

**SANTA
CLARA
SQUARE®**

2445 Augustine Drive Suite 401
| Fourth Floor Santa Clara, CA ±18,903 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

- ±18,903 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, featuring cardio and strength training equipment, locker rooms and showers
- Connect at The Commons – spacious WiFi-enabled outdoor courtyards

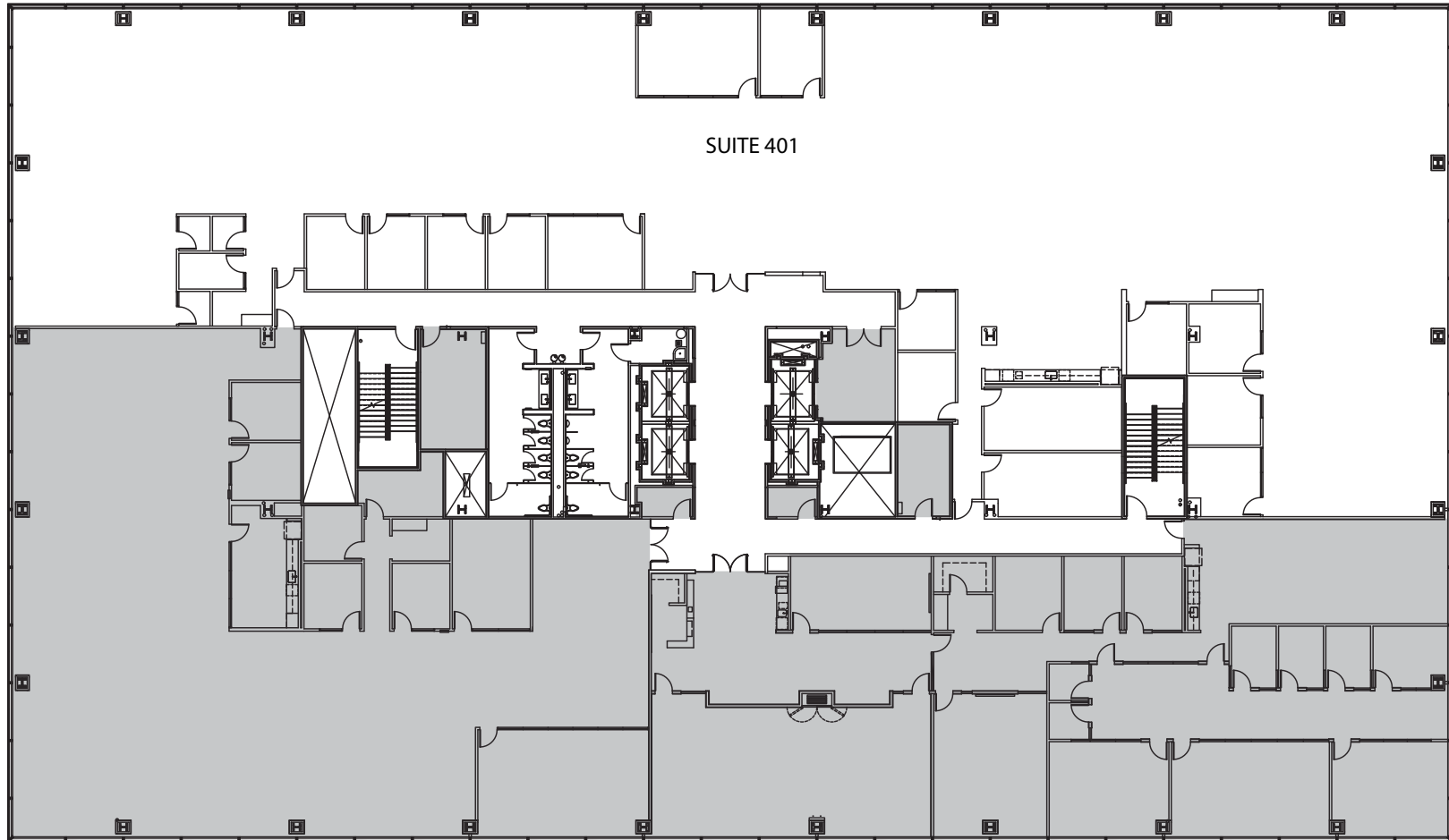
NEARBY CONVENIENCES

- 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



FLOOR 4 - SUITE 401

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

- +/-18,903 SF
- Available 12/1/2025
- 8 Private Offices
- 3 Conference Rooms
- 4 Phone Rooms
- Reception Area
- Break Area
- 3 Storage Rooms
- 2 Copy Areas
- IDF Room
- Open Workspace



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



KINETIC
FUELED BY IRVINE COMPANY

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 120,000 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 401
±18,903 SF


the commons


KINETIC

US 101

SANTA CLARA SQUARE
APARTMENT HOMES

SANTA CLARA SQUARE MARKETPLACE
160,000 SF OF PREMIER RESTAURANTS AND SPECIALTY SHOPS

US 101


KINETIC


the commons

AUGUSTINE DRIVE

SCOTT BOULEVARD

BOWERS AVENUE

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.



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