

# HQ @ first

110/120/130 Holger Way | San Jose

±140,043 to ±603,666  
square feet available +

Premier **Three Building** Office Campus  
with **Data Center** Next to Retail Amenities



Newmark  
Knight Frank

LANE PARTNERS

Jeff Arrillaga | 408.982.8478

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project highlights

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Location

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Data Center

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Site Plan

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Floorplans



01

# general property description +

PROJECT HIGHLIGHTS

- :: 2010 Steel-frame construction
- :: \$200/sf of existing, reusable improvements above warm shell in 130 & 120 Holger; \$250/sf in 110 Holger
- :: LEED Gold certified by design. 116% of required efficiency standard – one of the highest in Silicon Valley’s history.
- :: Efficient glass lining providing natural-lighting to reduce energy costs.
- :: 15’ slab-to-slab height on 1st floor and 13.5’ slab-to-slab heights throughout floors 2-7
- :: Efficient, consolidated duct work exposing clean steel beams throughout creative office space
- :: Ownership is in progress of renovating all project landscaping and adding an outdoor amenity area



**OUTDOOR AMENITIES AREA**



01

PROJECT HIGHLIGHTS

## fully amenitized first floors with

- :: Fully Equipped Fitness Center
- :: Locker Rooms
- :: 110 Seat Theatre
- :: 300+ Seat Cafeteria
- :: Executive Dining Area
- :: Coffee Shop/Café
- :: Executive Briefing Center
- :: All-Hands Conference Room
- :: Executive Board Room

01

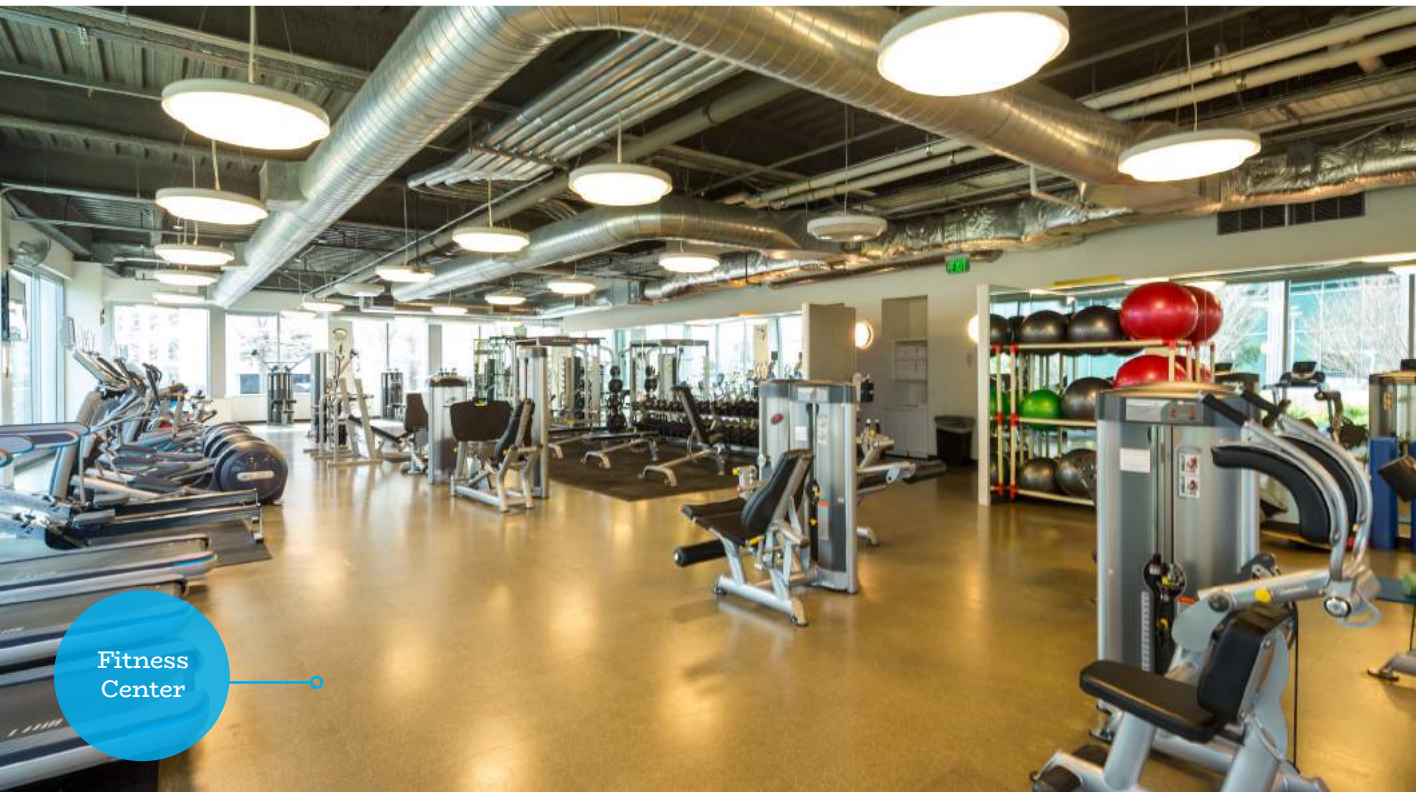
PROJECT HIGHLIGHTS



Executive Business Center



Theatre



Fitness Center



Locker Rooms



## landscaping & outdoor property description +

01

PROJECT HIGHLIGHTS

- :: Ownership is in progress of renovating all project landscaping and adding an outdoor amenity area
  - :: Panoramic window system for natural lighting with bay & hill views
    - :: Solar Farm produces 550 kw daily – enough to cover more than Holger's 20 entire electricity usage for an entire day
      - :: 40% less water than traditional campus due to design
        - :: One of the largest utility rebates ever at 116% above CA energy codes (\$2.1 M in rebates)



**Building A**  
**110 holger**  
 .....  
**±140,043**  
 square feet

**Building B**  
**120 holger**  
 .....  
**±227,583**  
 square feet

**Building C**  
**130 holger**  
 .....  
**±236,040**  
 square feet

PARKING  
 STRUCTURE

**HQ @ First**  
 Property Type: Office



**address**

110 Holger Way

120 Holger Way

130 Holger Way



**sizes**

140,043 Sf

227,583 Sf

236,040 Sf



**parking  
 ratio**

3.2/1,000 Sf

3.2/1,000 Sf

3.2/1,000 Sf

# the vibrant 237 corridor +

## high caliber tenancy

HQ @ first is located along the 237 Corridor and in close proximity to one of the largest concentrations of high-profile corporate users and technology stalwarts in the country. Some of the region's anchor tenants include Samsung, Cisco, SanDisk, Dell, Boston Scientific, Flextronics, Polycom and Canon USA

## ease of access

The 237 Corridor's central location features ease of access for tenants given the dense transportation network in the surrounding area. This includes immediate connectivity to Interstates 880 and 680, Highway 101 and 237 as well as the VTA light rail providing linkage to Caltrain. In addition, the Property is a short bike or drive to the San Jose International Airport and the new Milpitas BART station.

