

DISTRICT | 237

BE FRONT & CENTER

±99,552 SF AVAILABLE

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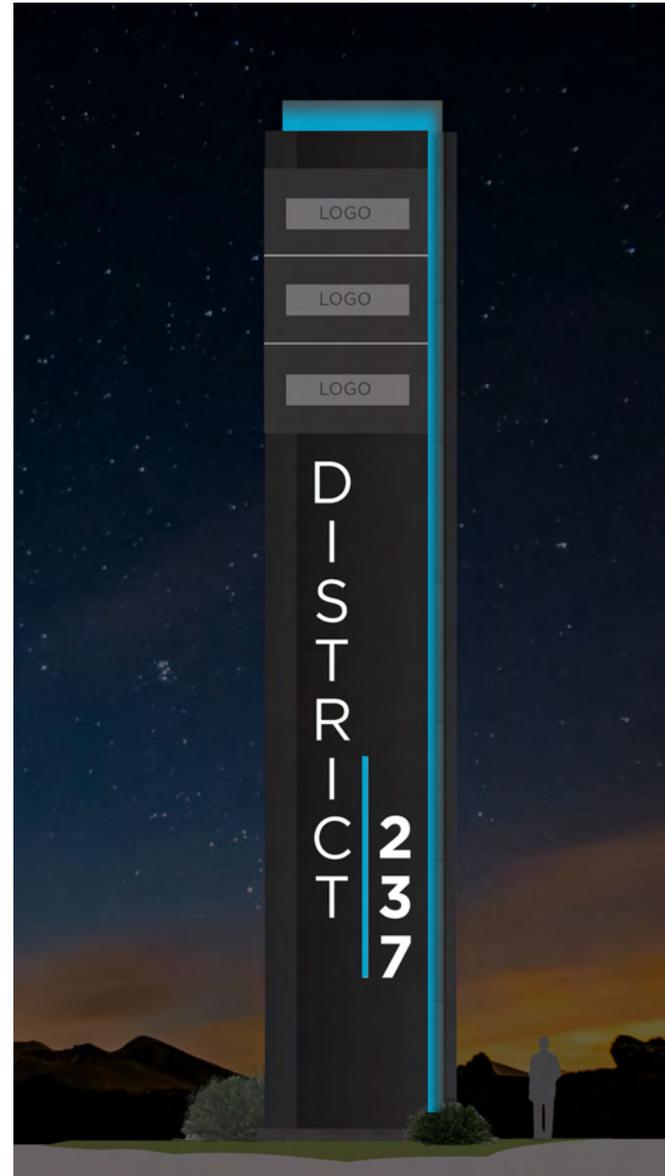
PROJECT HIGHLIGHTS

- ±99,552 SF AVAILABLE
- CLASS A STEEL FRAME BUILDINGS
- FLEXIBLE & EFFICIENT FLOOR PLATES
- NEW OUTDOOR AMENITY AREAS
- ±3.75/1,000 SF PARKING RATIO
- SIGNAGE PROGRAM
- EXCELLENT HIGHWAY 237 EXPOSURE
- PROMINENT BUILDING TOP SIGNAGE
- ADJACENT TO @FIRST RETAIL, HOTELS & RESTAURANTS

YOUR NAME IN LIGHTS!

NEW SIGNAGE PROGRAM - SIGN HEIGHT: 60 FT.

