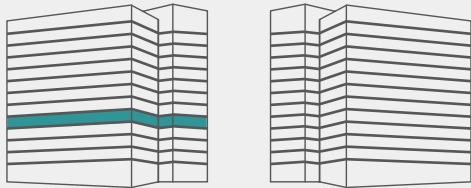


TOWER 1
AVAILABILITY

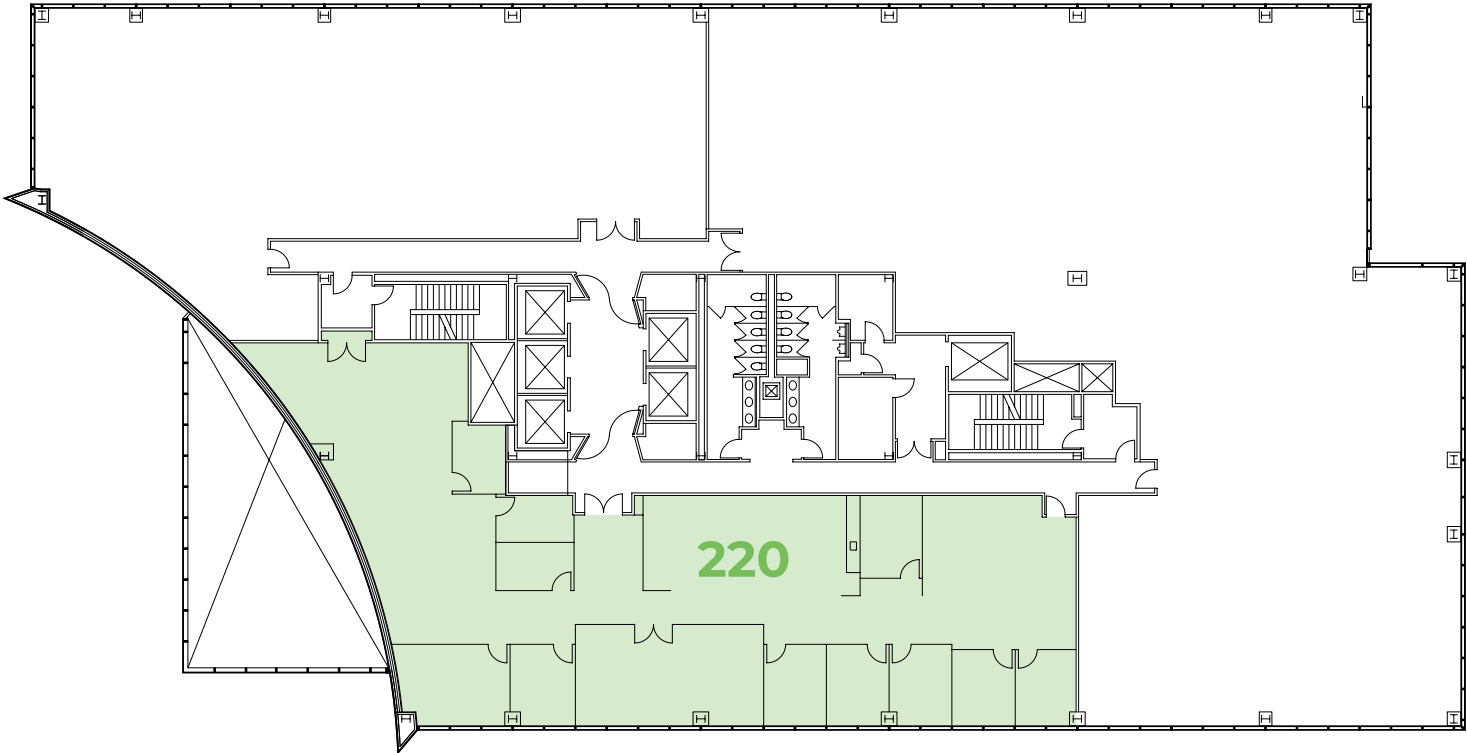
Take a virtual tour



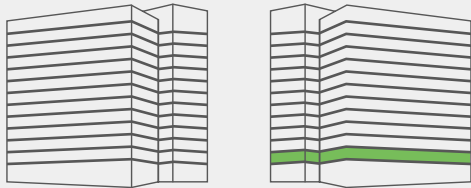
±7,696 RSF | Floor 5 | Suite 510
Available Immediately



