



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

ELLIS PARTNERS

NEWMARK



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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**

3315 SCOTT

***can be combined for ±119,780 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

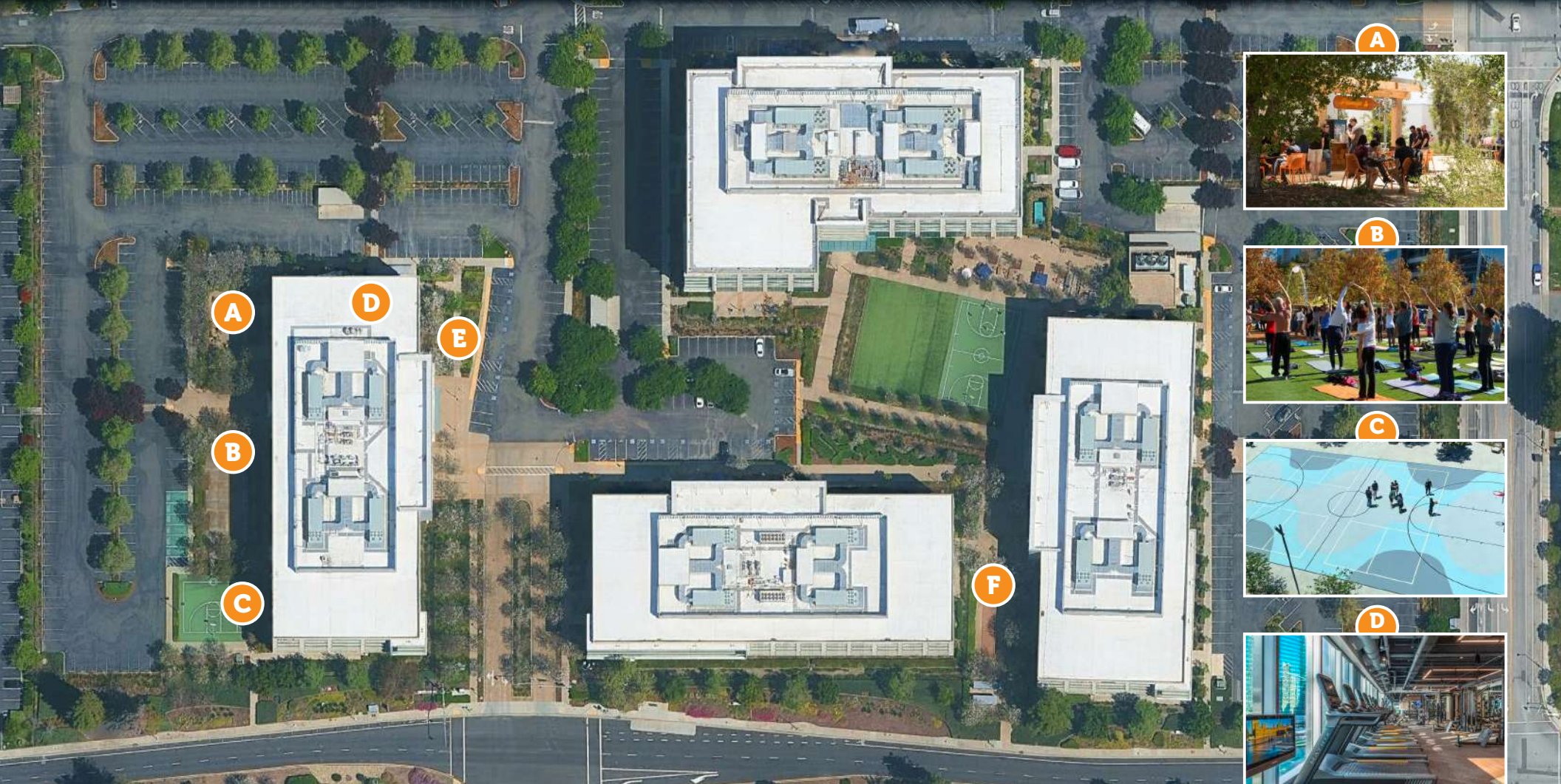
±31,189 SF
AVAILABLE NOW

Potential Phase-In Opportunity

±40,496 SF
AVAILABLE NOW

±40,496 SF
AVAILABLE NOW

±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

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SURROUNDING HOTELS

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CAMPUS AMENITY UPGRADES UNDERWAY

TRANSPORTATION MAP

FROM CALTRAIN TO CAMPUS AT SCOTT



BIKE TIME
8 MIN.



