

**UNDER NEW  
OWNERSHIP** > ELLIS PARTNERS



# CAMPUS

AT SCOTT

**SANTA  
CLARA  
SQUARE**

101

BOWERS AVENUE

SCOTT BOULEVARD

**3315 SCOTT**

Top Three Floors Available  
±120,000 SF

**3325 SCOTT**

**3355 SCOTT**

Full Building Opportunity  
±150,000 SF Available Q2 2028

**PREMIER SANTA CLARA CLASS 'A' OFFICE CAMPUS**





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CLARA  
SQUARE**

**3315 SCOTT**

**Top Three Floors Available**  
±120,000 SF

**3325 SCOTT**

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**Full Building Opportunity**  
±150,000 SF Available Q2 2028

# PROJECT HIGHLIGHTS



Class 'A' project conveniently situated within a 5-minute stroll to Santa Clara Square offering more than 27 restaurants and retail amenities



Outdoor collaboration areas, bocce ball court, and basketball court  
**AMENITY UPGRADES COMING SOON**



Expansive fitness facility featuring cardio and strength equipment, with showers and lockers onsite



Over 100 EV charging stations on-site



3.3/1,000 Parking Ratio



Globally recognized corporate neighbors



Convenient access to multiple freeways and expressways



# PROJECT OFFERINGS

## 3315 SCOTT

Top Three Floors Available  
±120,000 SF

## 3355 SCOTT

Full Building Opportunity  
±150,000 SF Available Q2 2028

## 3355 SCOTT

\*can be combined for ±150,557 SF

4th  
floor

±40,496 SF  
(AVAILABLE 4/1/2028)

3rd  
floor

±40,366 SF  
(AVAILABLE 4/1/2028)

2nd  
floor

±38,636 SF  
AVAILABLE NOW

1st  
floor

±31,189 SF  
AVAILABLE NOW

Potential Phase-In  
Opportunity

## 3315 SCOTT

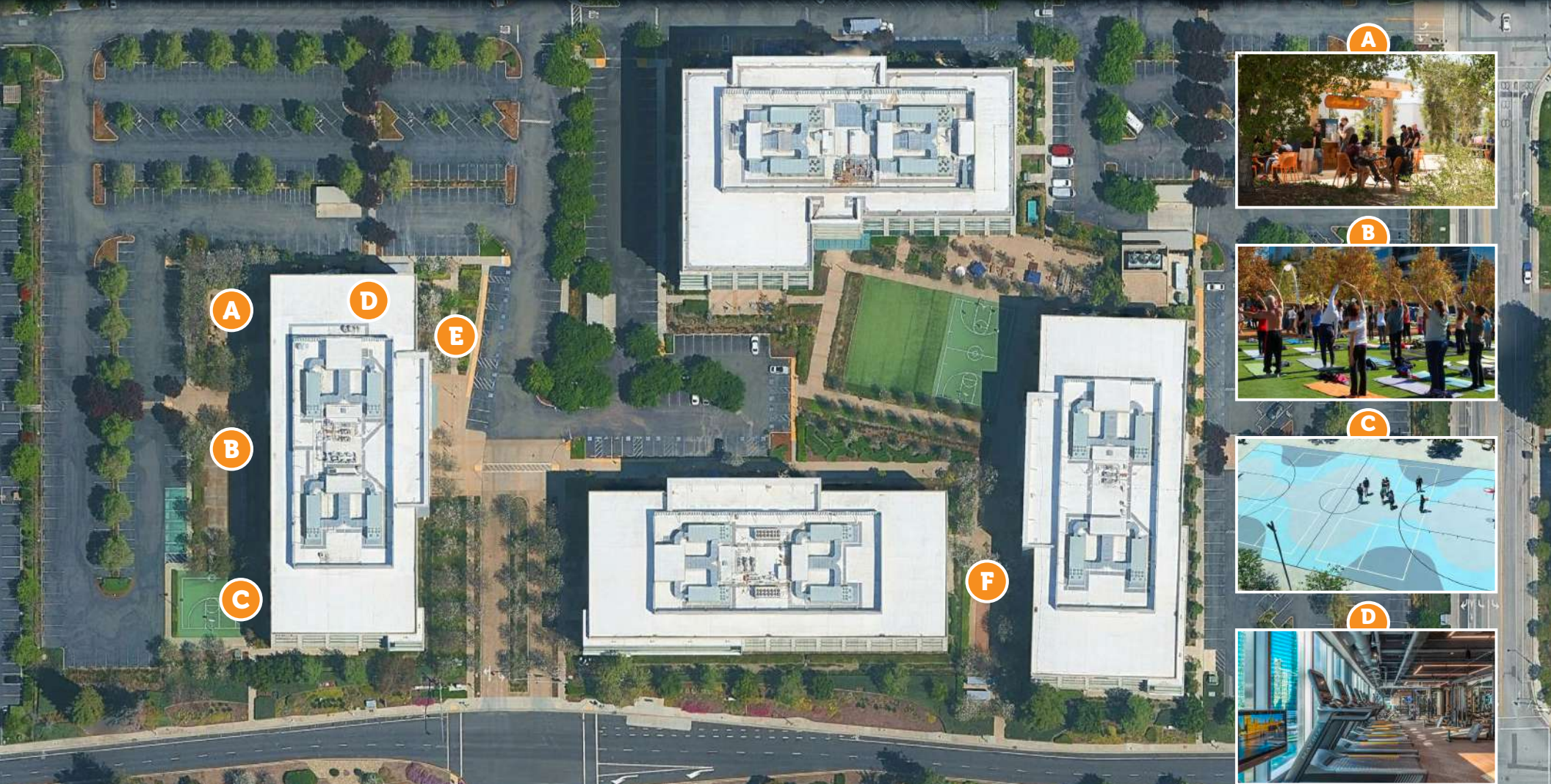
\*can be combined for ±119,780 SF

±40,496 SF  
(AVAILABLE 11/1/2025)

±40,496 SF  
(AVAILABLE 1/1/2026)

±38,788 SF  
AVAILABLE NOW





# AMENITIES ON SITE

EXISTING AND UNDERWAY AMENITY UPGRADES

A

Amenity Area and  
Fresh Air Workspace

B

Multipurpose Events Space

C

Sport Court

D

Fitness and Wellness Center

E

Coffee / Juice Pop Up Cart

F

Outdoor Food Court







# AMENITIES OVERVIEW

## 1 SANTA CLARA SQUARE MARKETPLACE



## SURROUNDING HOTELS







**CAMPUS AMENITY UPGRADES UNDERWAY**



# TRANSPORTATION MAP

[ FROM CALTRAIN TO CAMPUS AT SCOTT ]



BIKE TIME  
8 MIN.



DRIVE TIME  
7 MIN.



CALTRAIN - SF  
61 MIN.



DRIVE TIMES

TO OAKLAND  
52 MIN.

TO SFO  
32 MIN.

TO SJC  
11 MIN.





# NEARBY TENANTS MAP





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PREMIER SANTA CLARA  
CLASS 'A' OFFICE CAMPUS

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