

DISTRICT | 237

BE FRONT & CENTER

±46K SF TO ±415K SF AVAILABLE

ERIK HALLGRIMSON

408.615.3435

erik.hallgrimson@cushwake.com

LIC #01274540

JEFF CUSHMAN

408.572.4122

jeff.cushman@cushwake.com

LIC #01308259

KELLY YODER

408.615.3427

kelly.yoder@cushwake.com

LIC #01821117

STEVE HORTON

408.615.3412

steve.horton@cushwake.com

LIC #01127340



**CUSHMAN &
WAKEFIELD**

DISTRICT | 237



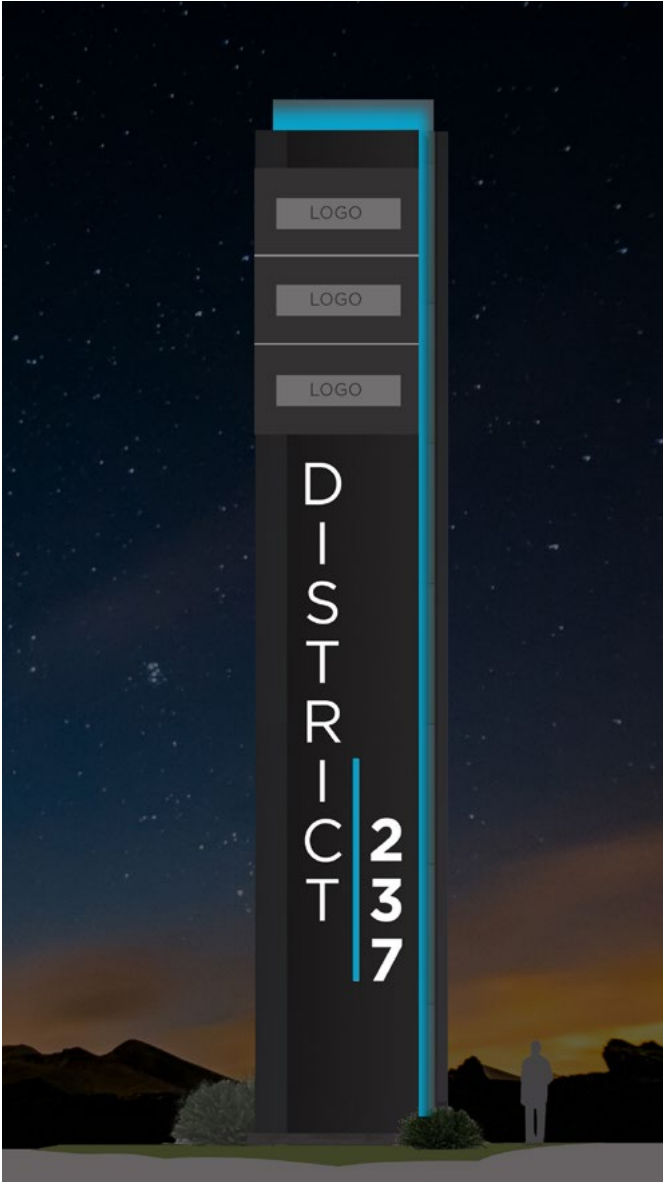
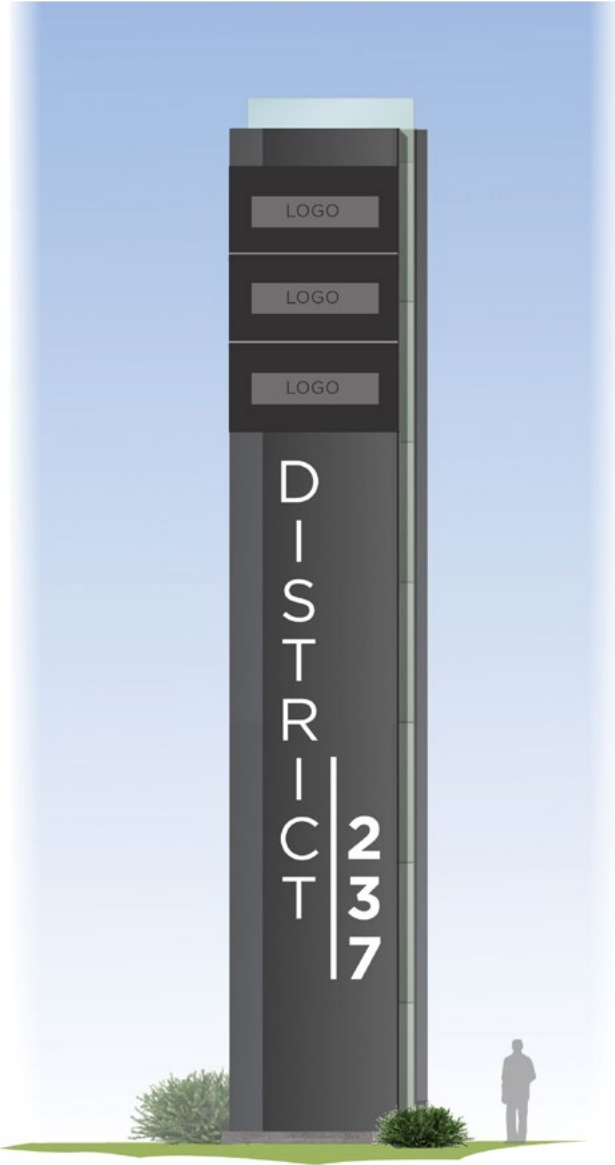
PROJECT HIGHLIGHTS

- ±46,070 TO ±415,230 SF AVAILABLE
- NEW MARKET READY INTERIORS & EXTERIORS
- CLASS A STEEL FRAME BUILDINGS
- CONNECTED CAMPUS OPPORTUNITY
- FLEXIBLE & EFFICIENT FLOOR PLATES
- ±3.75/1,000 SF PARKING RATIO
- NEW OUTDOOR AMENITY AREAS
- 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.