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IN GOOD COMPANY

CORPORATE MAP

DISTRICT | 237



SITE PLAN

DISTRICT | 237



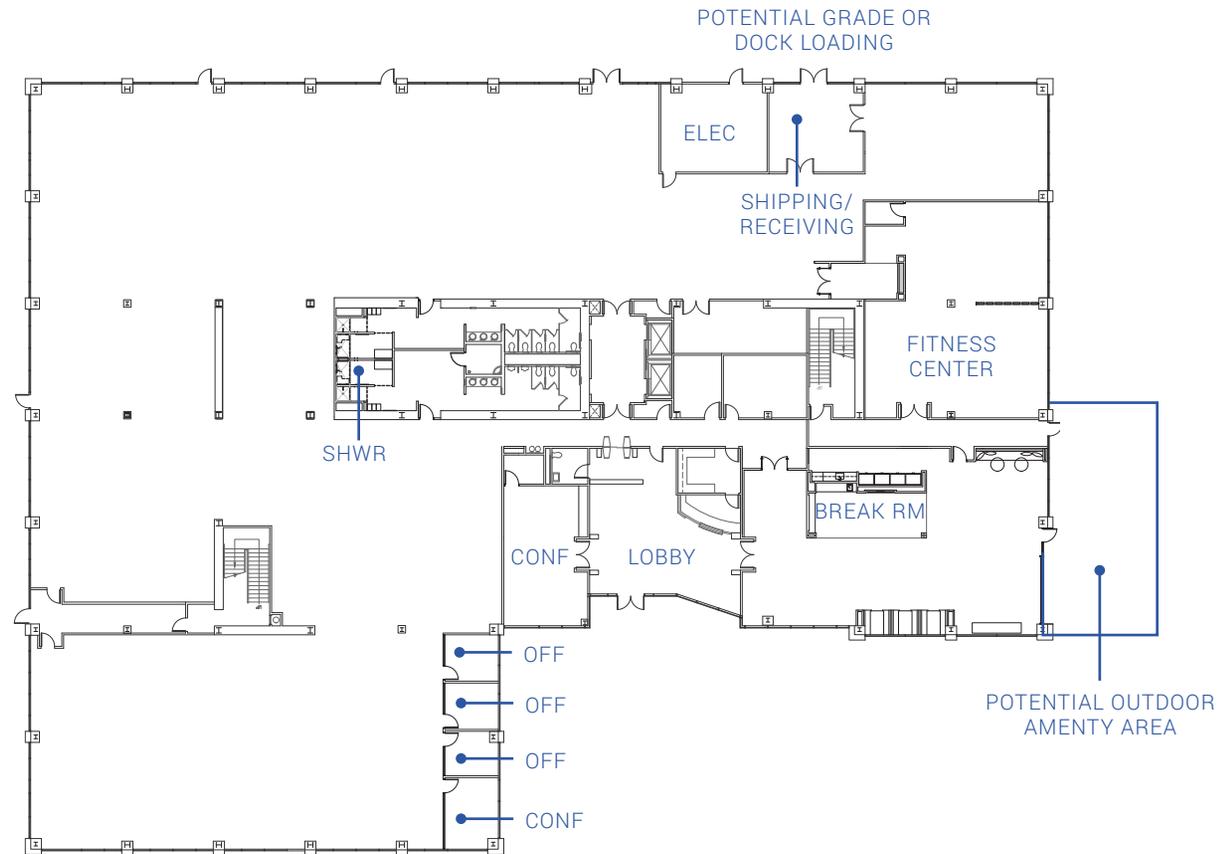
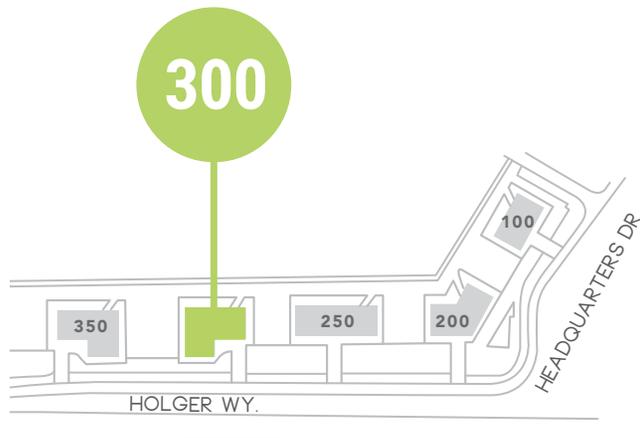
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

FIRST FLOOR: ±33,106 SF

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- 3 OFFICES
- 2 CONFERENCE ROOMS
- BREAK ROOM
- FITNESS CENTER
- SHOWERS
- POTENTIAL OUTDOOR AMENITY AREA
- POTENTIAL GRADE OR DOCK LOADING
- 5,000 AMPS AT 277/480 VOLTS
- 250 KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

