



3355 SCOTT BOULEVARD
SANTA CLARA

PREMIER SANTA CLARA CLASS A HQ OPPORTUNITY
±154,200 SF Available Q2 2028



ELLIS PARTNERS

NEWMARK

CAMPUSATSCOTT.COM



PROJECT HIGHLIGHTS



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



COMPREHENSIVE AMENITY TRANSFORMATION & MODERNIZATION UNDERWAY

Future amenities include modern, multi-purpose sports court with basketball and pickleball, events lawn, and multiple outdoor gathering areas for events and meals.



Expanded and modernized fitness center + wellness café underway.



Over 100 EV charging stations on-site



3.3/1,000 Parking ratio



Globally recognized corporate neighbors



Convenient access to multiple freeways and expressways

Building Highlights

**SANTA
CLARA
SQUARE**

3315 SCOTT

3325 SCOTT

3355 SCOTT

Full Building Opportunity
±154,200 SF Available Q2 2028

3355 SCOTT BOULEVARD

± 154,200 SF

4th
floor

±41,440 SF
(AVAILABLE 4/1/2028)

3rd
floor

±41,307 SF
(AVAILABLE 4/1/2028)

2nd
floor

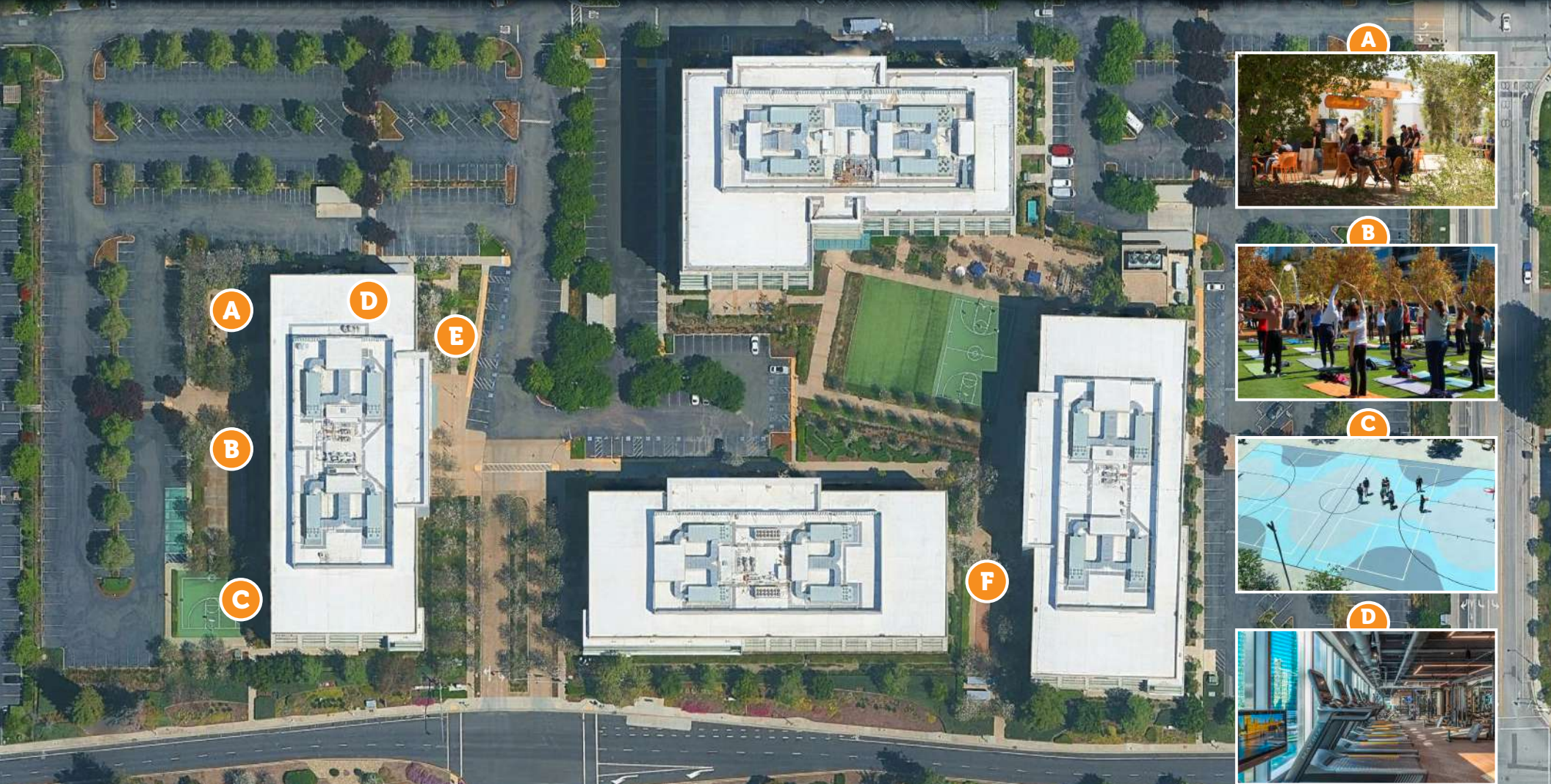
±39,537 SF
AVAILABLE NOW

1st
floor

±31,916 SF
AVAILABLE NOW

Potential Phase-In Opportunity

- 3,000 Amps @ 277/480 volts
- Full building opportunity with signage
- Ground floor ready for amenities, executive briefing center or lab
- Reserved parking available
- Power study for upgrade underway



AMENITIES ON SITE

EXISTING AND UNDERWAY AMENITY UPGRADES

A

Amenity Area and Fresh Air Workspace

B

Multipurpose Events Space

C

Sport Court, including Basketball and Pickleball

D

Fitness and Wellness Center

E

Wellness Food Cart Concept

F

Outdoor Parklet and Gathering Area



BUILT FOR CONNECTION

Flexible outdoor workspaces that foster collaboration and bring people together.



OUTDOOR GATHERINGS

Versatile outdoor space designed for events and gatherings of any size.



GAME ON

A multi-purpose sports court designed for recreation, team engagement, and an active campus culture.



FUEL THE DAY

An outdoor café experience ideal for morning coffee, casual meetings, and midday recharge.



OUTDOOR PARKLET (1 OF 2)

Hardscaped and turfed areas built for outdoor gathering and dining.



OUTDOOR PARKLET (2 OF 2)

An inviting outdoor setting designed for an active and energized campus life.