DISTRICT | 237



IN GOOD COMPANY

CORPORATE MAP

DISTRICT | 237





DISTRICT | 237

350 HOLGER NEWLY RENOVATED INSIDE & OUT!



350 HOLGER WAY | ±96,310 SF

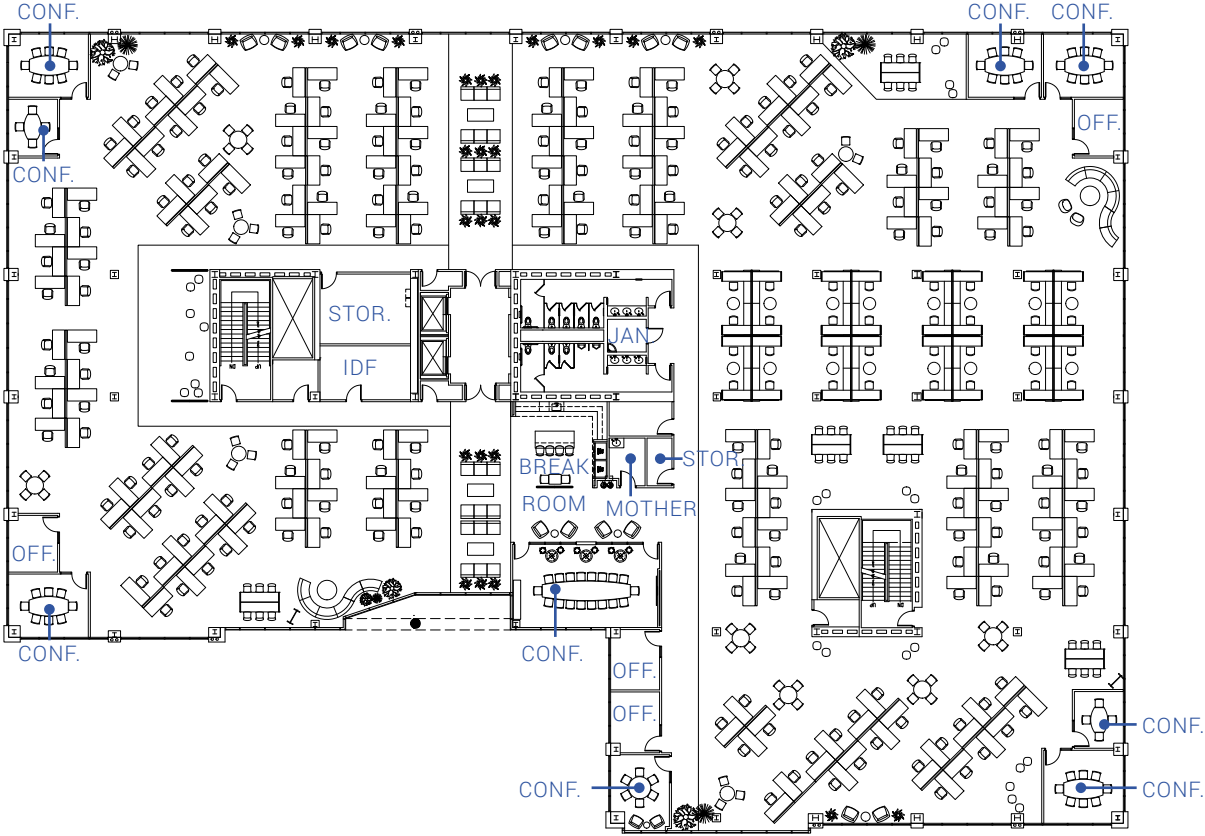
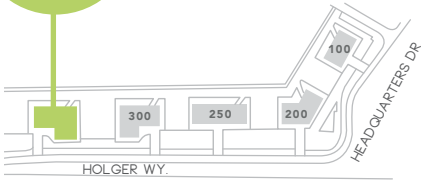
DISTRICT | 237

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±32,102 SF

- 238 CUBICLES
- 32 BENCH-STYLE WORKSTATIONS
- 4 OFFICES
- 9 CONFERENCE ROOMS
- BREAK ROOM

350



HOLGER WAY

237

350 HOLGER WAY | ±96,310 SF

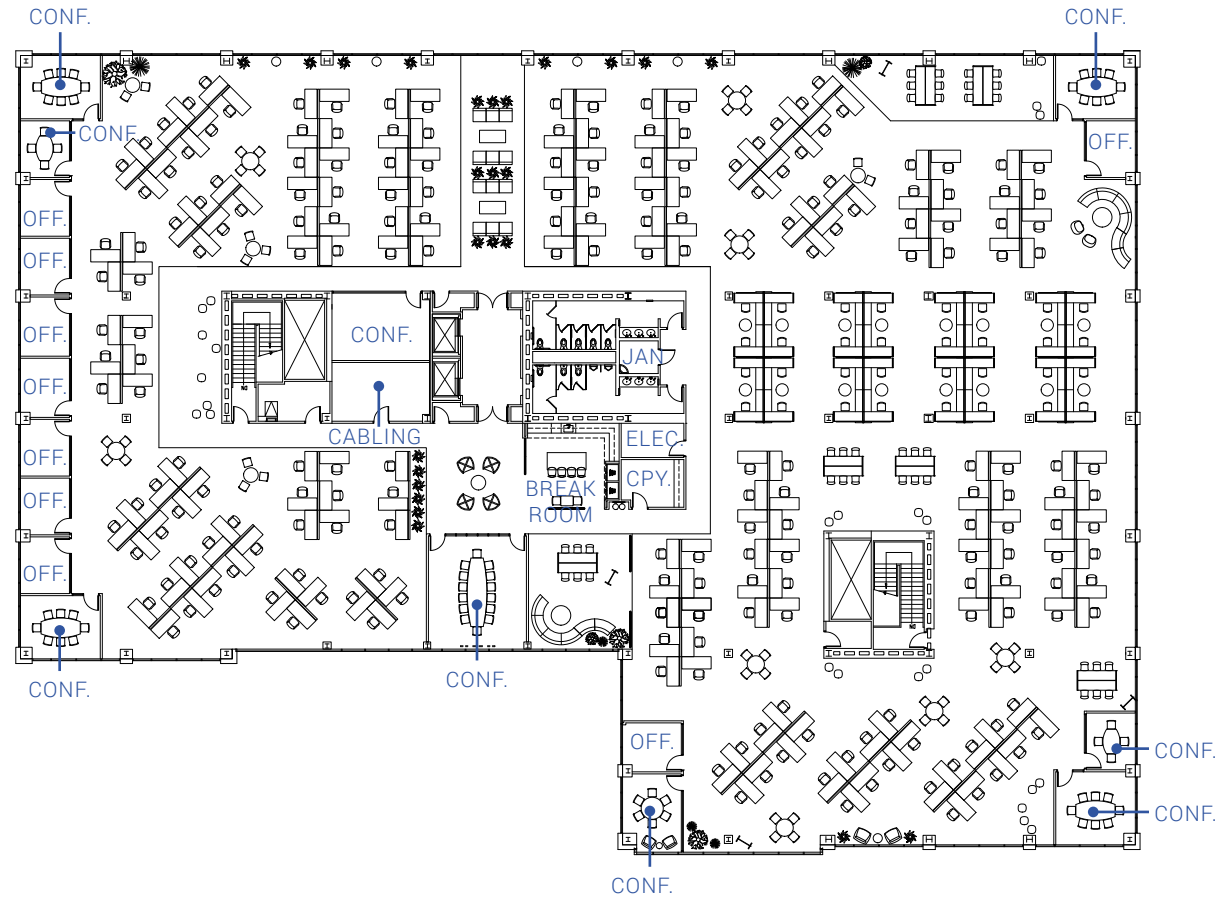
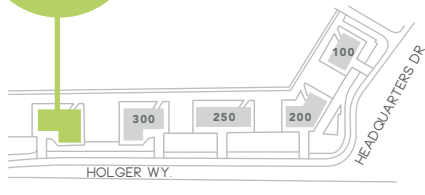
DISTRICT | 237

