



Class A Plug-N-Play Sublease

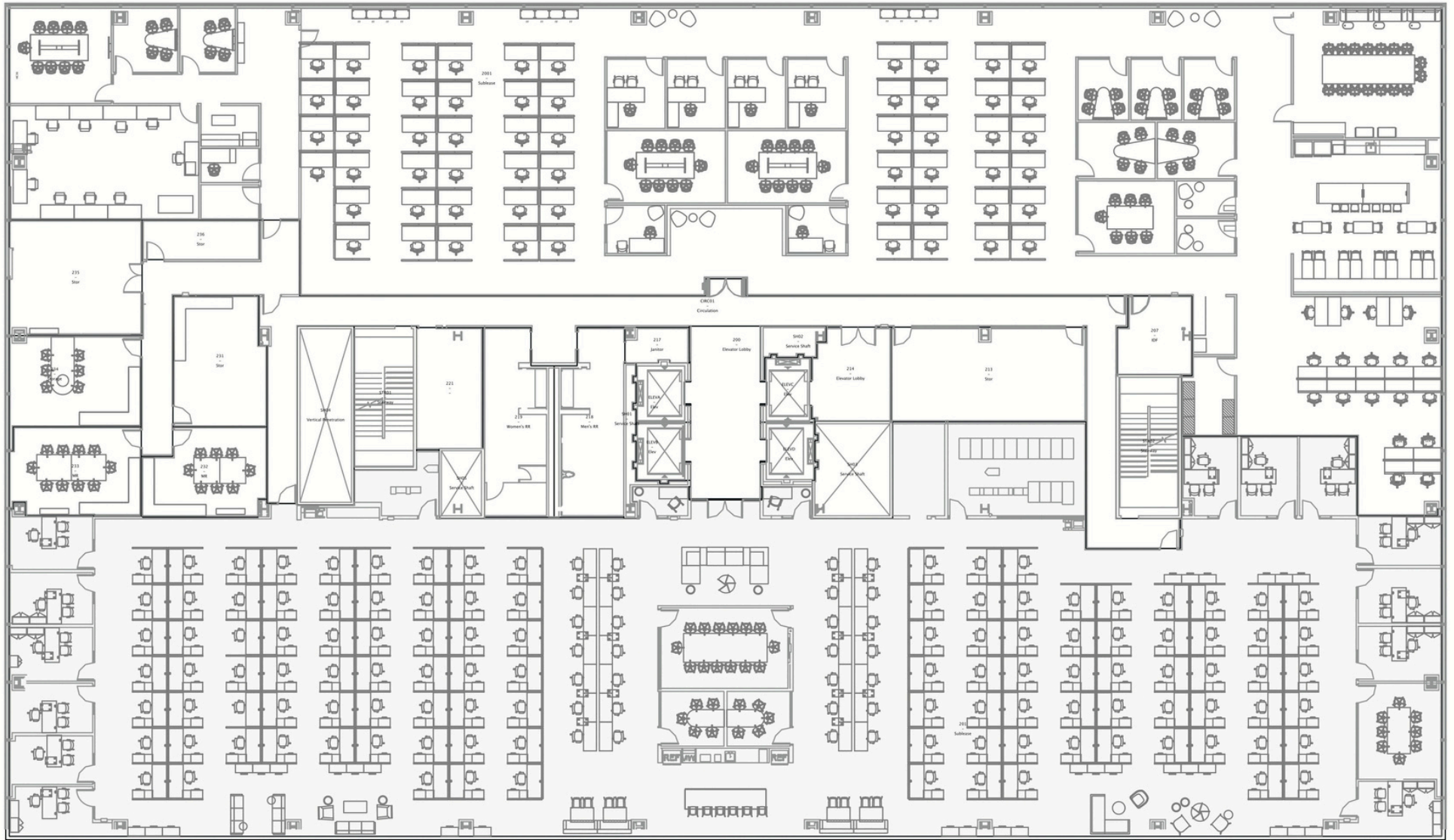
2535 Augustine Drive, Santa Clara | ±36,500 SF (Divisible)

Sublease Highlights

-  Premier Class A Office Project
-  Unparalleled Walkable Amenities
-  Partial floor of $\pm 18,817$ SF or full floor of $\pm 36,500$ SF (see plan)
-  Market Ready & Plug-N-Play
-  LED: 3/31/2029
-  2 Fitness Centers w/ Locker Rooms
-  Full-Service Shared Cafeteria
-  Bocce Ball, Sports Court, & Walking Trail
-  Conference Center & Lounge
-  $\pm 3.3/1,000$ Parking w/ EV Charging
-  Possession Date: Negotiable