AMENITIES OVERVIEW

1 SANTA CLARA SQUARE MARKETPLACE

SURROUNDING HOTELS

FLOORPLAN

3355 SCOTT BLVD | 1ST FLOOR | HYPOTHETICAL | AMENITY RICH

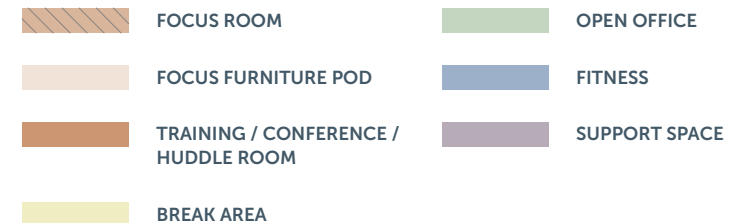
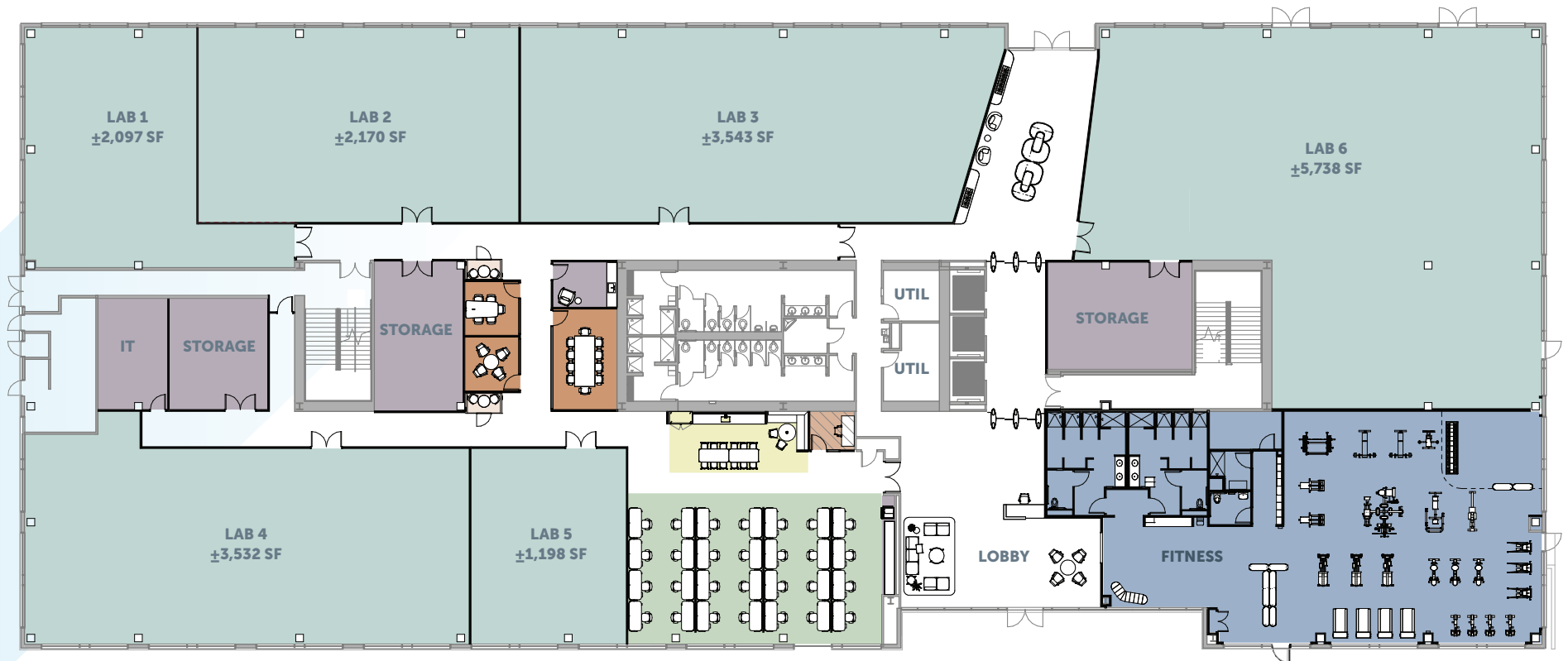


	LOBBY / LOUNGE		SOCIAL GAME LOUNGE		SUPPORT SPACE
	FOCUS POD / COLLAB		CAFÉ / DINING		BREAK AREA
	TRAINING / CONFERENCE		MARKETPLACE		PRE / POST FUNCTION BREAK OUT AREA
	HUDDLE ROOM		FITNESS		