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,105 SF

- 213 CUBICLES
- 32 BENCH-STYLE WORKSTATIONS
- 9 OFFICES
- 9 CONFERENCE ROOMS
- BREAK ROOM

350



HOLGER WAY

237

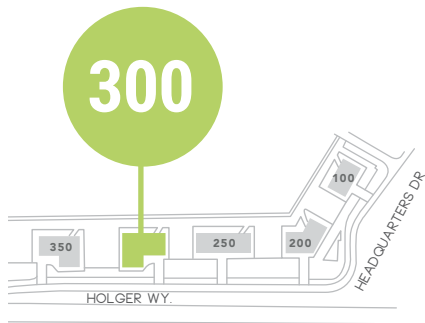
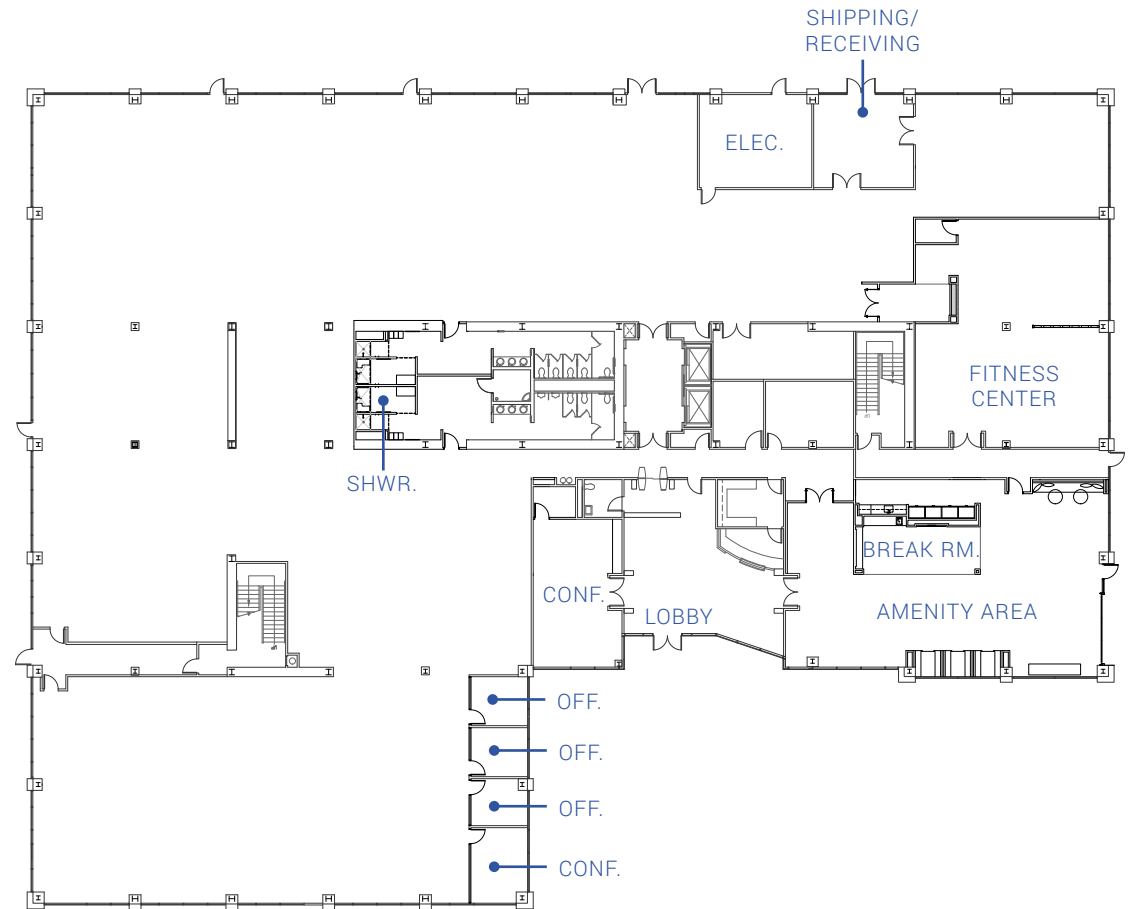
300 HOLGER WAY | ±99,870 SF

HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±33,290 SF

DISTRICT | 237

- OPEN OFFICE, CONFERENCE ROOMS & PRIVATE OFFICES
- BREAK ROOM/AMENITY AREA
- DEDICATED AIR TO LABS & SERVER ROOMS
- FITNESS CENTER & SHOWERS
- SHIPPING & RECEIVING WITH DOCK LEVEL LOADING
- 5,000 AMPS AT 277/480 VOLTS
- 200KW BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT



HOLGER WAY

237

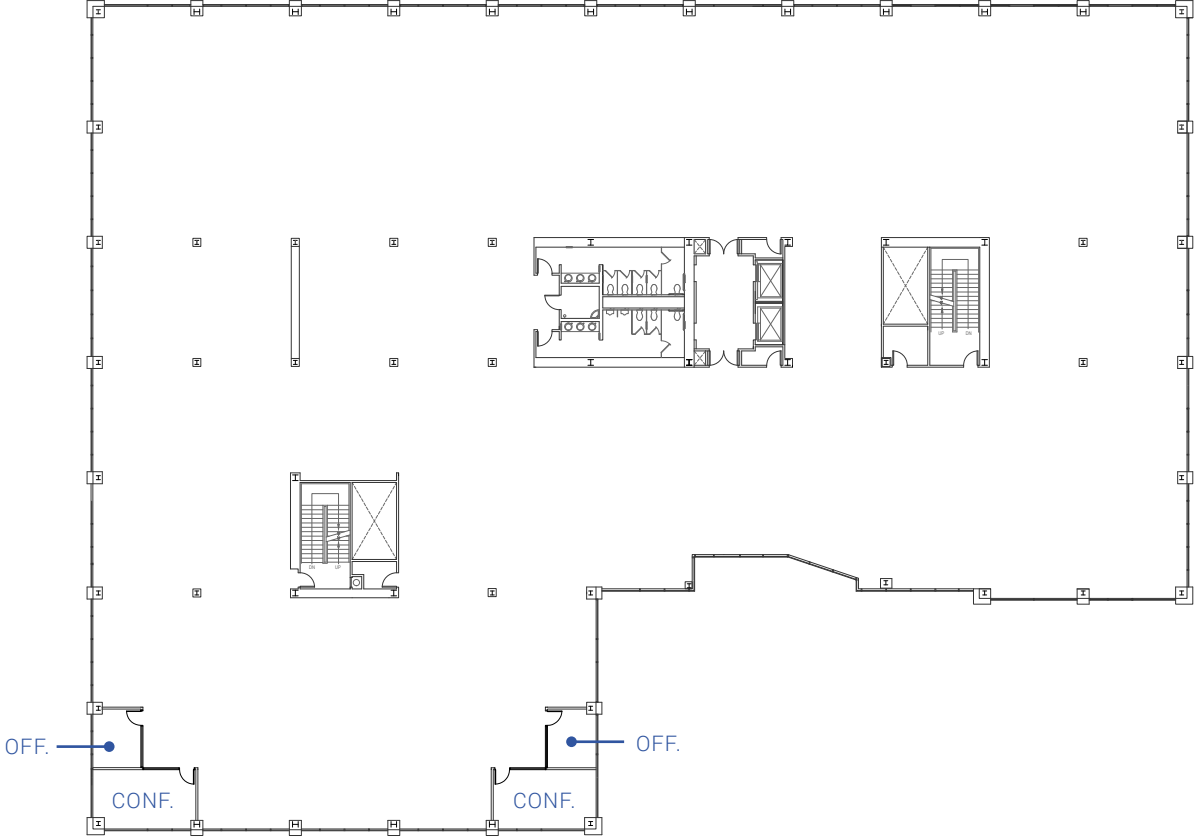
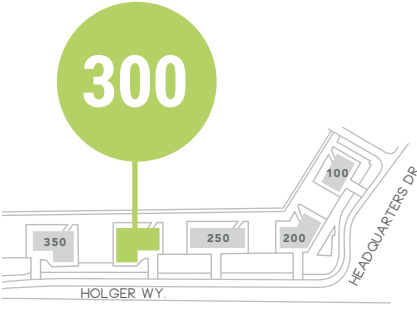
300 HOLGER WAY | ±99,870 SF

DISTRICT | 237

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±33,290 SF

- OPEN OFFICE, CONFERENCE ROOMS & PRIVATE OFFICES
- 15 FOOT CLEAR HEIGHT



HOLGER WAY

237

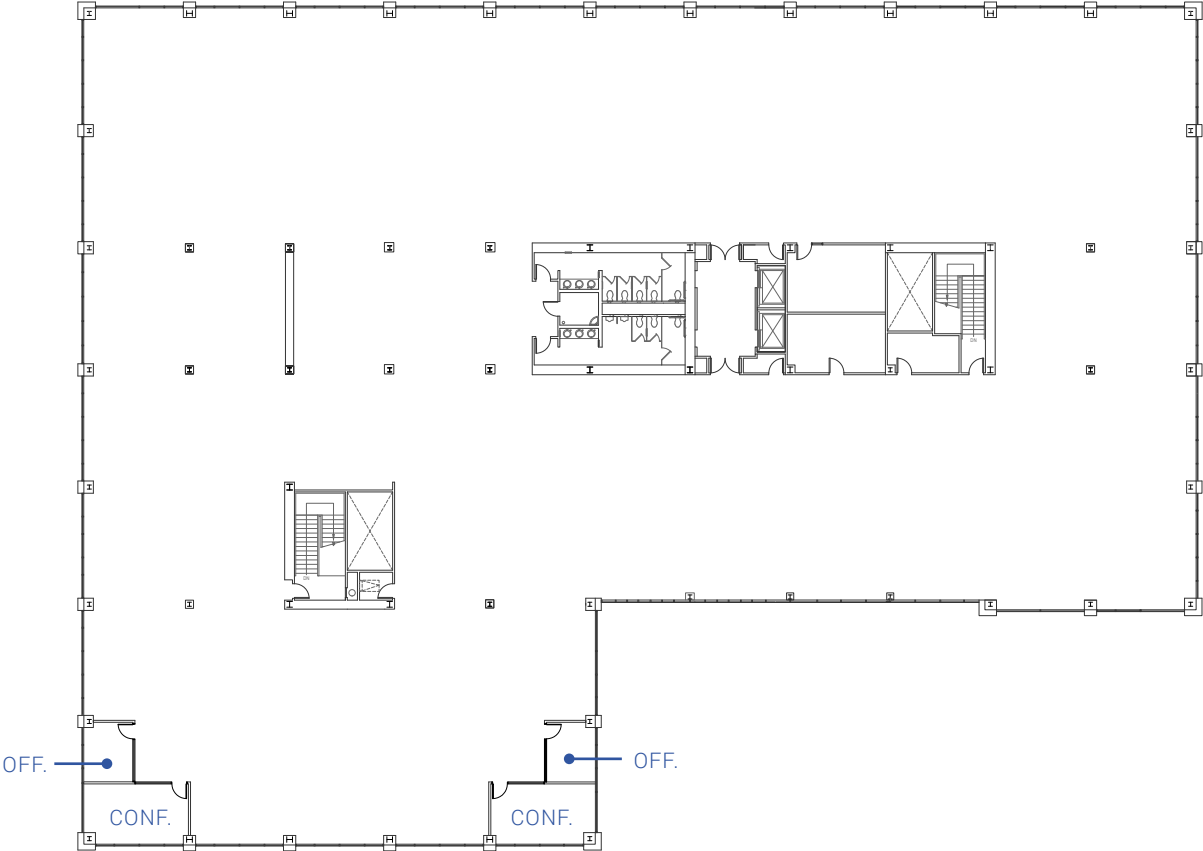
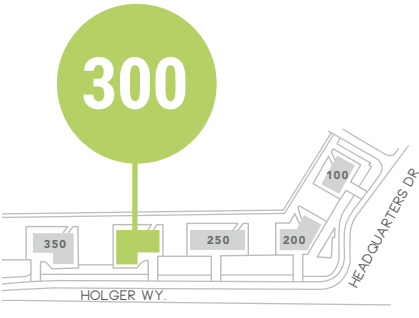
300 HOLGER WAY | ±99,870 SF