TOWER 2
AVAILABILITY

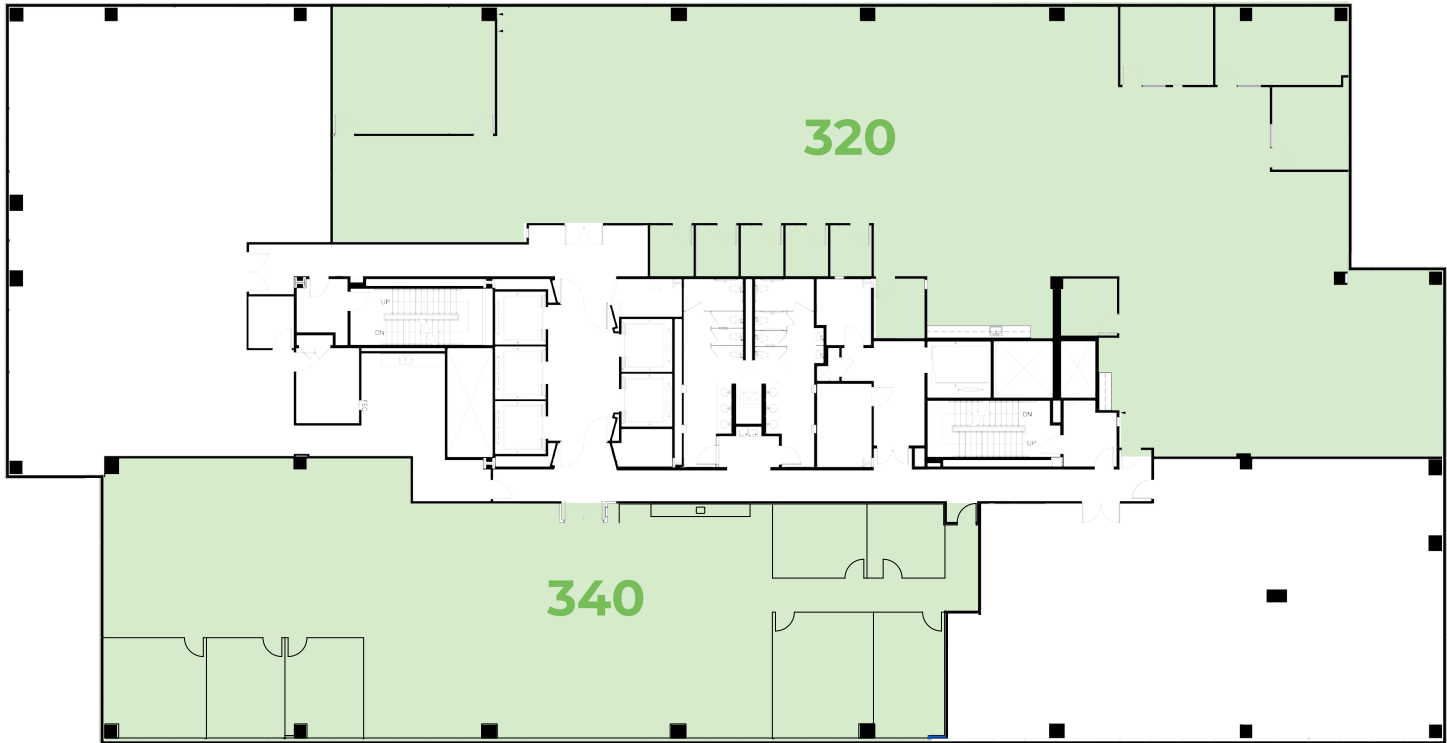


±6,050 RSF | Floor 2 | Suite 220
Available 8/1/24

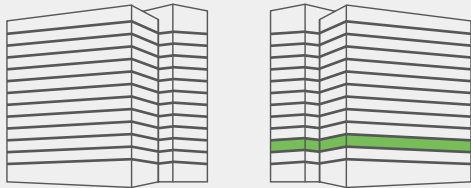


TOWER 2
AVAILABILITY