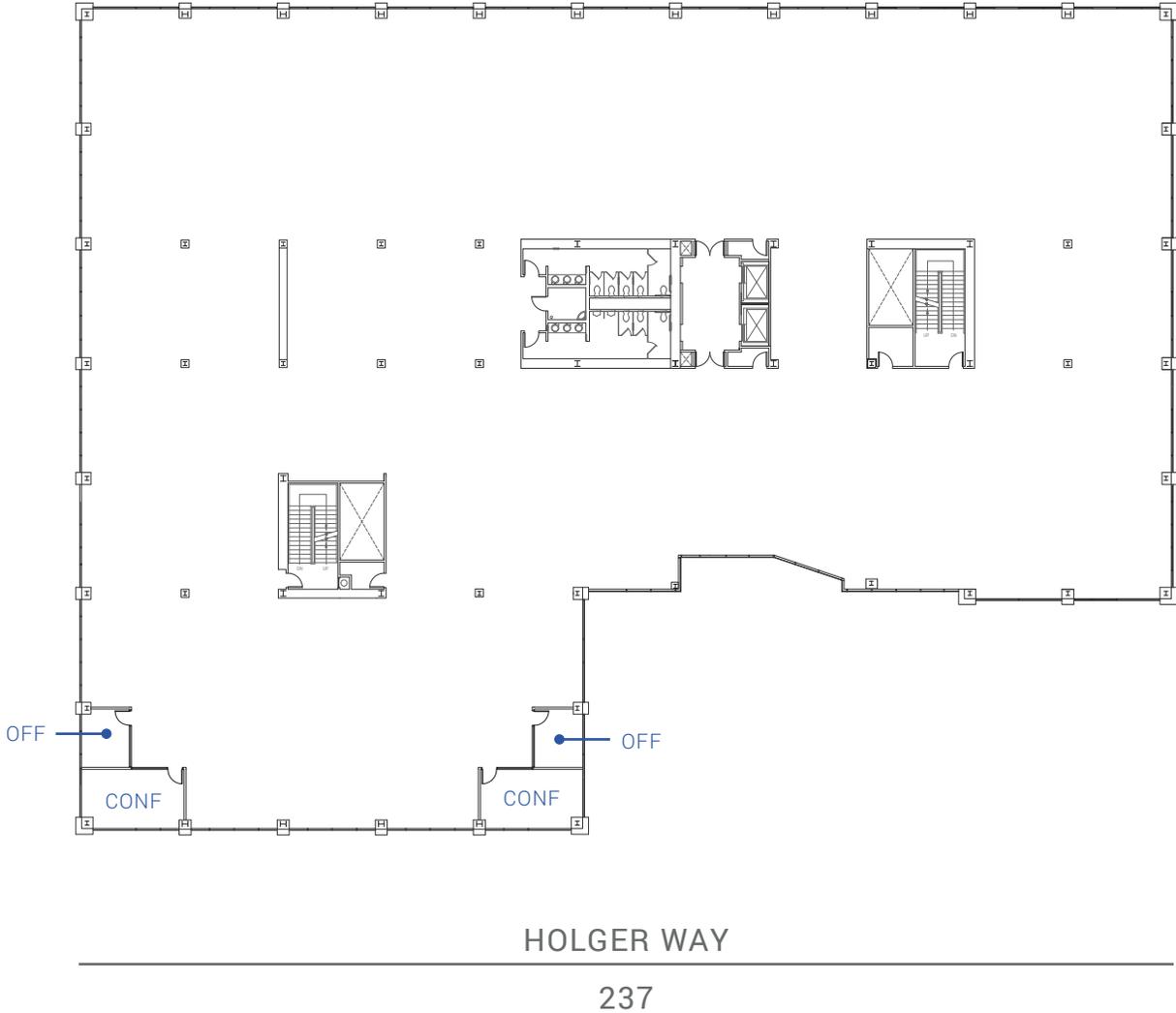
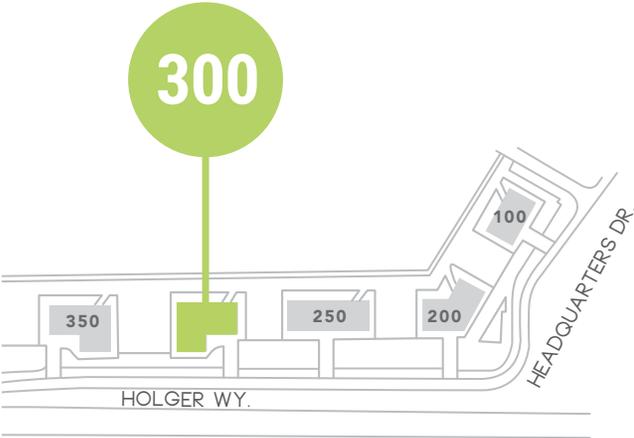
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