## access to executive & affordable housing options

The 237 Corridor is home to a dense and highly skilled labor pool, attracting numerous world-renowned companies. As such, the Property benefits tremendously from the fact that it is within close proximity to an abundance of both executive and affordable housing options serving the region.



**@first**  
220,000 SF  
of Class A  
Retail

**N FIRST STREET - 35,000 AADT**

**HIGHWAY 237 - 35,000 AADT**



**TRAVEL TIMES**

- Downtown San Jose
- Moffett Park
- San Jose Airport
- Great Mall BART Station
- Lawrence Station (Caltrain)
- Santa Clara ACE Station
- San Francisco
- Oakland



**BIKE**

- 35 min
- 25 min
- 25 min
- 20 min
- 25 min
- 10 min



**VTA RAIL**

- 30 min
- 30 min
- 25 min
- 20 min
- 30 min
- 15 min
- 90 min (Caltrain)
- 60 min (future BART)



**DRIVE**

- 15 min
- 5 min
- 10 min
- 10 min
- 10 min
- 5 min
- 60 min
- 60 min

Silicon Valley Tenants

Amenities





# HQ @ first

is San Jose's most amenitized campus served by 220,000+ sq.ft. of brand new walkable restaurants, shops, Hotels, & other services; differentiating the Property from its peer set.



HIGHWAY 237 - 135,000 + AADT



DOMAIN APARTMENTS  
444 UNITS  
BUILT IN 2014



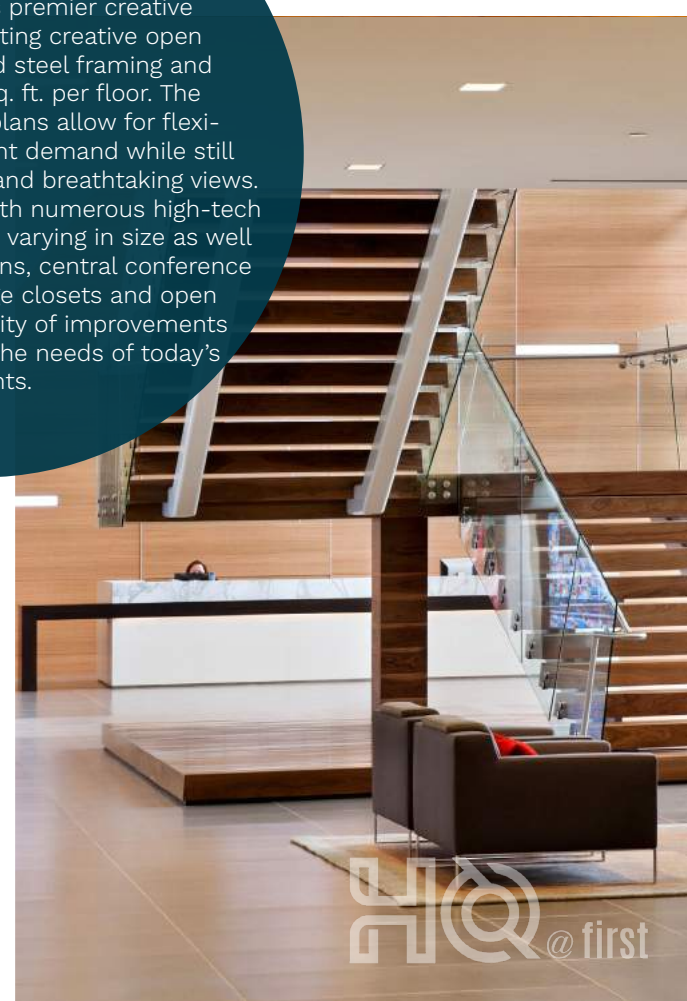
05

GALLERY

# premier creative office space +



HQ @first was designed and built to be the Bay Area's premier creative office campus, boasting creative open ceilings with exposed steel framing and spanning +32,000 sq. ft. per floor. The spacious open floor plans allow for flexible adaptation to tenant demand while still offering natural daylight and breathtaking views. Each floor is equipped with numerous high-tech private break-out rooms varying in size as well as private offices, kitchens, central conference rooms, interior storage closets and open lounge areas. The quality of improvements are ideally suited for the needs of today's tenants.