DISTRICT | 237

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±33,290 SF

- OPEN OFFICE, CONFERENCE ROOMS & PRIVATE OFFICES
- 16 FOOT CLEAR HEIGHT



HOLGER WAY

237

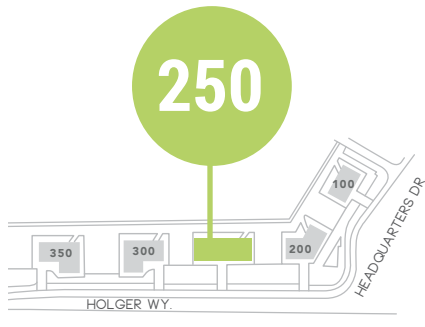
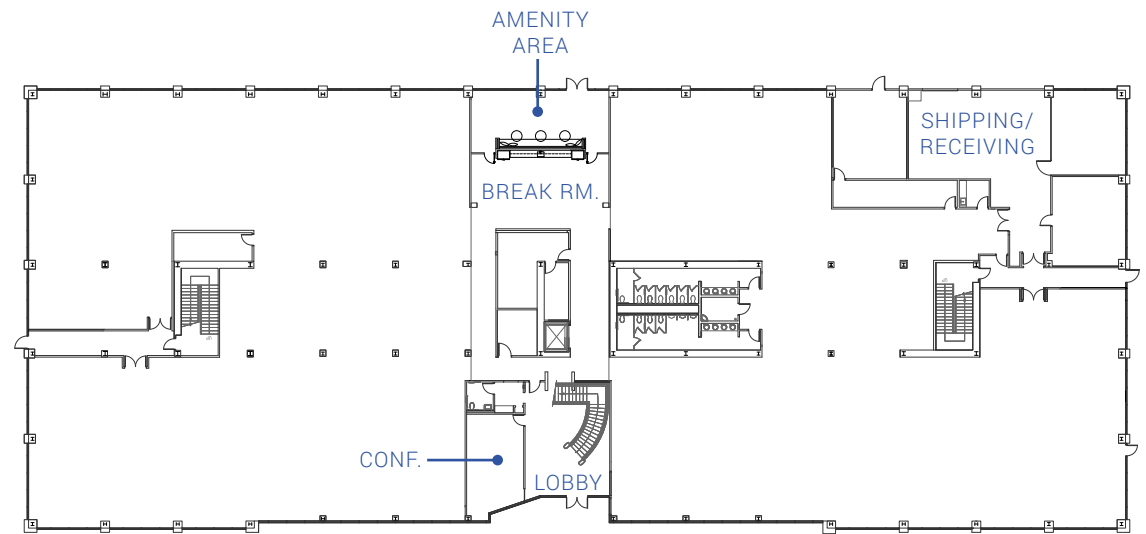
250 HOLGER WAY | ±76,410 SF

HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±38,205 SF

- OPEN OFFICE, CONFERENCE & PRIVATE OFFICES
- DEDICATED AIR TO LABS & SERVER ROOMS
- BREAK ROOM/AMENITY AREA
- SHIPPING/RECEIVING & DOCK LEVEL LOADING
- 2,000 AMPS AT 277/480 VOLTS
- 17 FOOT CLEAR HEIGHT

DISTRICT | 237



HOLGER WAY

237

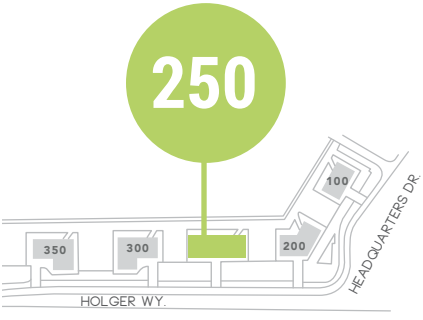
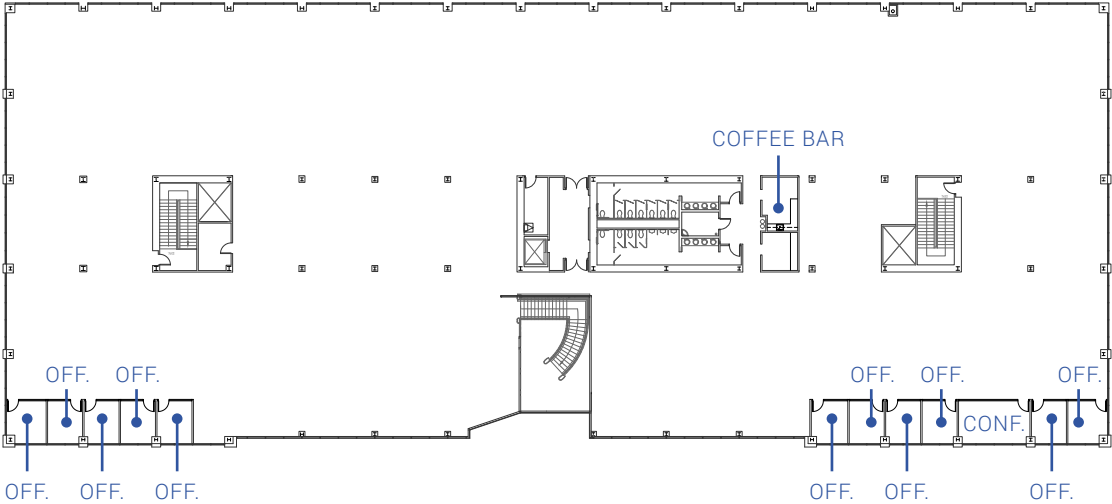
250 HOLGER WAY | ±76,410 SF

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±38,205 SF

DISTRICT | 237

- OPEN OFFICE, CONFERENCE & PRIVATE OFFICES
- COFFEE BAR
- 15 FOOT CLEAR HEIGHT



HOLGER WAY

237

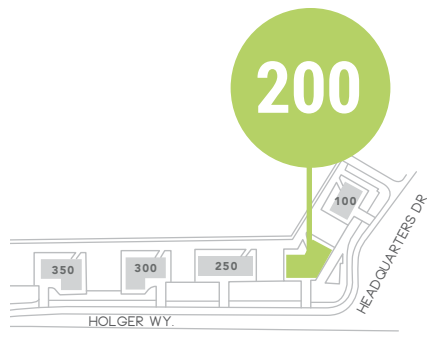
200 HOLGER WAY | ±96,640 SF

HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±32,212 SF

DISTRICT | 237

- OPEN OFFICE & CONFERENCE ROOMS
- DEDICATED AIR TO LABS & SERVER ROOMS
- 5,000 AMPS / 277 / 480 VOLTS
- FITNESS CENTER, SHOWERS
- INDOOR/OUTDOOR AMENITY AREA
- LOUNGE/KITCHEN
- BOARD ROOM
- POTENTIAL FOR GRADE LEVEL LOADING