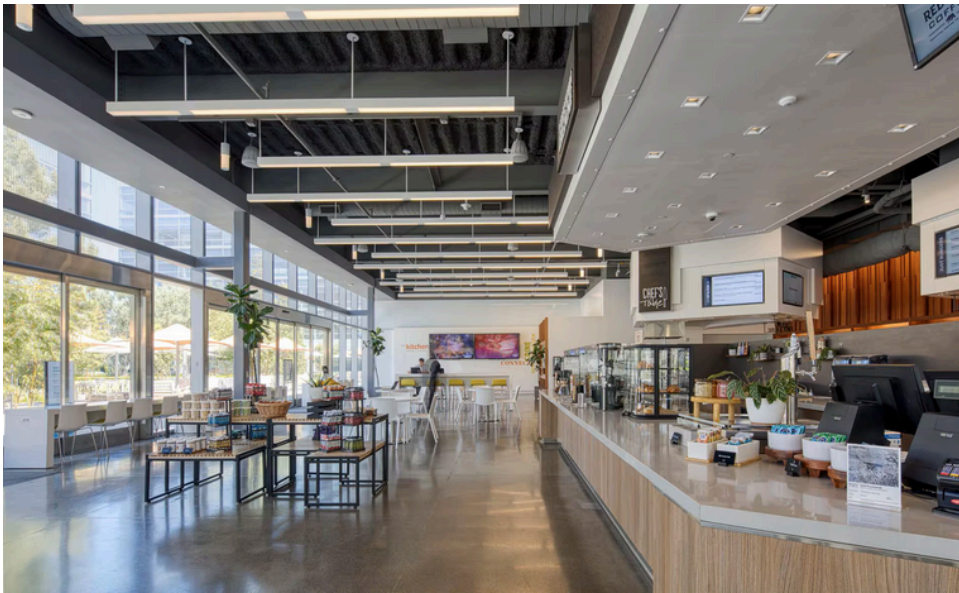
±36,500 SF



Interior Photos



Project Photos

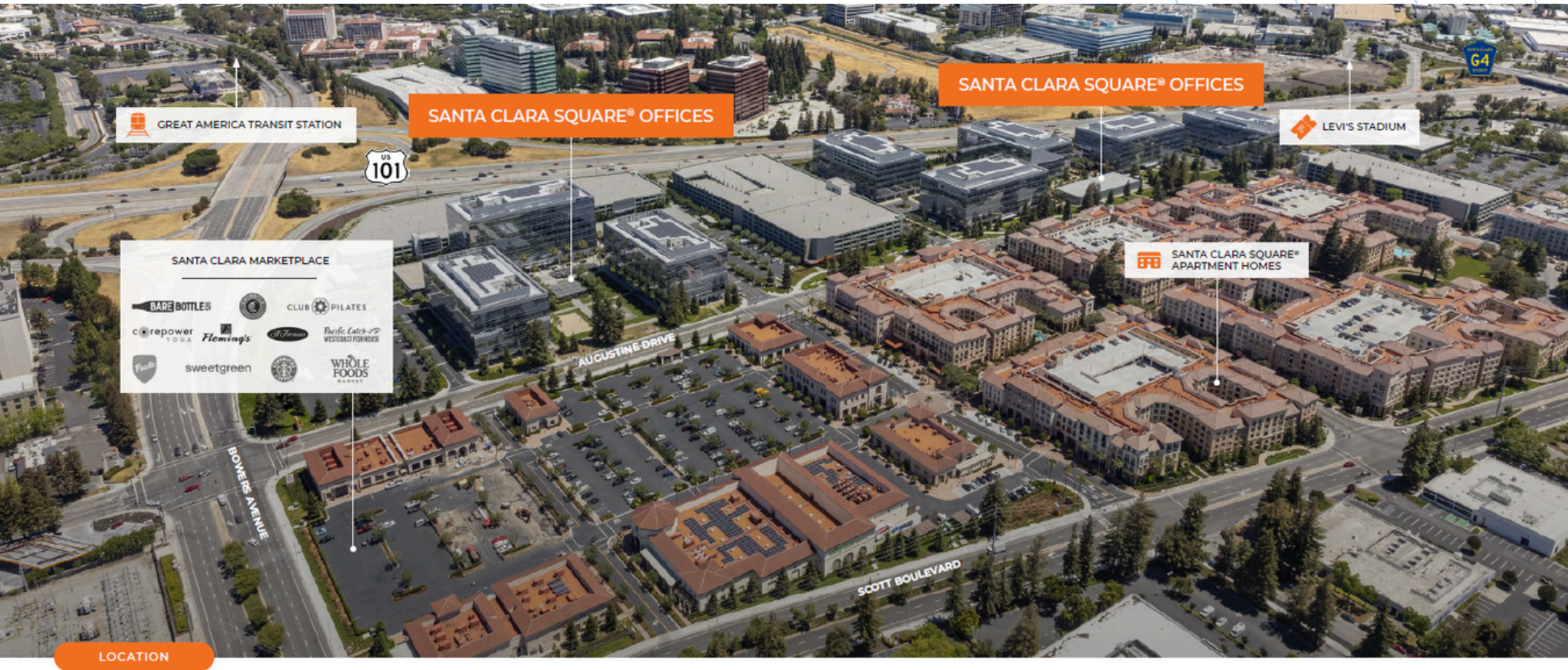


Project Aerial



- Apartments
- Auto Detail
- BBQ
- Bocce Ball
- Bike Lockers
- Cafe
- Conference Center
- Dining Terrace
- EV Charging
- Event Plaza
- Horseshoes
- Par Course
- Management Office
- Outdoor Seating
- Sports Court
- Volleyball
- WiFi-Enabled Workplace

Area Map



SANTA CLARA SQUARE® OFFICES AREA MAP

Simplify commutes with direct access to the Highway 101 ramp, 237, 85 and 880, a 10-minute Caltrain shuttle ride from Mountain View and Lawrence Caltrain Stations, and just minutes to Amtrak and San Jose International Airport.



847

APARTMENT
COMMUNITIES



405

ENTERTAINMENT
VENUES



150

FITNESS
CENTERS



160

HOTELS



1,542

RESTAURANTS



2,143

RETAIL SHOPS

WITHIN A 5-MILE RADIUS



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