LEED Gold certified saving  
**10,000,000**  
kw-hours a year

Reduces carbon emissions by  
**4,500**  
tons of carbon dioxide

Ground breaking hot & cold  
isle-rotation system for

**37%**

decrease in electricity  
consumption compared to  
traditional data centers

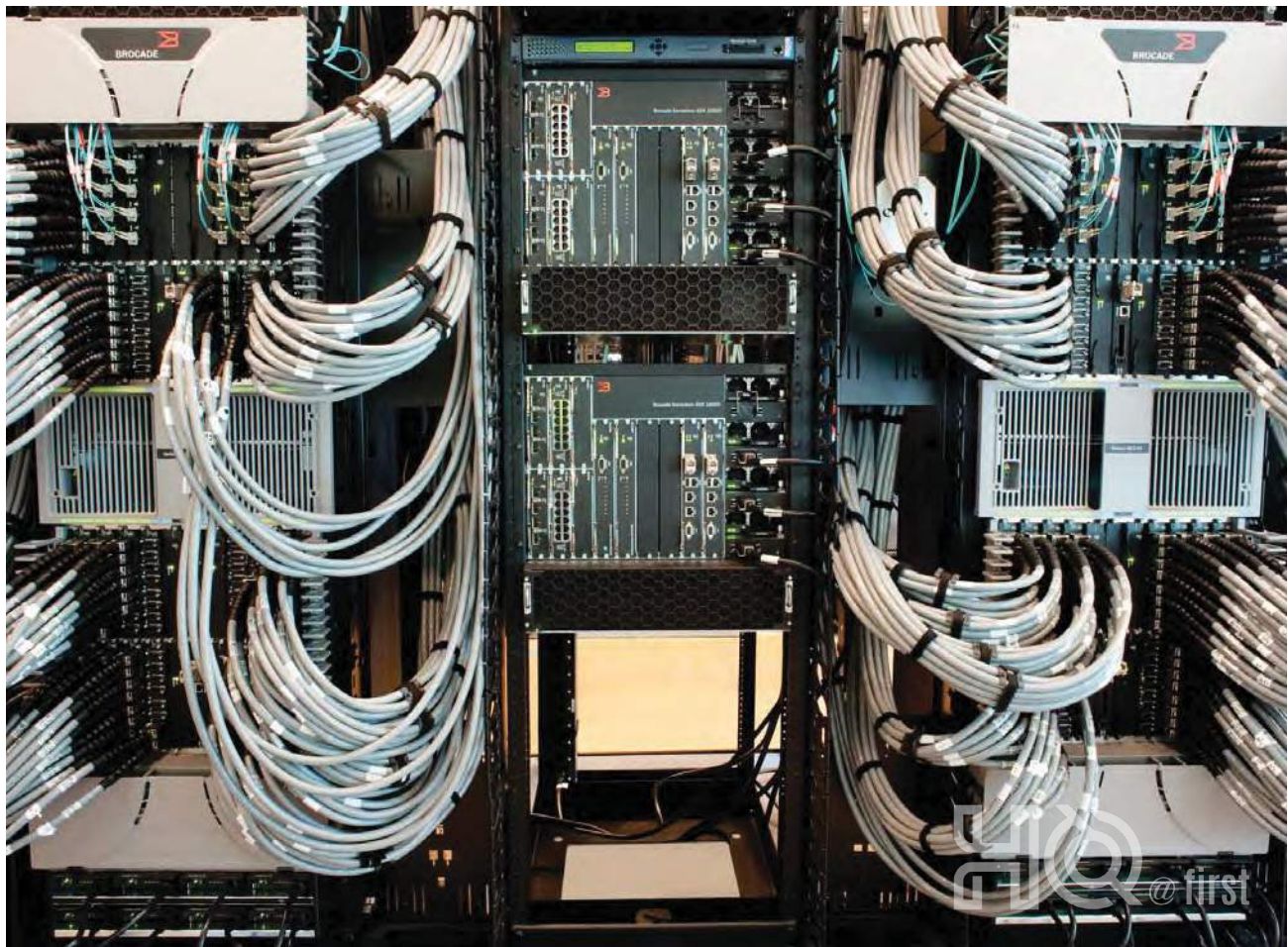
Flat-floors for more racks space -  
increased by **12%** compared  
to raised floors

Variable speed fans for equal  
cooling distribution

Winner of PG&E's largest data  
center project incentive program -  
received over **\$2.1** million.

An estimated  
**14** million  
kilowatt-hours are saved  
each year resulting in