HOLGER WAY

237

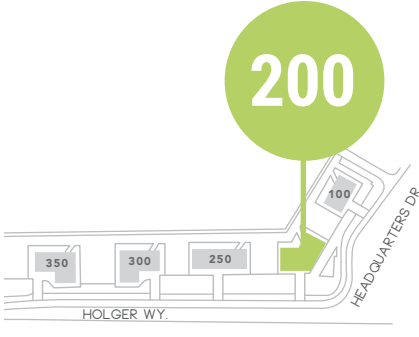
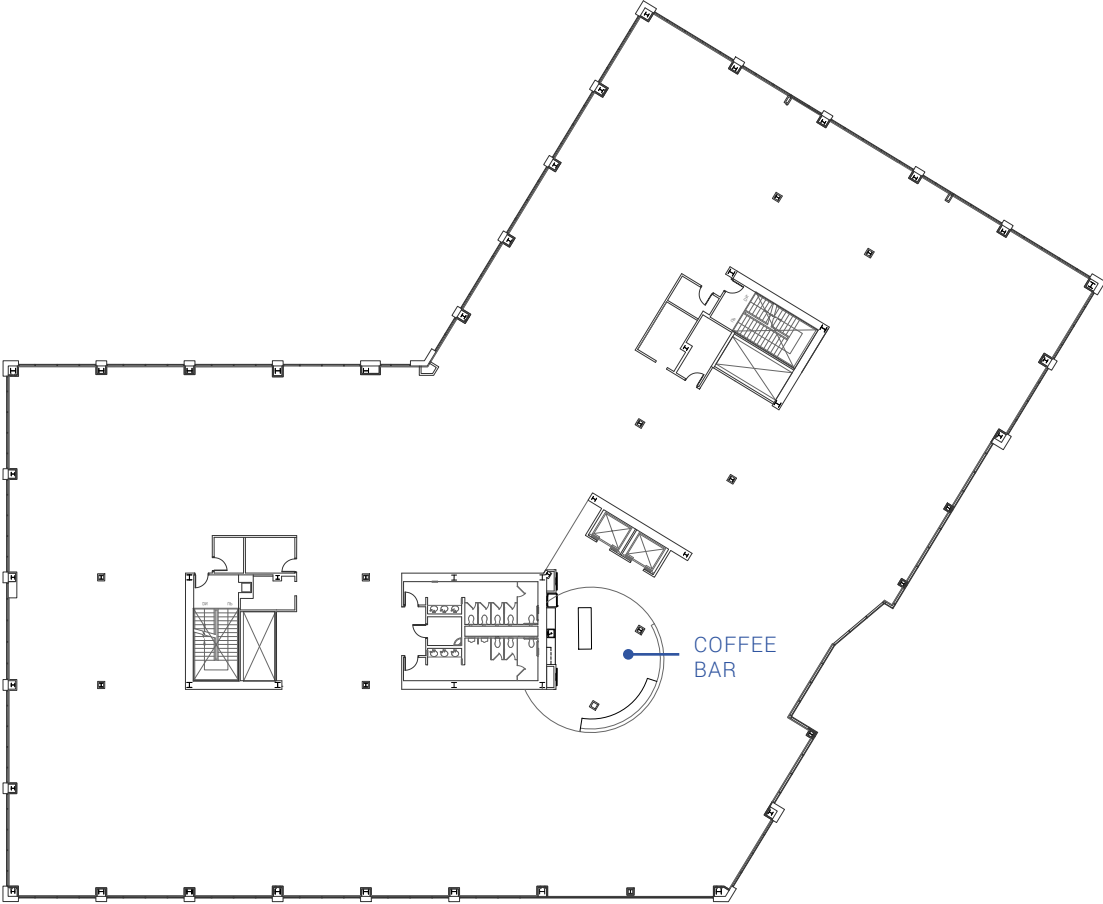
200 HOLGER WAY | ±96,640 SF

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±32,213 SF

DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR



HOLGER WAY

237

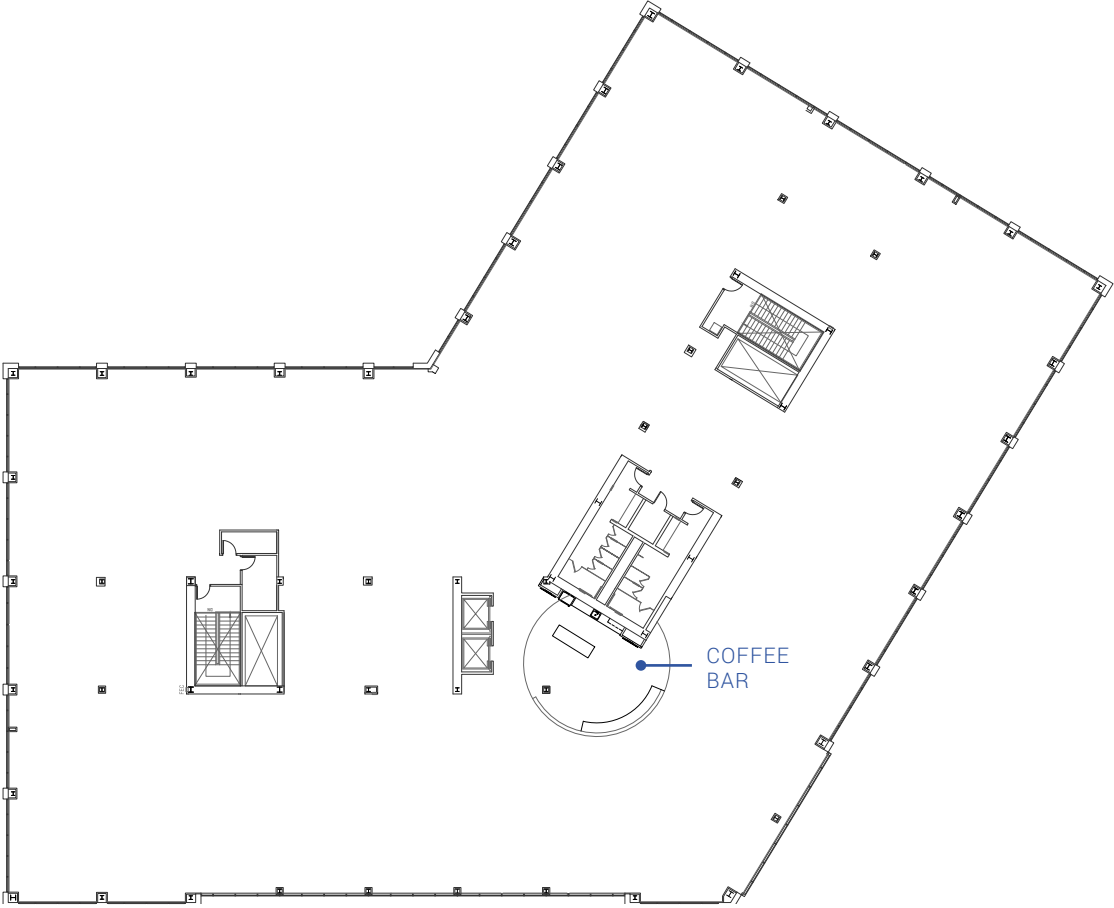
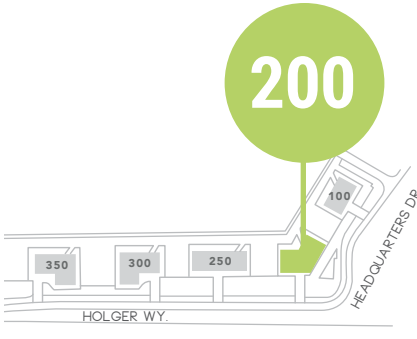
200 HOLGER WAY | ±96,640 SF

