

**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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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 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

NEWMARK

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