more than **\$1.5** million  
in savings and reduction of  
7,500 carbon dioxide



120  
Holger

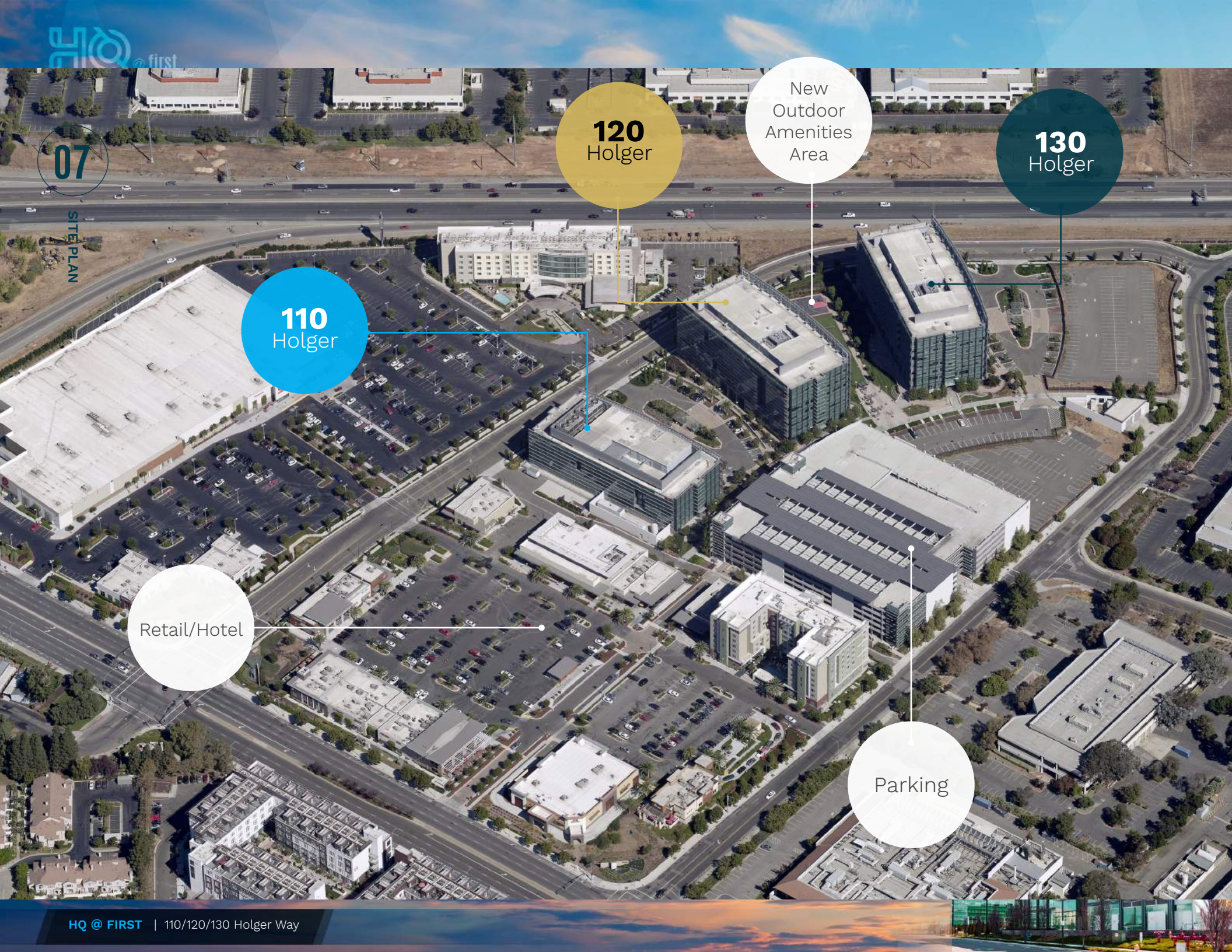
New  
Outdoor  
Amenities  
Area

130  
Holger

110  
Holger

Retail/Hotel

Parking

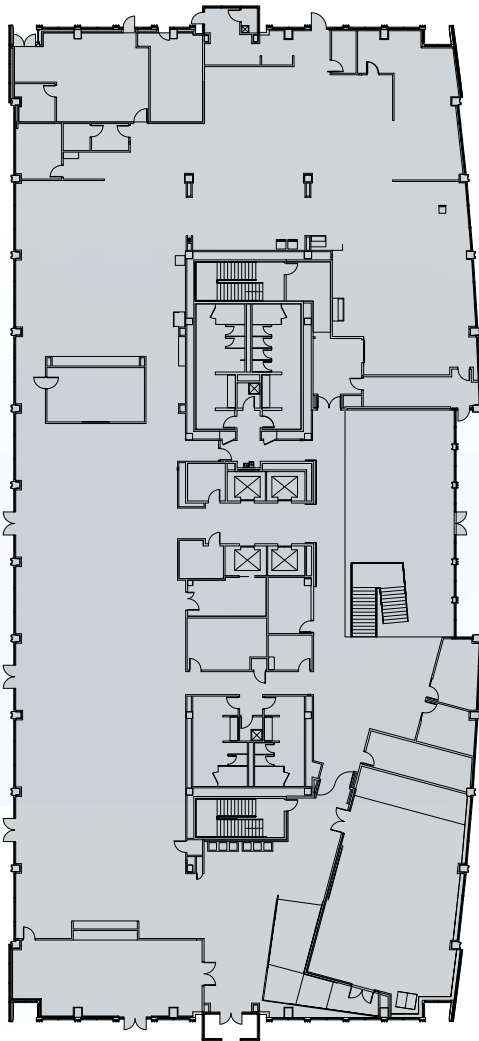




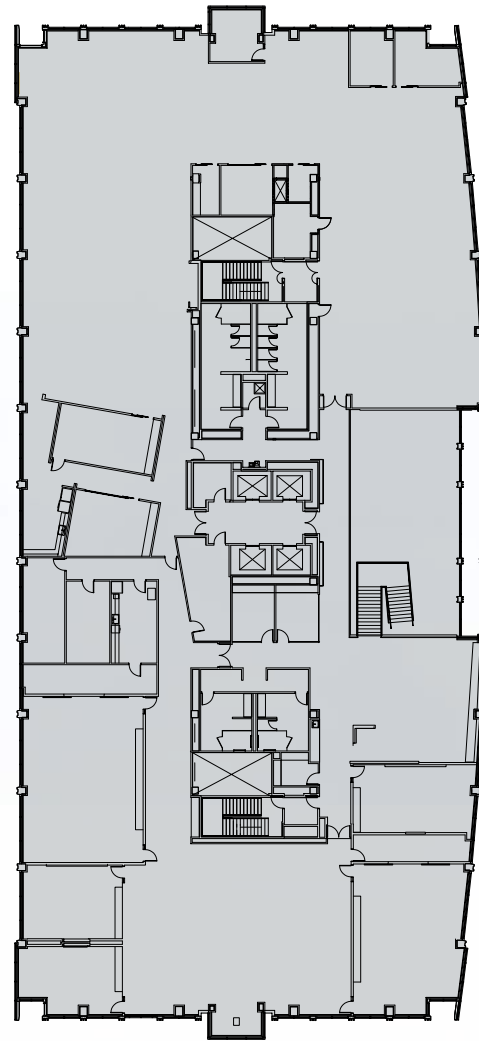
130

- ↗ building 130
- ↖ main reception  
executive briefing center
- ← buildings 110 & 120
- ←