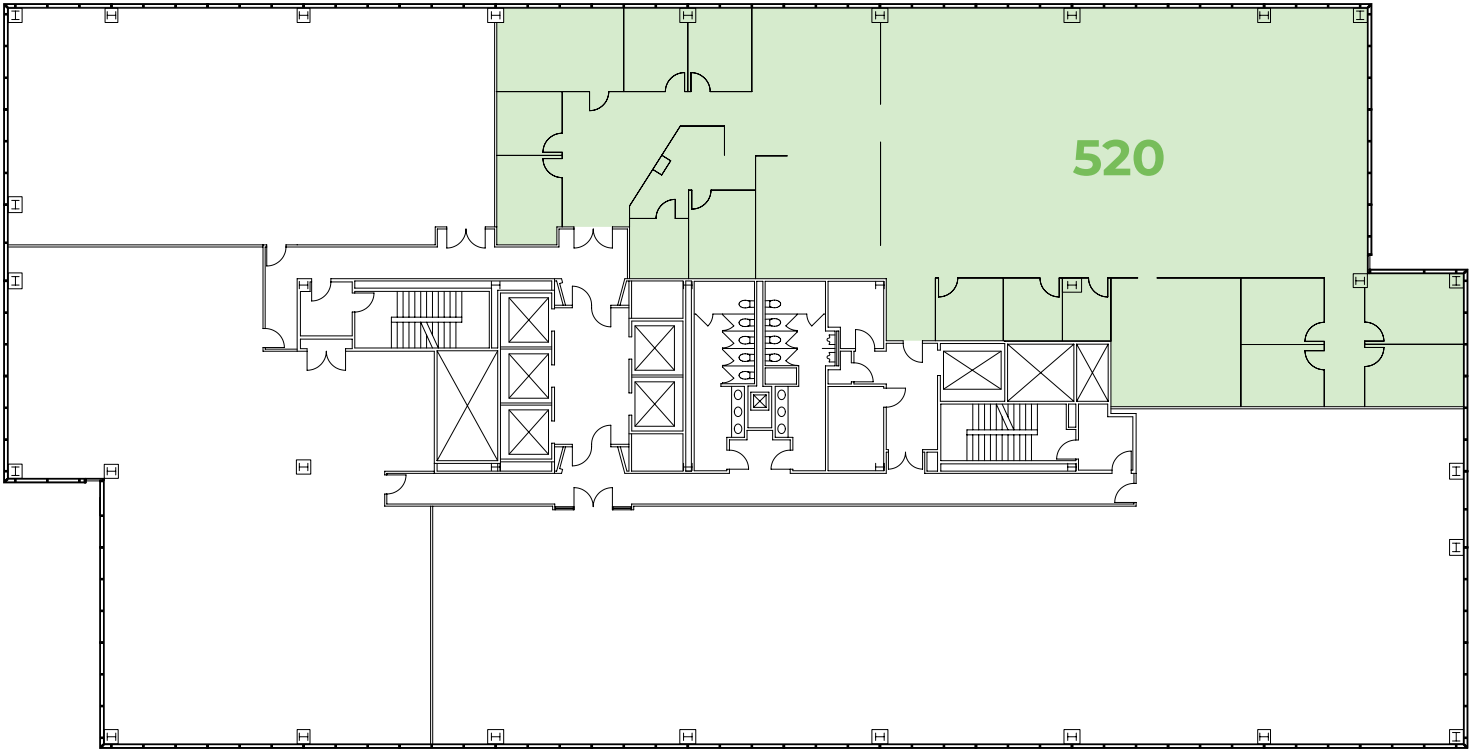
Take a virtual tour



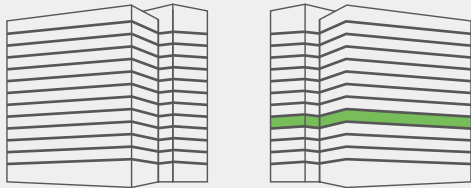
±10,430 RSF | Floor 3 | Suite 320
Available Immediately
±6,634 RSF | Floor 3 | Suite 340
Available Immediately