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,215 SF

DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR



HOLGER WAY

237

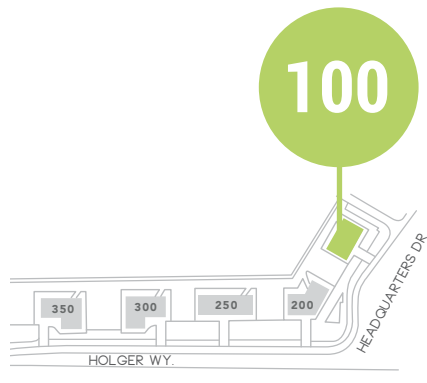
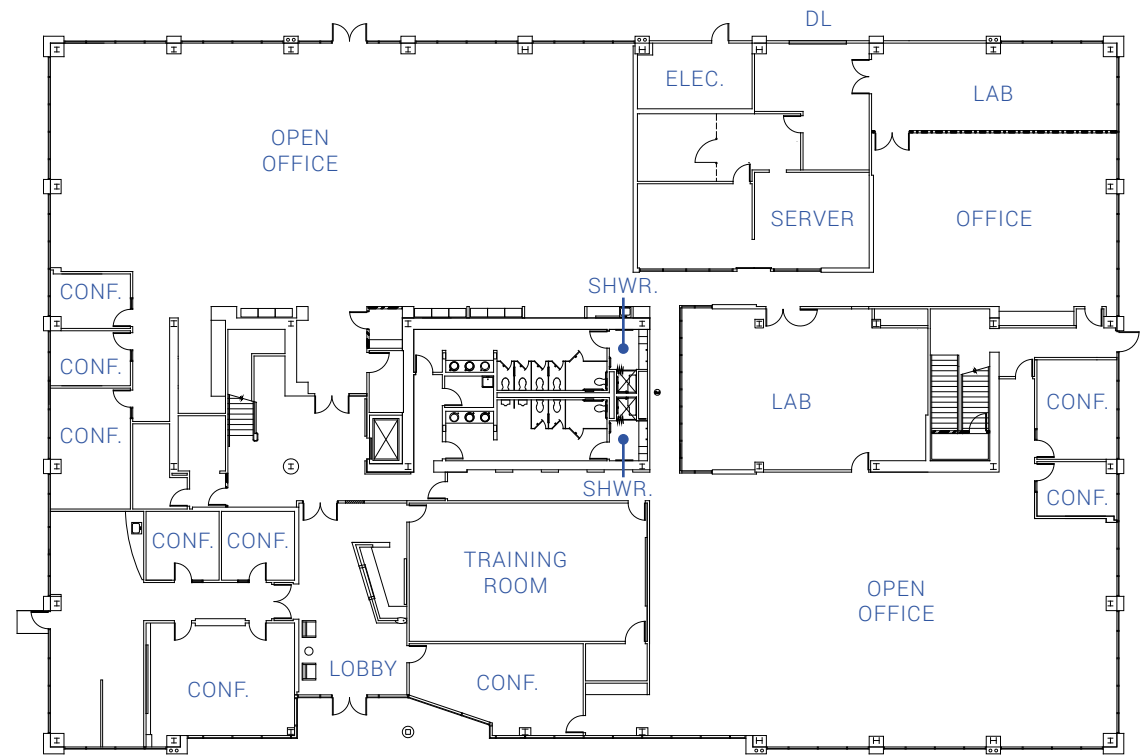
100 HEADQUARTERS DRIVE | ±46,070 SF

DISTRICT | 237

EXISTING FLOOR PLAN

FIRST FLOOR: ±23,035 SF

- OPEN OFFICE & CONFERENCE ROOMS
- TRAINING ROOM
- DEDICATED AIR TO LABS & SERVER ROOMS
- SHOWERS
- DOCK LEVEL LOADING (POTENTIAL FOR MORE)
- 1,200 AMPS AT 277/480 VOLTS
- 16 FOOT CLEAR HEIGHT



HEADQUARTERS DRIVE

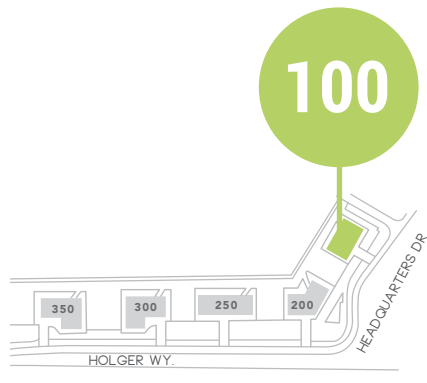
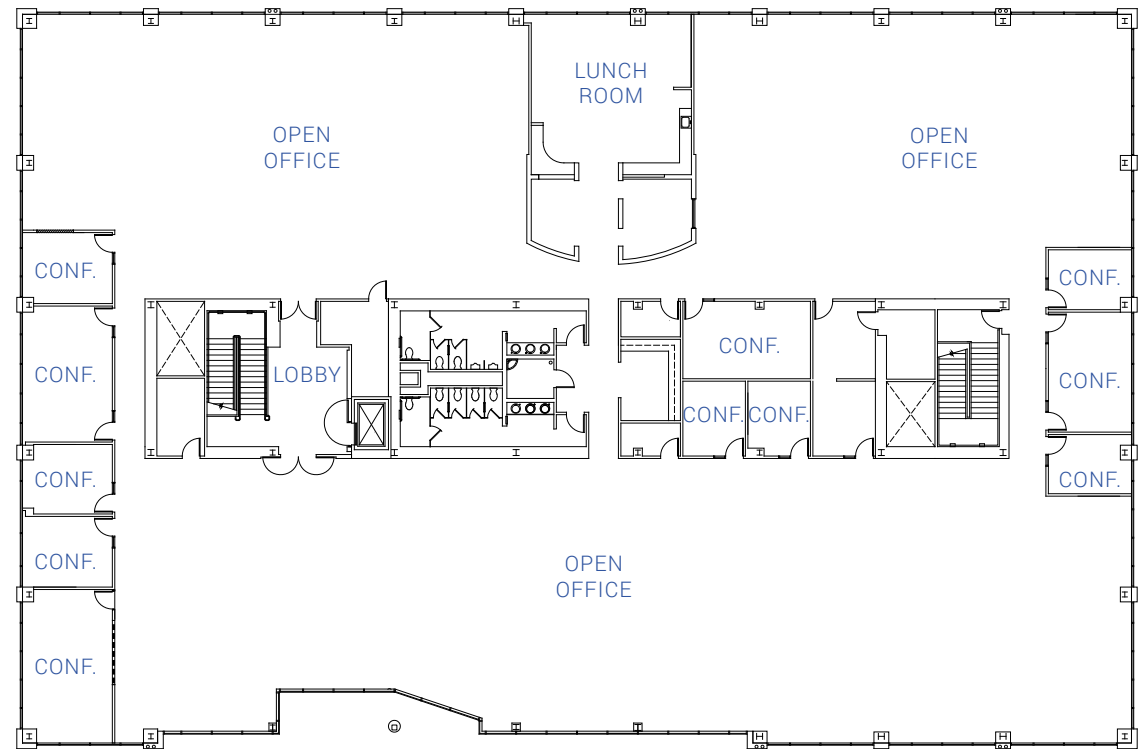
100 HEADQUARTERS DRIVE | ±46,070 SF