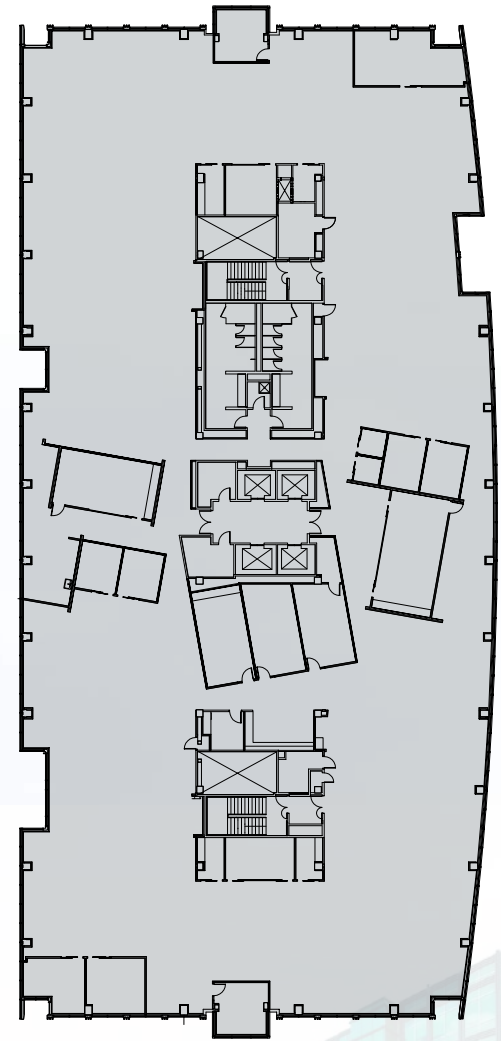
FIRST FLOOR



SECOND FLOOR

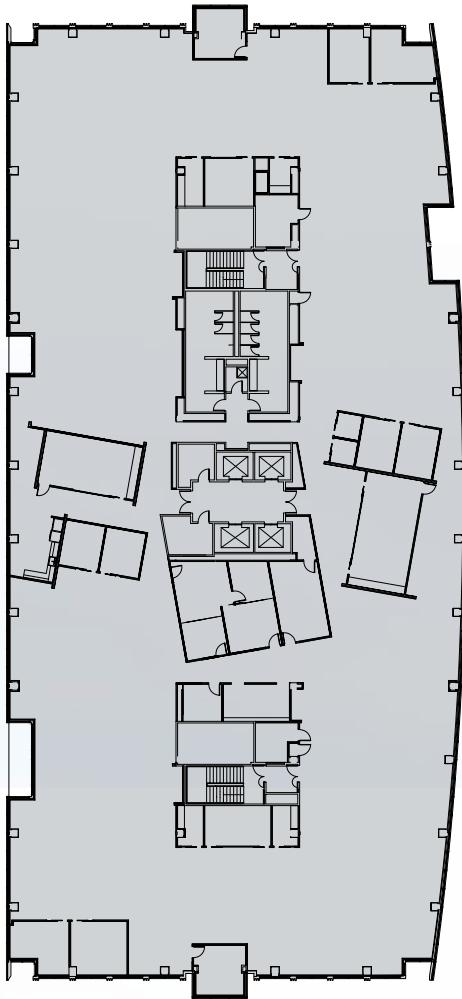


THIRD FLOOR

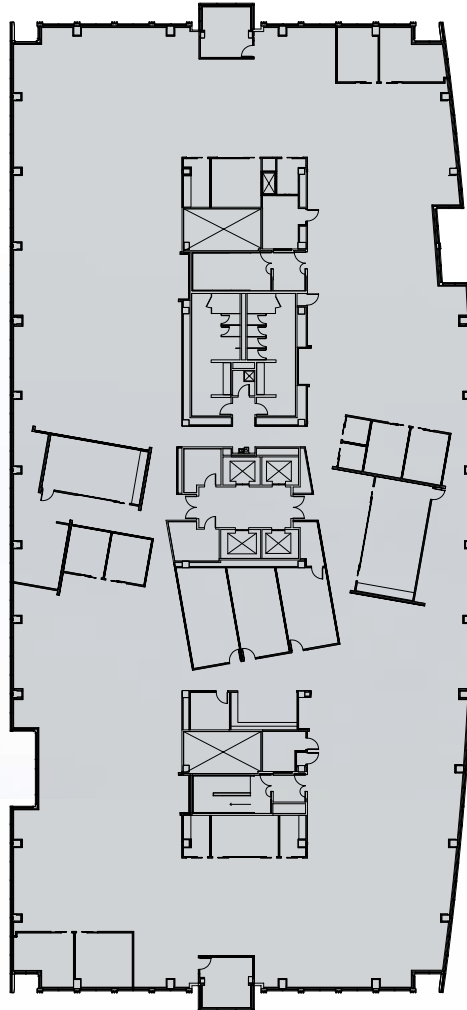


# 130 holger +

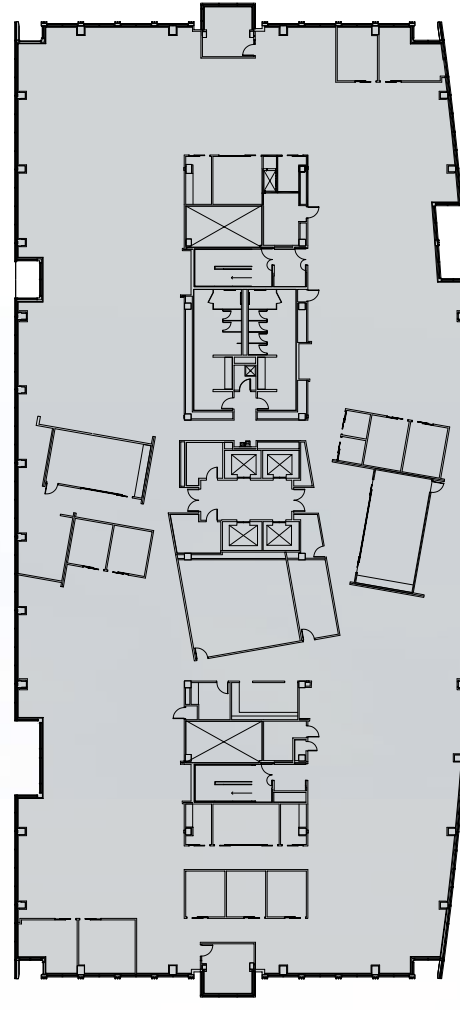
FOURTH FLOOR



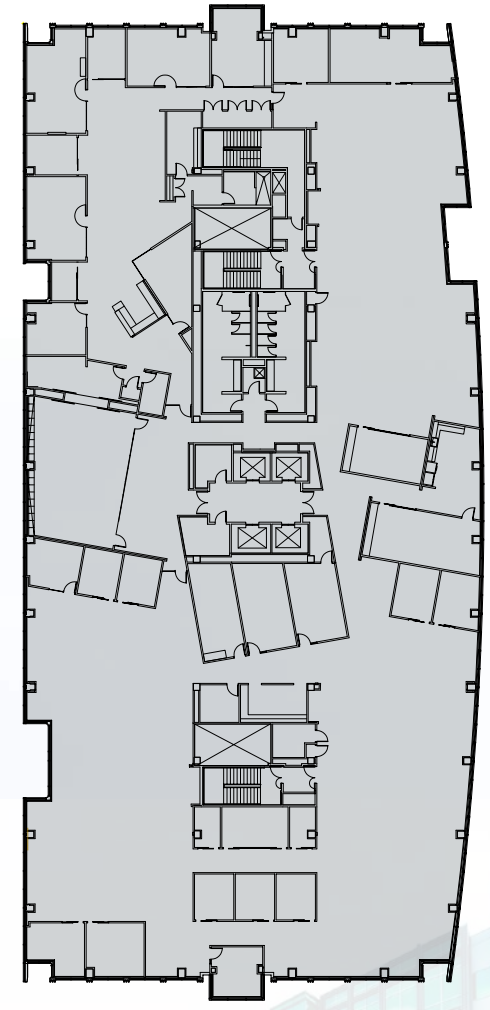
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