SECOND FLOOR: ±33,106 SF

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- 2 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



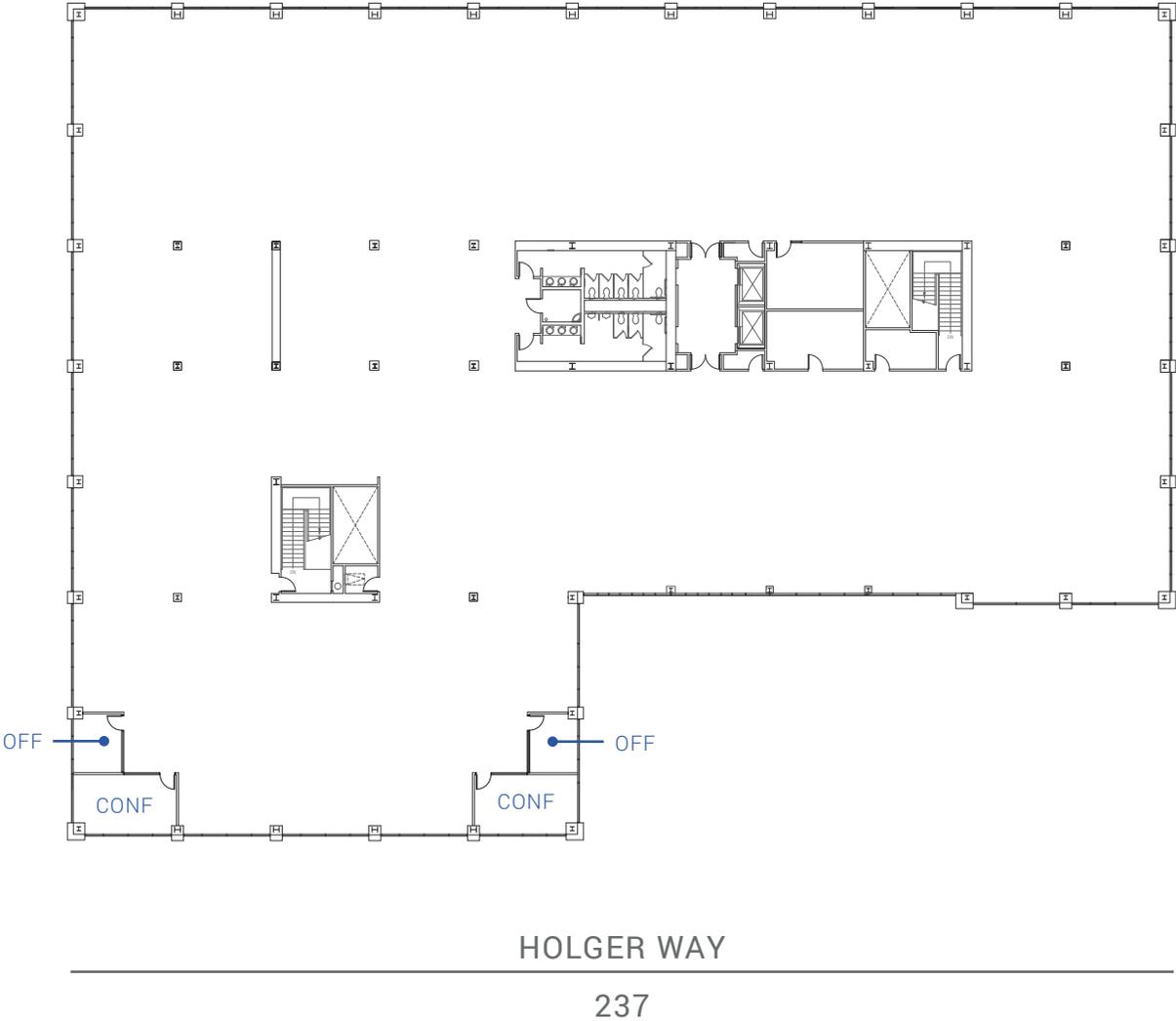
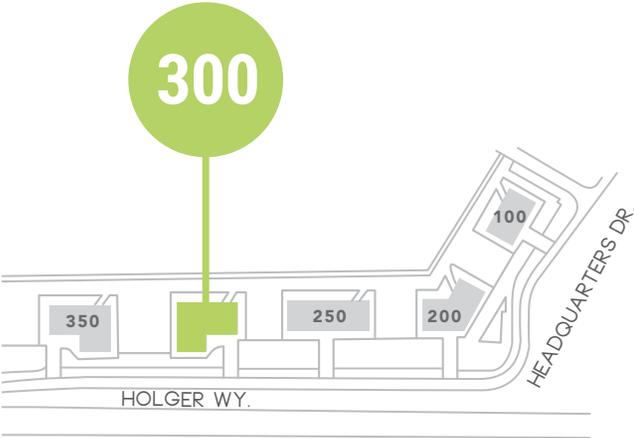
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