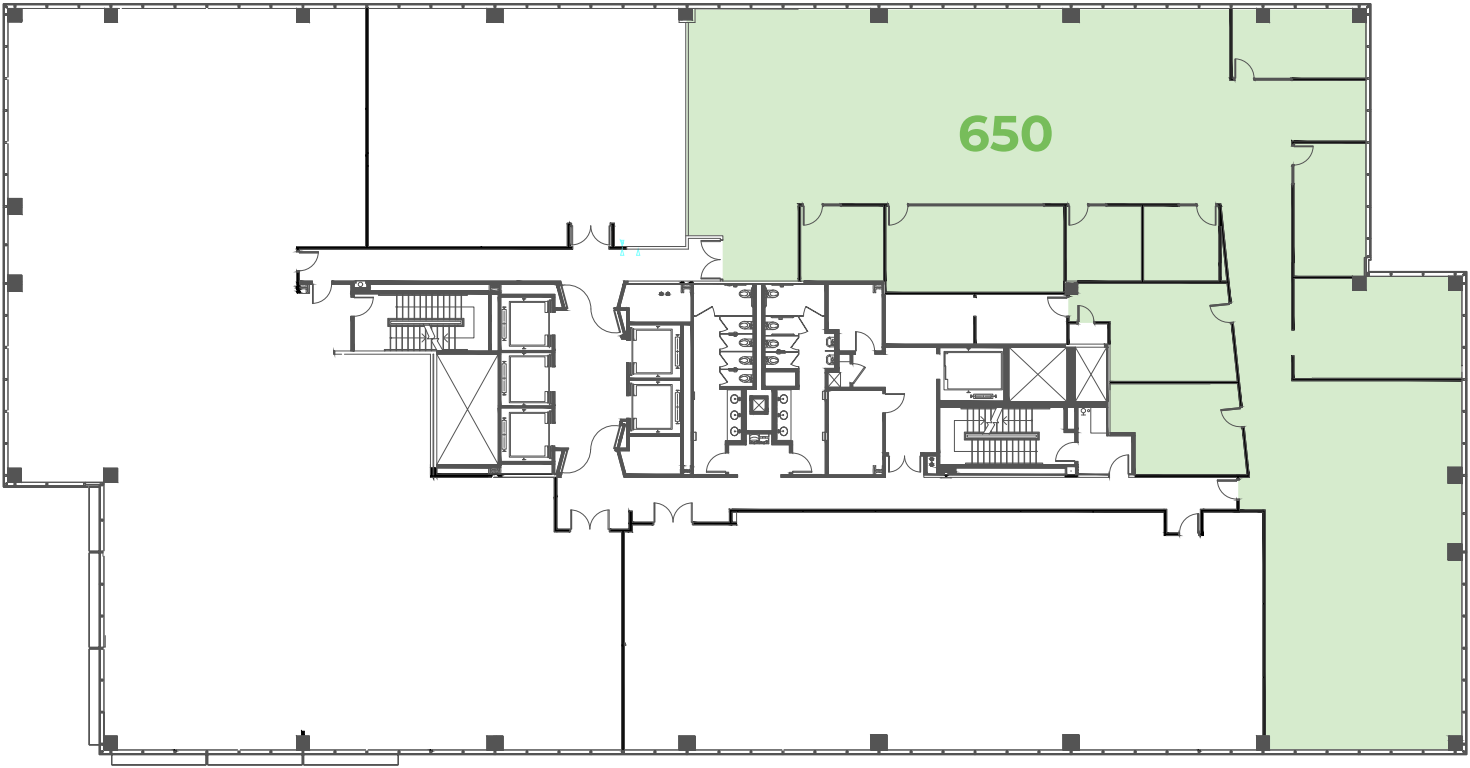
TOWER 2
AVAILABILITY



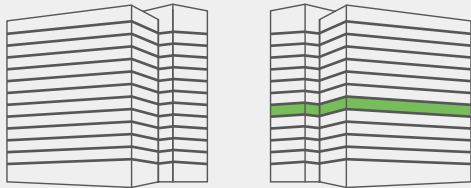
±8,745 RSF | Floor 5 | Suite 520
Available 8/1/24