120

↑ building 120

→ building 130

main reception  
briefing center

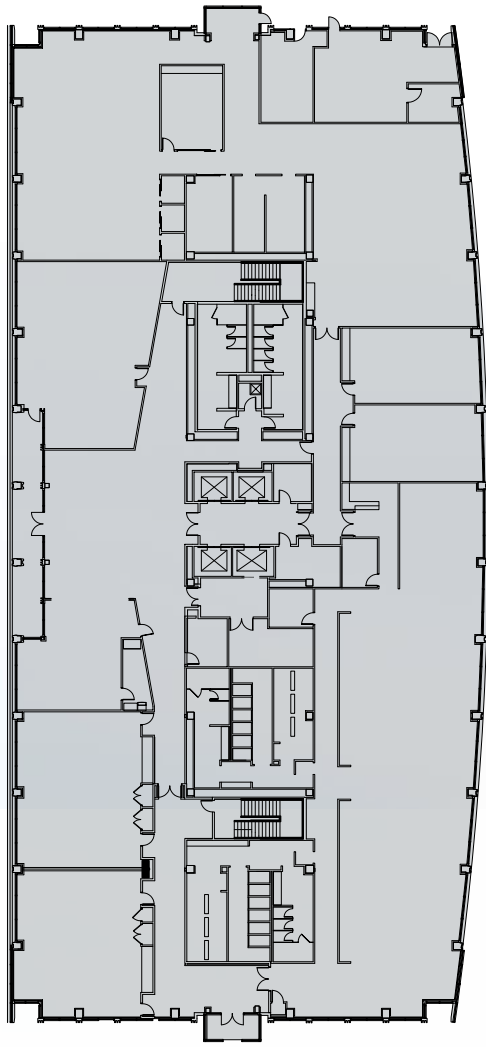




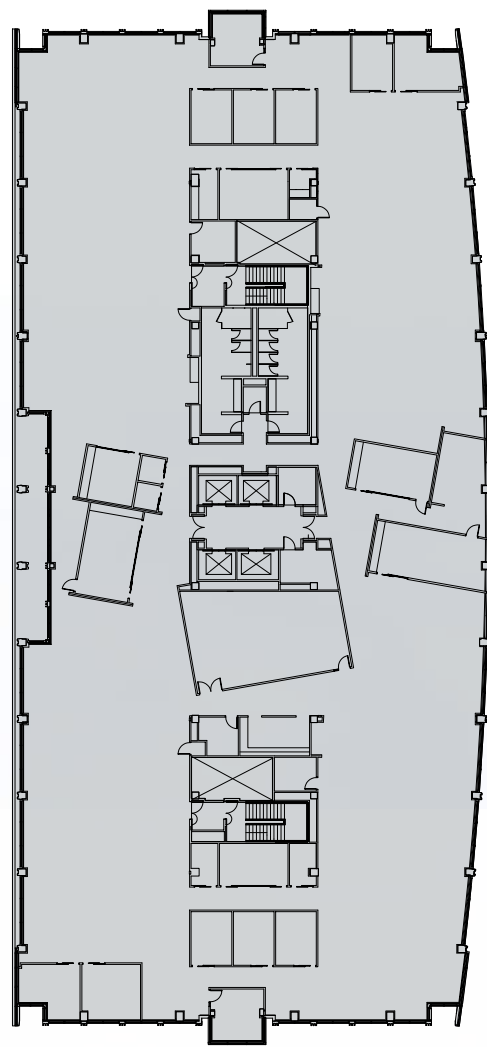
# 120 holger +

FLOORPLANS

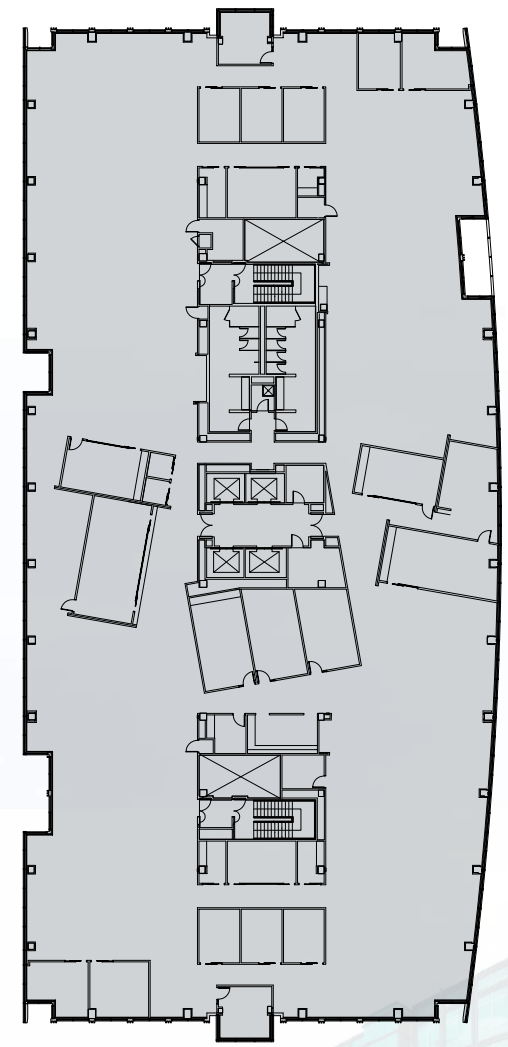
FIRST FLOOR



SECOND FLOOR

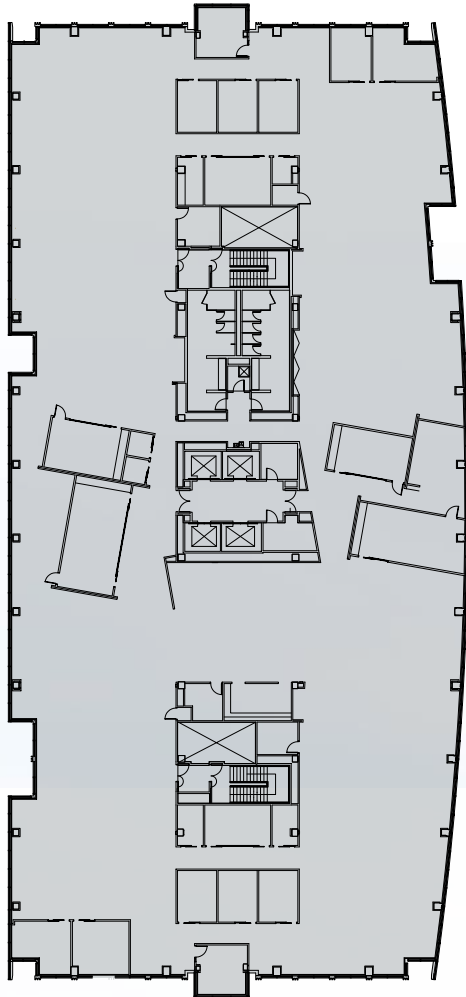


