

FOR SUBLEASE

2445 AUGUSTINE DR

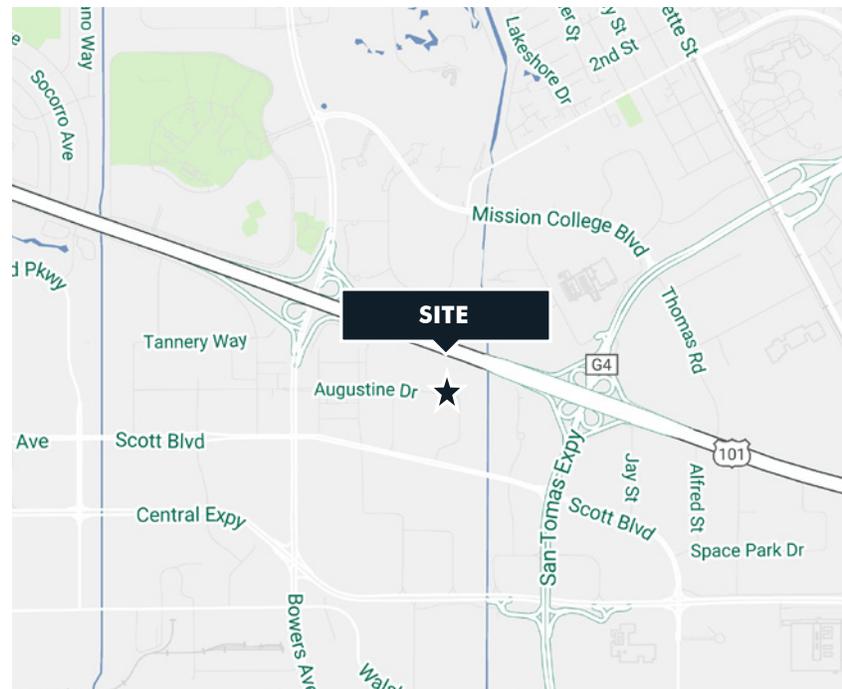
±2,662 SF - ±12,144 SF

SANTA CLARA, CALIFORNIA 95054

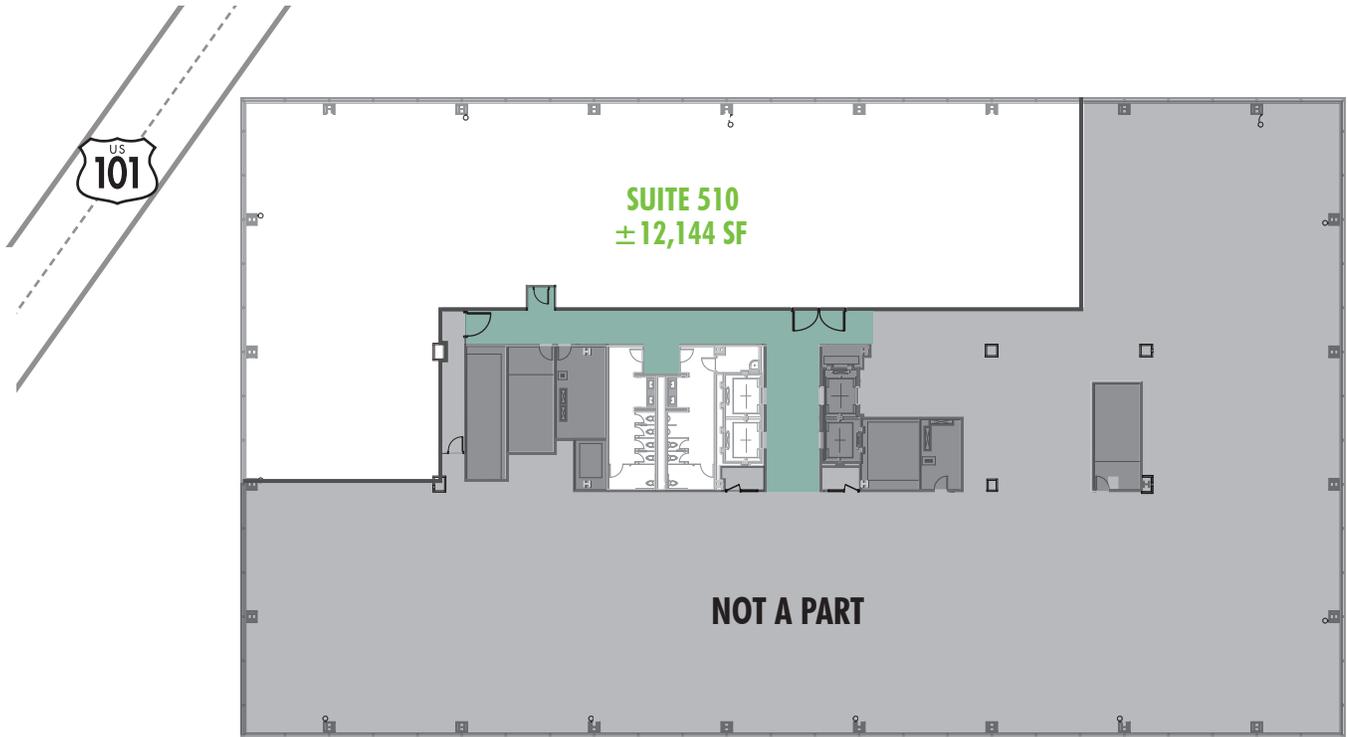


PROPERTY HIGHLIGHTS

- Flexible Lease Term (Sublease LED: 10/13/2024)
- Newly constructed Class A office space
- ±2,662 SF - ±12,144 SF
- Efficient floorplates with floor to ceiling glass providing abundant natural light
- Exceptional visibility
- On-site fitness center and dining options