TOWER 2
AVAILABILITY

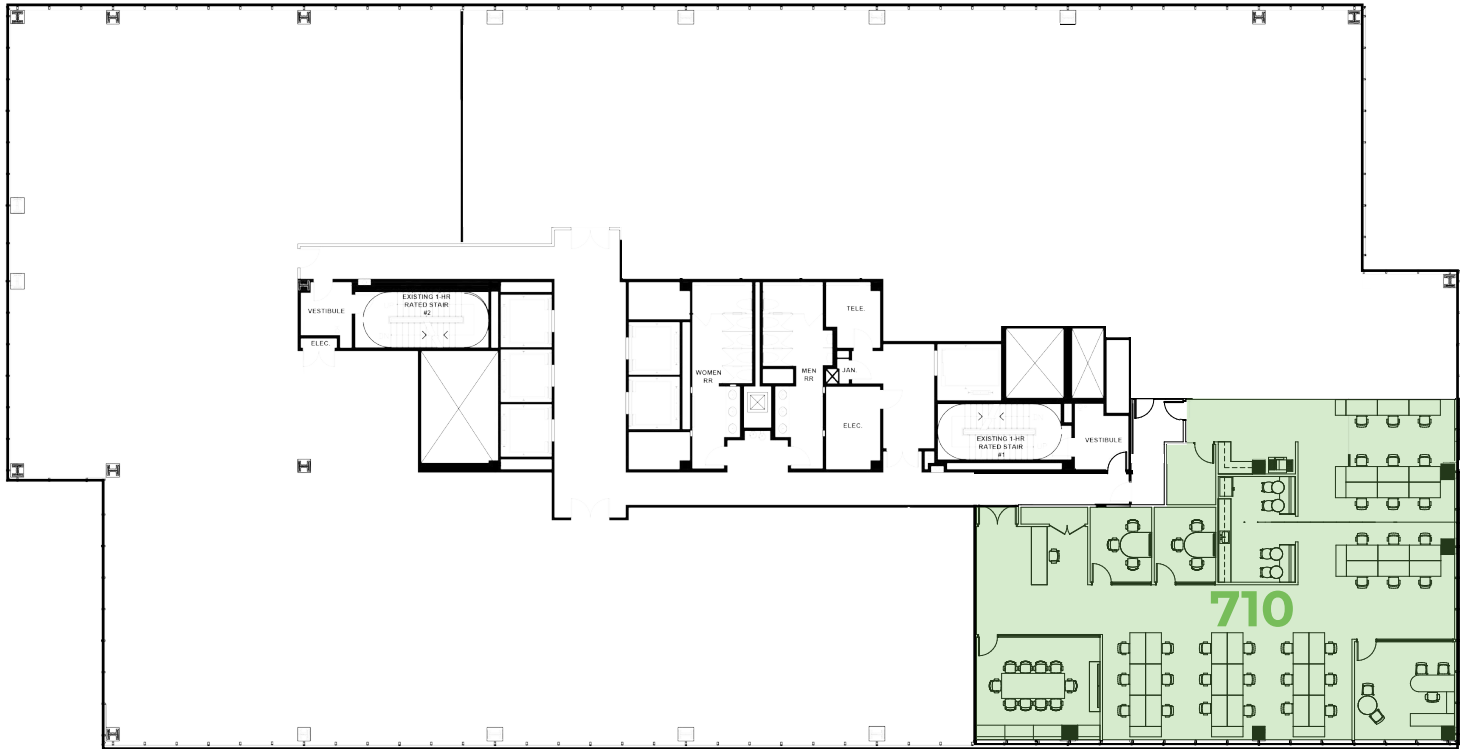


±9,766 RSF | Floor 6 | Suite 650
Available Immediately



TOWER 2

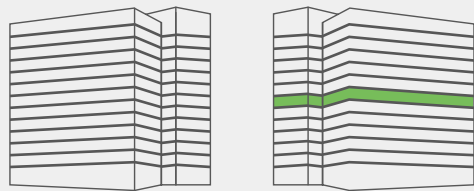
AVAILABILITY



±4,312 RSF | Floor 7 | Suite 710

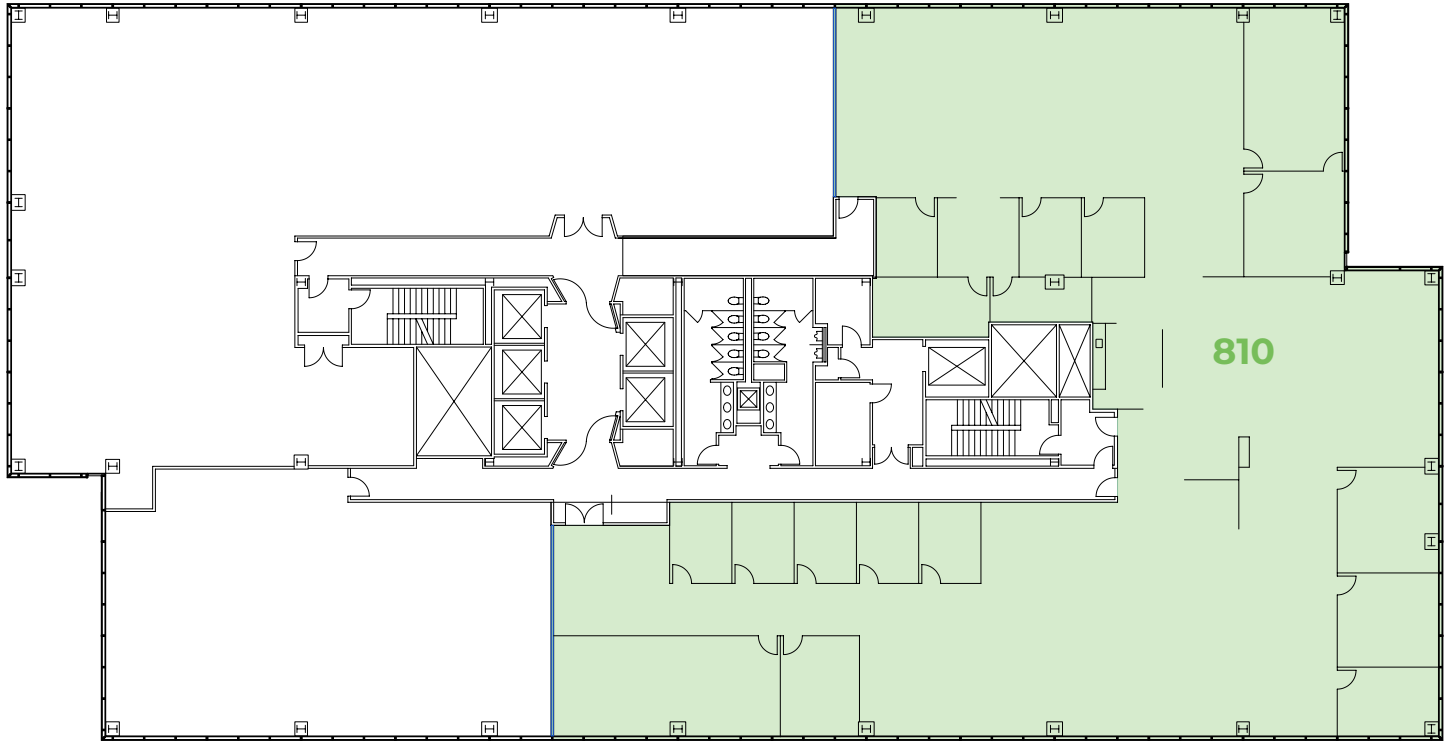
Available Immediately