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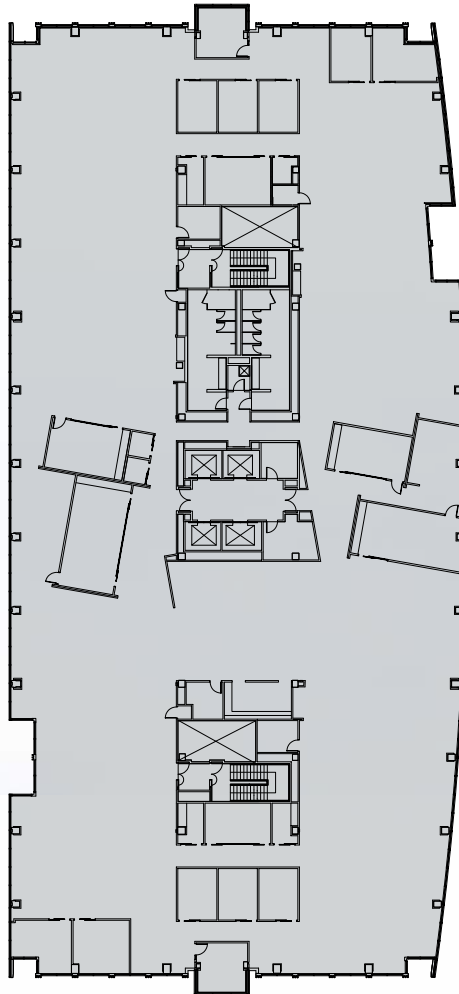


# 120 holger +

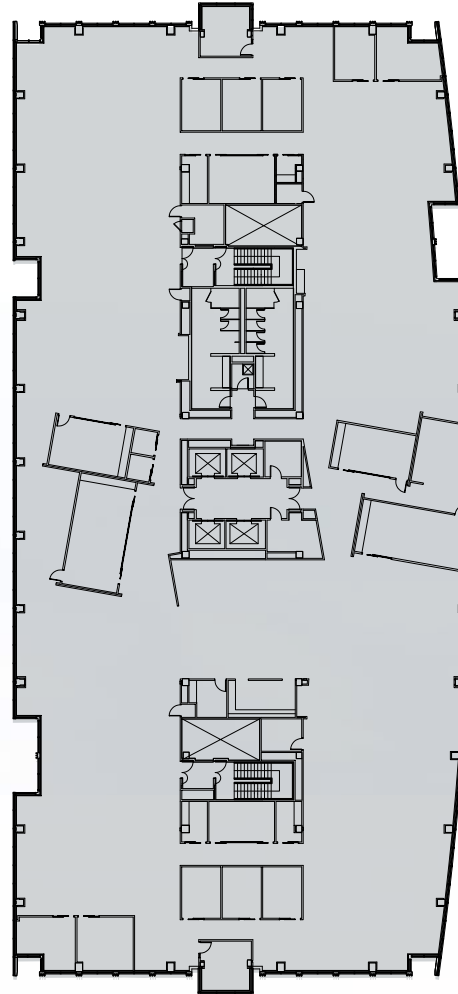
FOURTH FLOOR



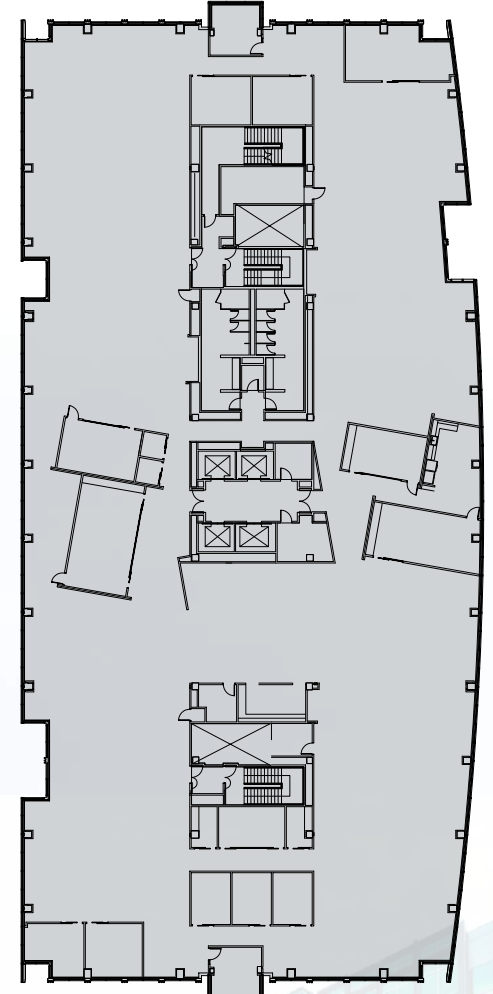
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