4 TRAINING ROOMS | 2 CONFERENCE ROOMS | 2 HUDDLE ROOMS | 1 BOARDROOM | 4 FOCUS ROOMS

FLOORPLAN

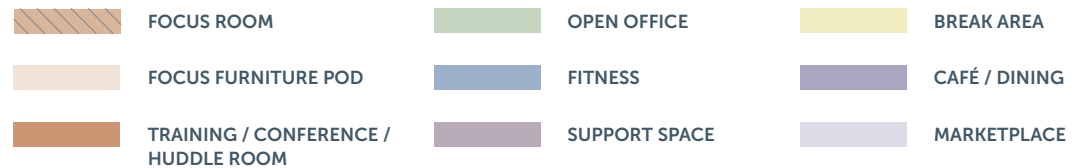
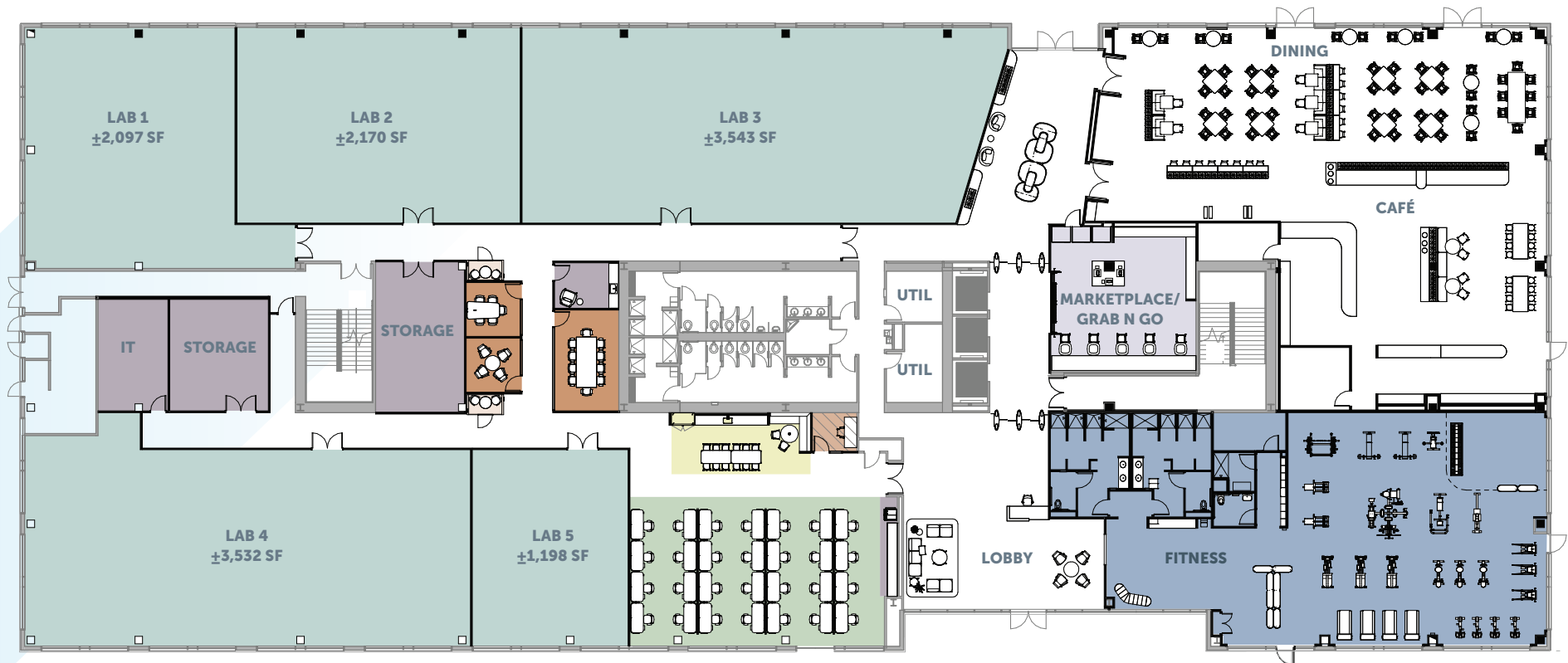
3355 SCOTT BLVD | 1ST FLOOR | HYPOTHETICAL | **LAB HEAVY SINGLE TENANT**



36 6'X7' WORKSTATIONS | **2 HUDDLE ROOMS** | **1 TRAINING ROOM** | **3 FOCUS ROOMS** | **6 LABS**

FLOORPLAN

3355 SCOTT BLVD | 1ST FLOOR | HYPOTHETICAL | LAB HEAVY SINGLE TENANT CAFÉ



36 6'X7' WORKSTATIONS | 2 HUDDLE ROOMS | 1 TRAINING ROOM | 3 FOCUS ROOMS | 5 LABS

FLOORPLAN

3355 SCOTT BLVD | UPPER FLOOR PLAN | HYPOTHETICAL | ± 40,000 SF



156 6'X7' WORKSTATIONS | **20 PRIVATE OFFICES** | **6 HUDDLE ROOMS** | **7 CONFERENCE ROOMS**
1 TRAINING ROOM | **6 FOCUS ROOMS**

TRANSPORTATION MAP

FROM CALTRAIN TO CAMPUS AT SCOTT



BIKE TIME
8 MIN.



DRIVE TIME
7 MIN.