Hypothetical Furniture Plan



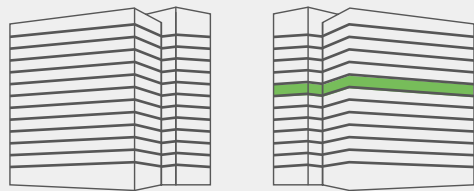
TOWER 2

AVAILABILITY



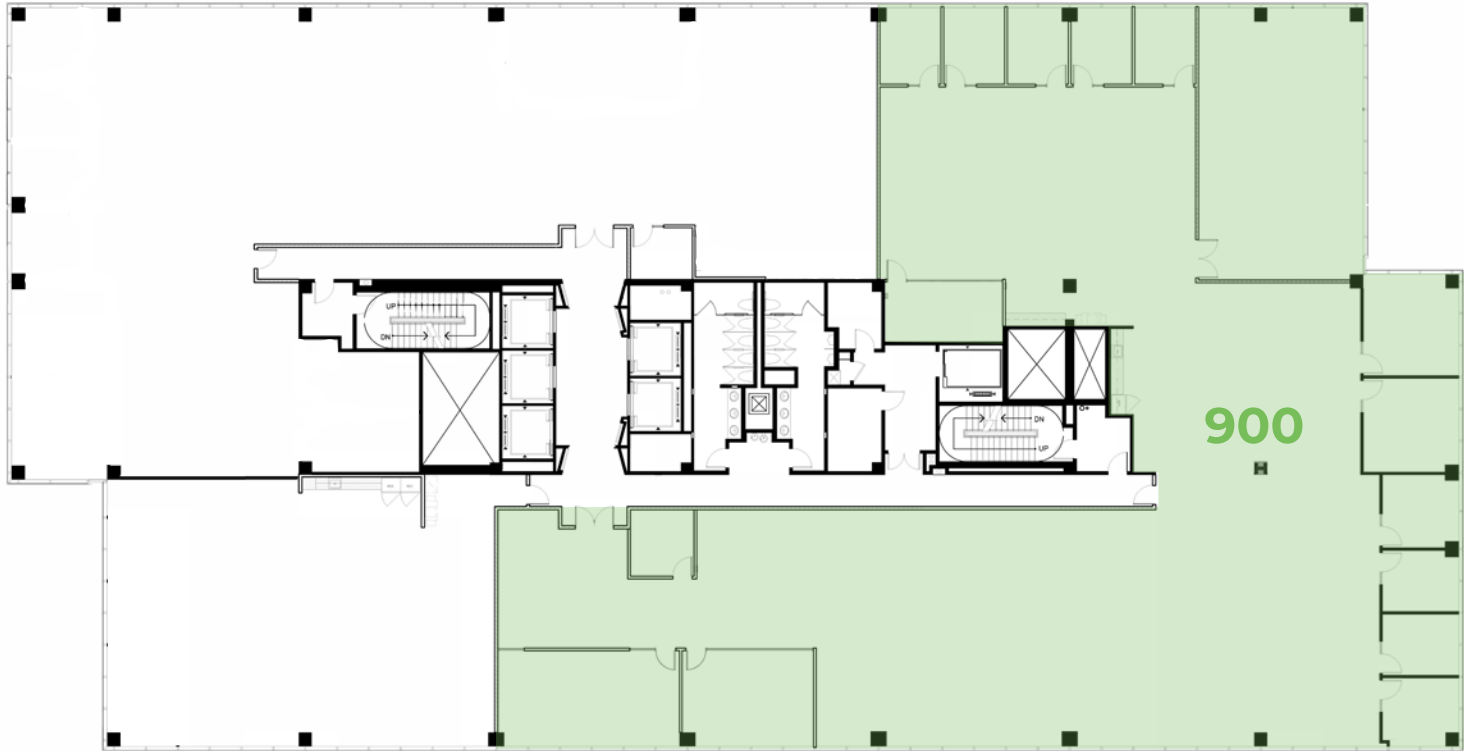
±13,380 RSF | Floor 8 | Suite 810

Available Immediately

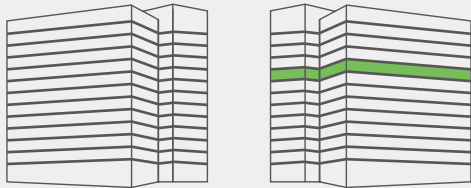


TOWER 2
AVAILABILITY

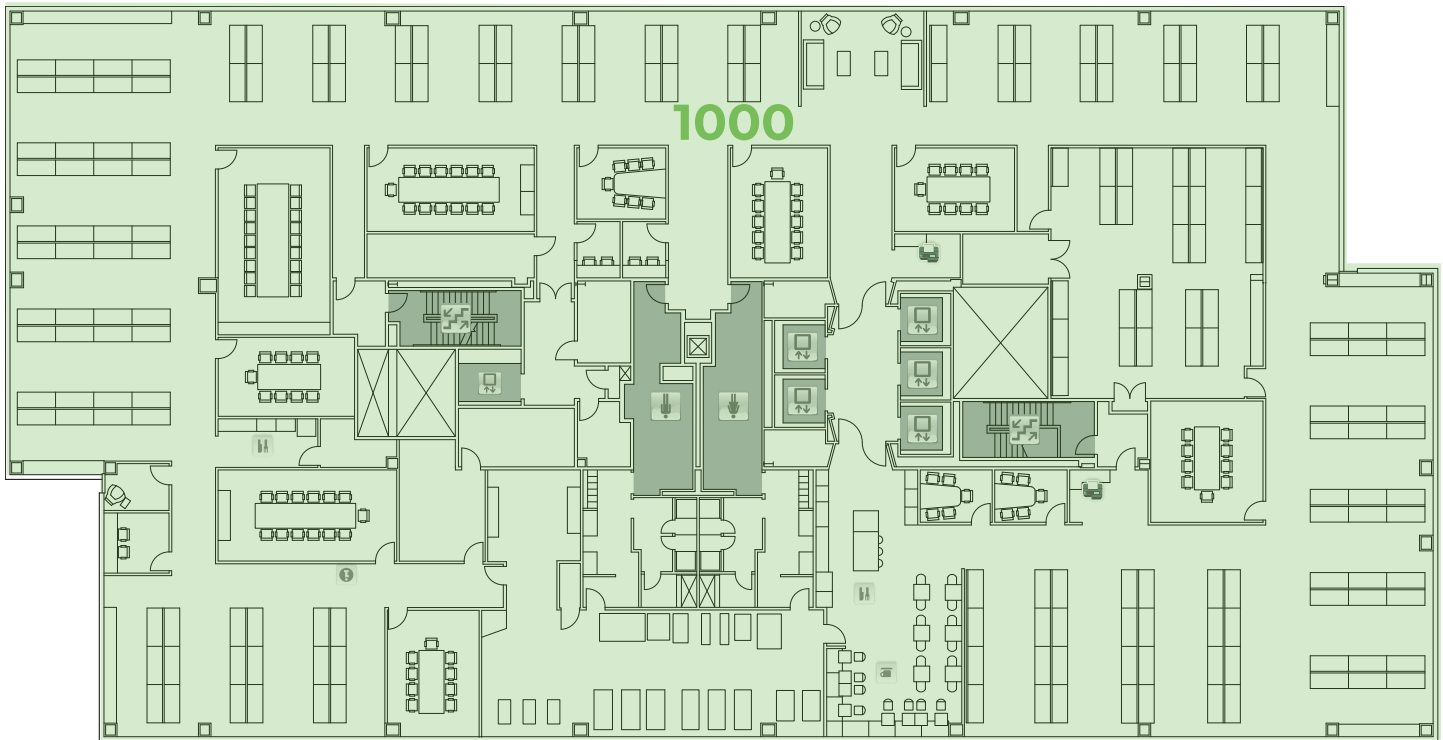