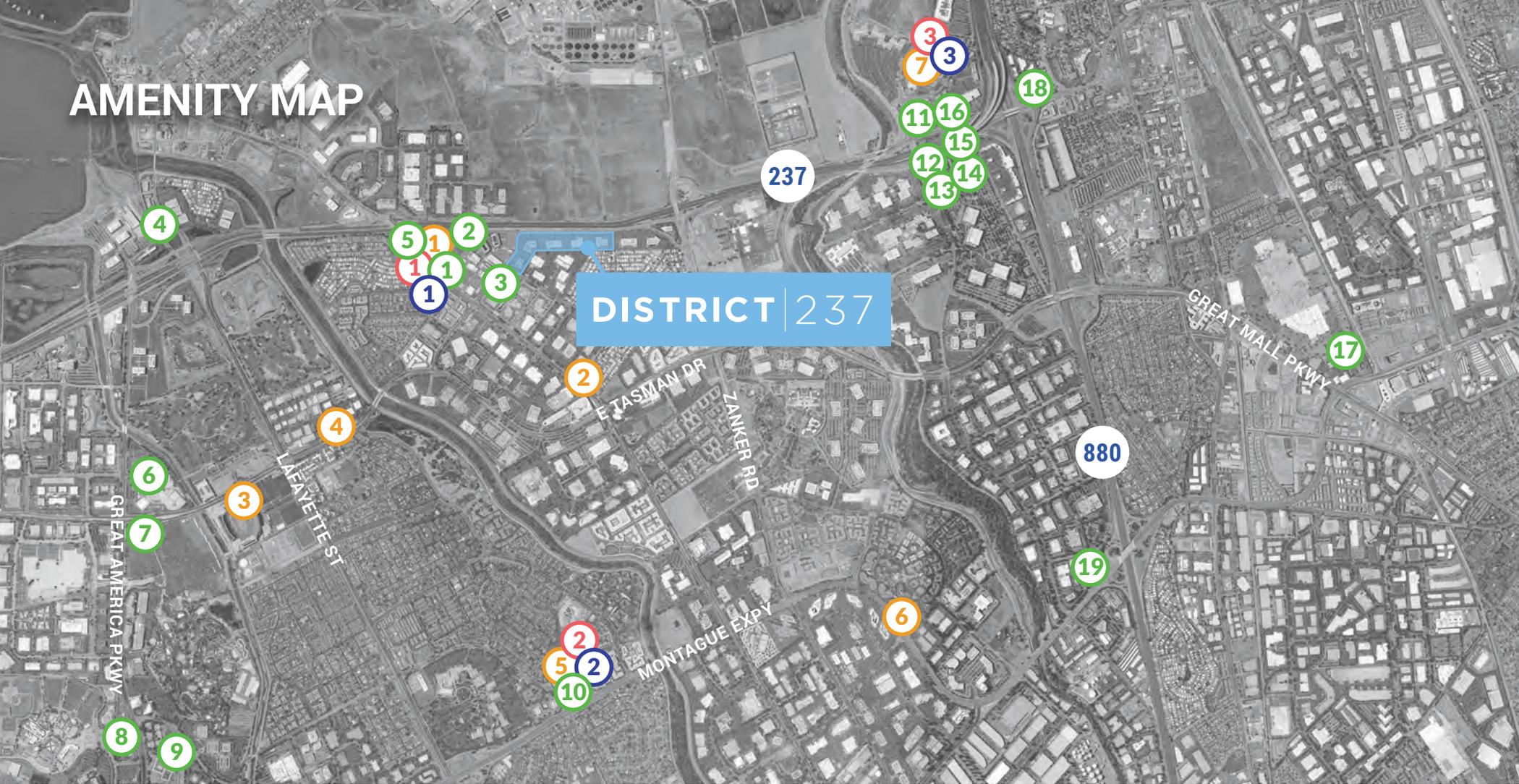
THIRD FLOOR: ±33,340 SF

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- 2 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



AMENITY MAP



DISTRICT 237



FOOD

1. The Coffee Bean & Tea Leaf
Chipotle
Chick-fil-A
Sweet Tomatoes
Five Guys
Panera Bread
Rok Steakhouse
Panda Express
Fish's Wild
Shan Restaurant
Starbucks
SAJJ
2. Subway
Round Table Pizza
La Catalana
Sendo Sushi
Mina's Korean
Halal Guys
Vons Chicken
Sri's Kitchen
3. Levi's Stadium
Bourbon Steak
4. Pho Khang
Carl's Jr
Cocina Dona
Maria
Chicken Meets
Rice
Bistro Siam
Mikayla's Cafe
Bawarchi Indian
5. Red Robin
Jamba Juice
Peet's Coffee
Chipotle
Jersey Mike's
Premier Pizza
6. Safeway
Cold Stone
Piatti's
Starbucks
Mazbaan Bar
Fantasia Coffee
7. Starbucks
Macaroni Grill
On the Border
Black Angus
Banana Leaf
McDonald's
Taco Bell



HOTELS

1. Hyatt House
Courtyard SJ
2. Courtyard Marriott
Aroma
3. Hyatt House
4. Extended Stay America
Aloft Santa Clara
5. Homewood Suites-Hilton
6. Hyatt Regency
7. Hilton Santa Clara
8. Avatar Hotel
9. Santa Clara Marriott
10. Hyatt House
11. Hilton Garden Inn
12. Staybridge Suites
13. Extended Stay America
14. Crowne Plaza
15. Hampton Inn
16. Larkspur Landing
17. TownePlace by Marriot and
Courtyard by Marriot
18. Best Western Plus/
Brookside Inn
19. Sheraton San Jose
Sonesta Silicon Valley



SHOPPING

1. Target
CVS
Supercuts
2. Verizon
T Mobile
AT&T
GNC
Nail Spa
Dental Spa
3. Best Buy
Michael's
Ross
PetSmart
Walmart
Dollar Tree



BANKS

1. Chase Bank
2. Wells Fargo
3. Bank of America
Wells Fargo



10 MINUTE DRIVE FROM DISTRICT 237 TO MILPITAS BART STATION

15 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO MILPITAS BART STATION

10 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO ACE TRAIN SANTA CLARA/GREAT AMERICA STATION

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