CALTRAIN - SF
61 MIN.



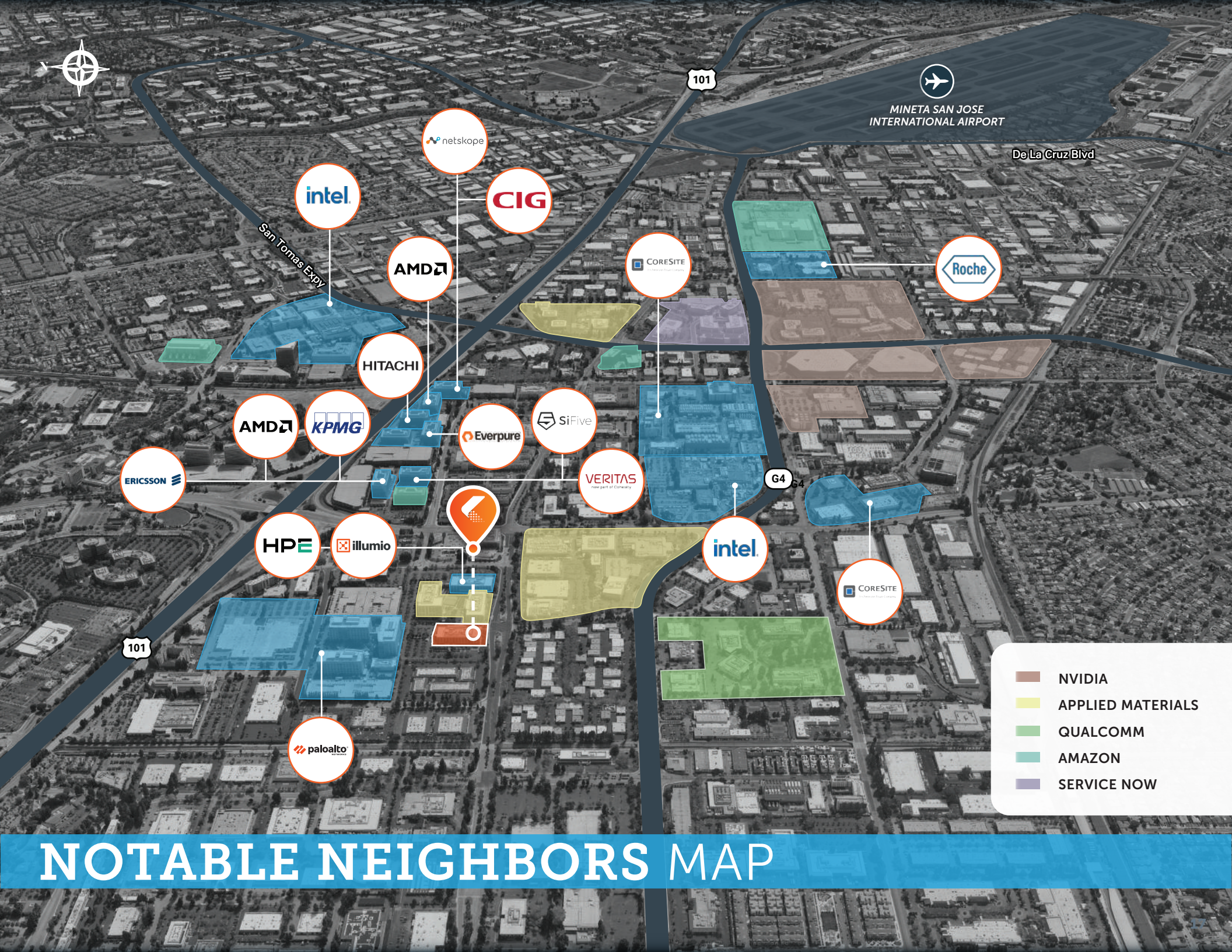
DRIVE TIMES

TO OAKLAND
52 MIN.

TO SFO
32 MIN.

TO SJC
11 MIN.





NOTABLE NEIGHBORS MAP

- NVIDIA
- APPLIED MATERIALS
- QUALCOMM
- AMAZON
- SERVICE NOW



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