Take a virtual tour



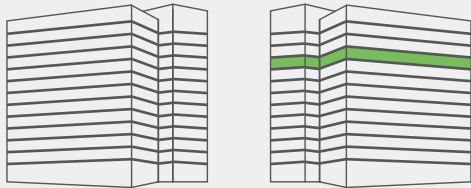
±13,573 RSF | Floor 9 | Suite 900
Available Immediately
Furniture Available



TOWER 2
AVAILABILITY



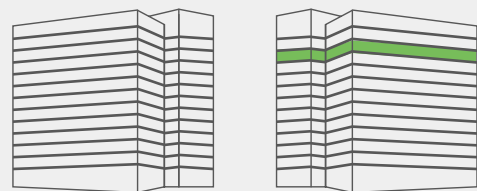
±25,666 RSF | Floor 10 | Suite 1000
Available Immediately
Furniture Available



TOWER 2
AVAILABILITY



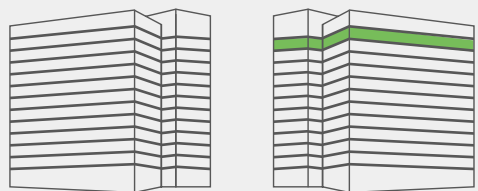
±25,666 RSF | Floor 11 | Suite 1100
Available in 30 Days



TOWER 2
AVAILABILITY



±25,666 RSF | Floor 12 | Suite 1200
Available Immediately





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