DRIVE TIME
7 MIN.



CALTRAIN - SF
61 MIN.

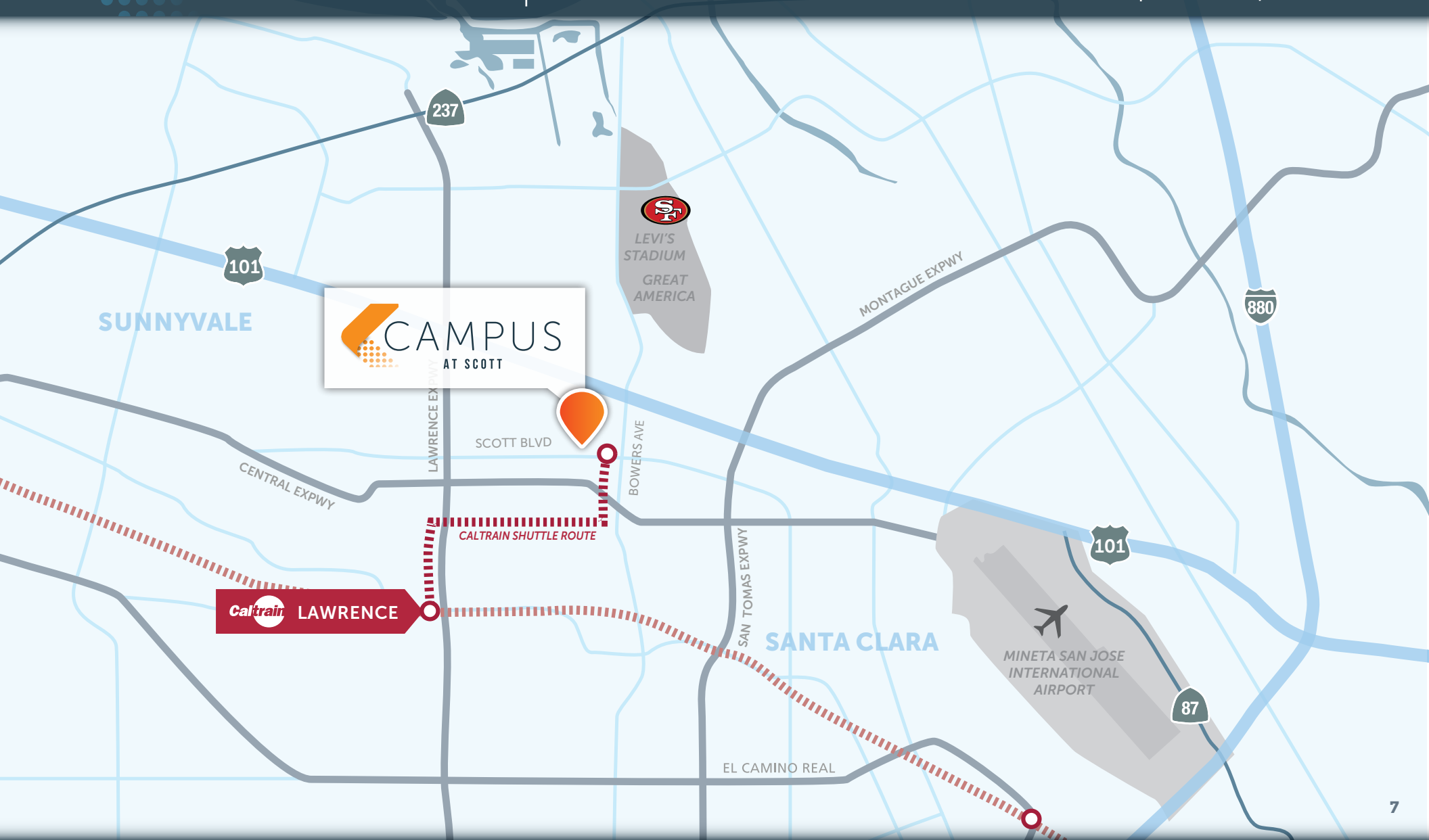


DRIVE TIMES

TO OAKLAND
52 MIN.

TO SFO
32 MIN.

TO SJC
11 MIN.



 **CAMPUS**
AT SCOTT

 **LAWRENCE**

NEARBY TENANTS MAP



85

237

101

CAMPUS

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CLASS A OFFICE CAMPUS

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