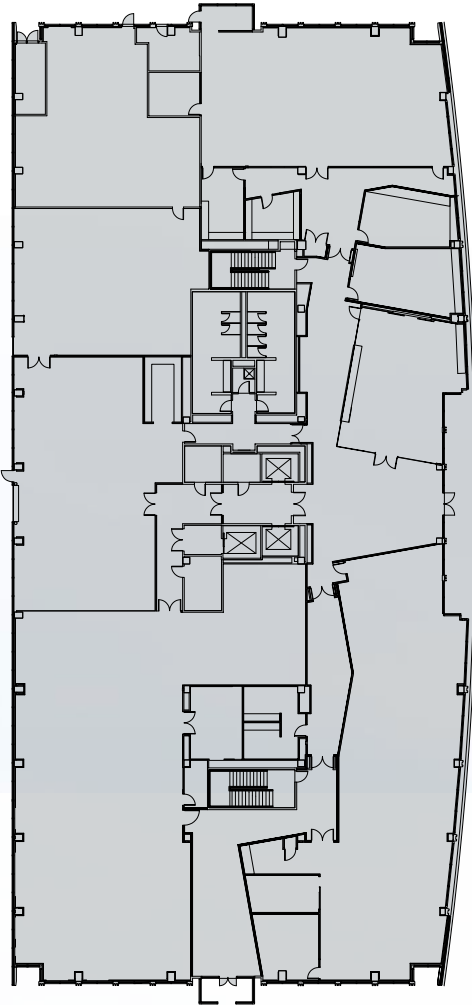


110

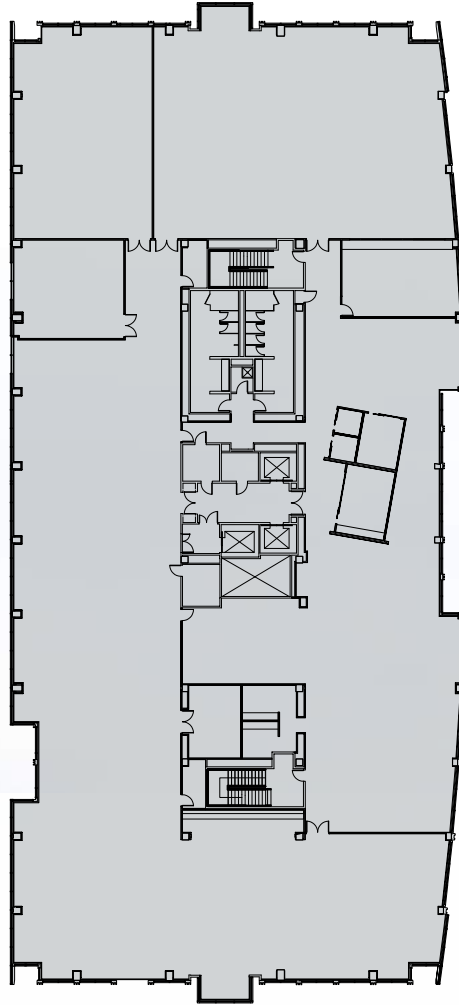
- ↗ building 110
- ↖
- buildings 120 - 130
- ↘ main reception  
executive briefing center

# 110 holger +

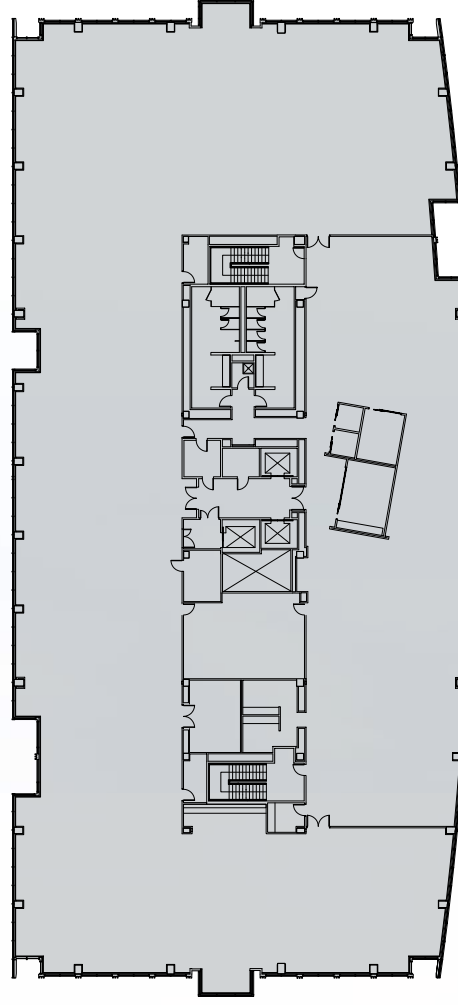
FIRST FLOOR



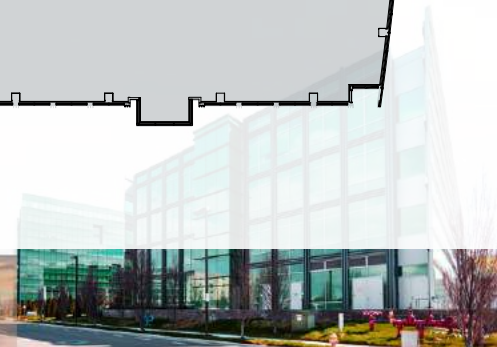
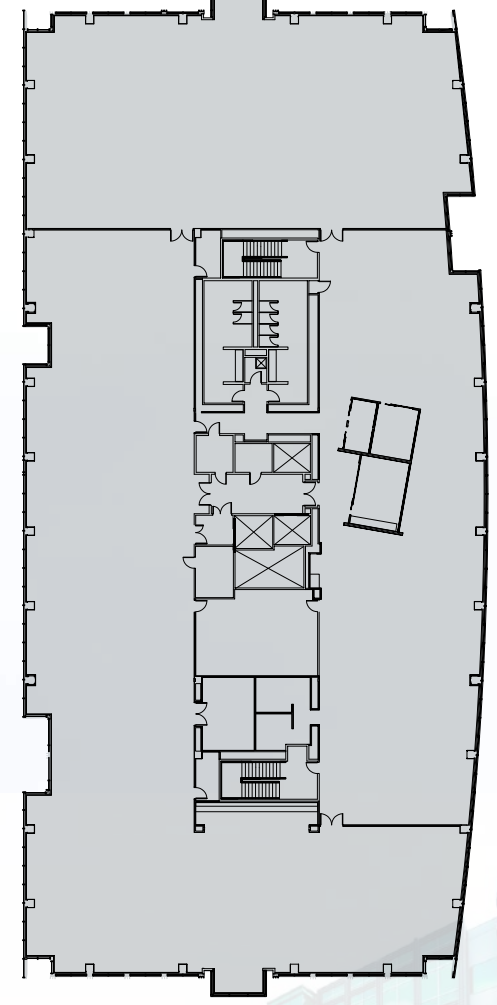
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





**contact** agent +

**Jeff Arrillaga**

Executive Managing Director

408.982.8478

jarrillaga@newmarkccarey.com

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2804 Mission College Blvd, Suite 220, Santa Clara, CA 95054 | 17-1045.11/17