- Amenity rich location, adjacent to Santa Clara Square Marketplace with Whole Foods, Il Fornaio and other restaurants
- 3.3/1,000 parking ratio
- Easy highway access and conveniently located near San Jose Airport



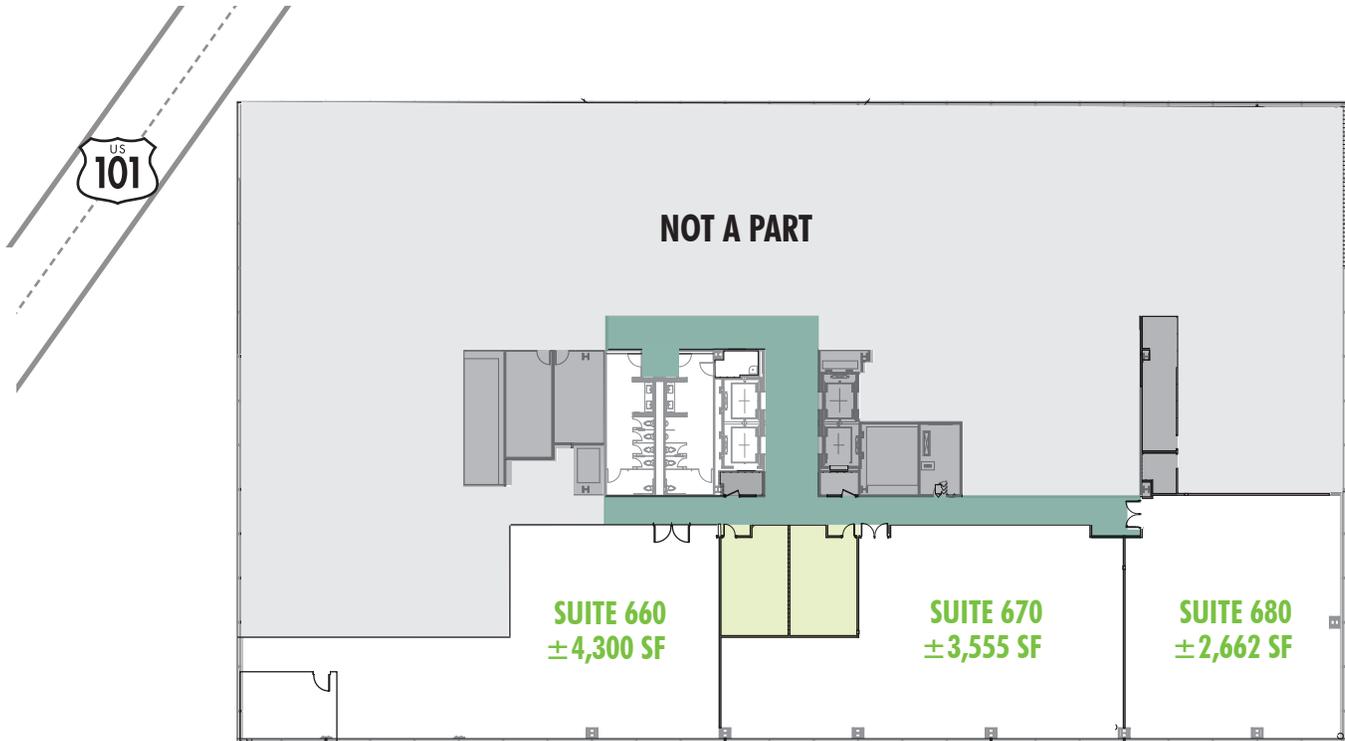
5TH FLOOR



 Common Area

NOT TO SCALE

6TH FLOOR



- Common Area
- Shared Conference Rooms

NOT TO SCALE

INTERIOR PHOTOS



AMENITY MAP



2445 AUGUSTINE DRIVE

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