DISTRICT | 237

EXISTING FLOOR PLAN

SECOND FLOOR: ±23,035 SF

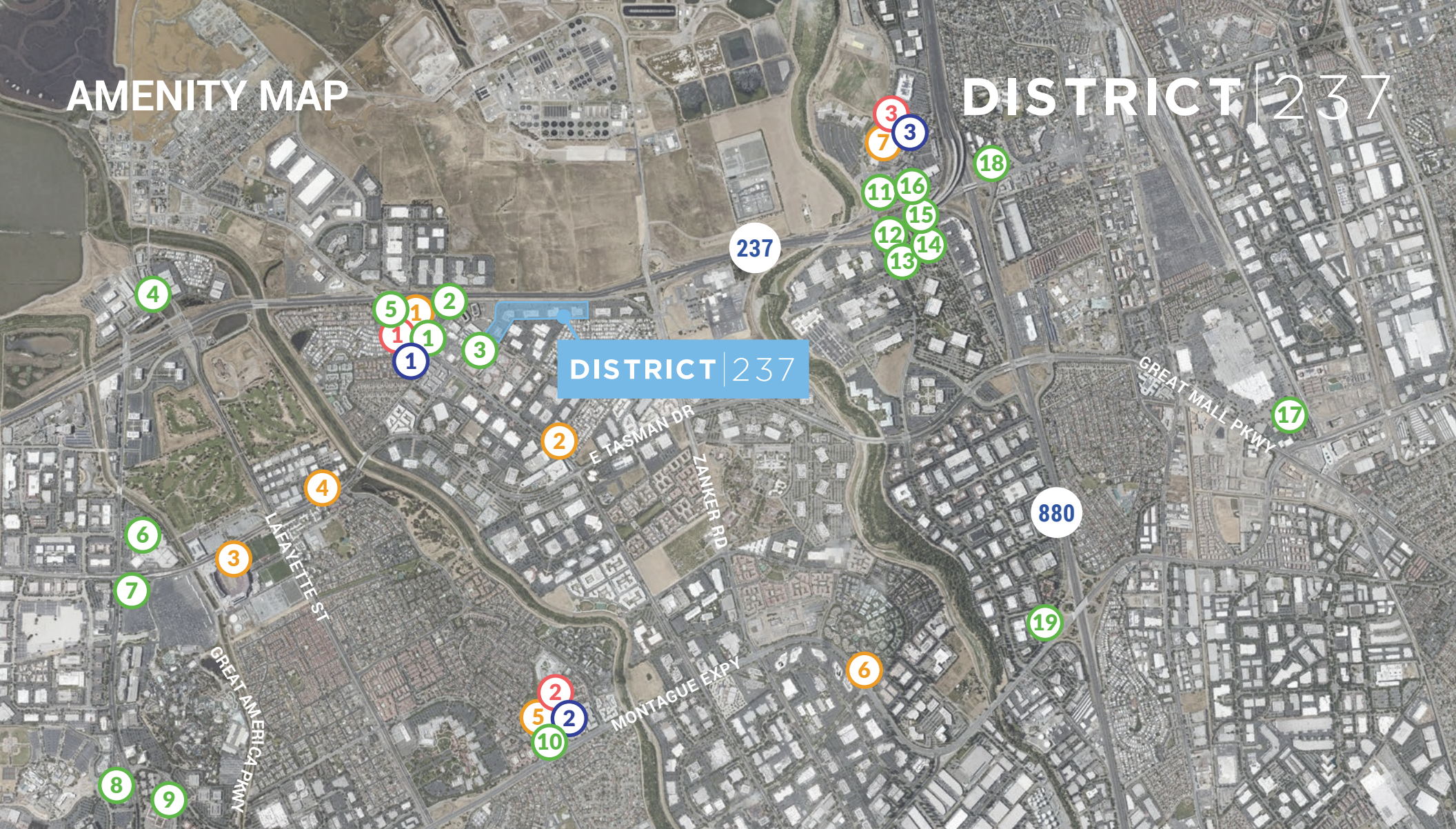
- OPEN OFFICE & CONFERENCE ROOMS
- LUNCH ROOM
- 15 FOOT CLEAR HEIGHT



HEADQUARTERS DRIVE

AMENITY MAP

DISTRICT 237



DISTRICT 237



FOOD

1. The Coffee Bean & Tea Leaf
Chipotle
Chick-fil-A
Sweet Tomatoes
Five Guys
Panera Bread
Rok Steakhouse
2. Subway
Round Table Pizza
La Catalana
Sendo Sushi
Extreme Pita
Mina's Korean
Tandoori Bites
3. Levi's Stadium
Bourbon Steak
Safeway
Yan Can Asian Bistro
Cold Stone
The Prolific Oven
Piatti's
Smashburger
Starbucks
Mazbaan Bar
Fantasia Coffee
4. Pho Kang
Carl's Jr.
Butter & Zeus
Dona Maria
Bistro Siam
Mikayla's Café
Togo's
5. Red Robin
Jamba Juice
Peet's Coffee
Chipotle
Yoyo Sushi
Jersey Mike's
6. Hobee's
Premier Pizza
China Taste
Subway
Falafel's N More
Starbucks
7. Starbucks
Macaroni Grill
Michael's
On the Border
Black Angus
Home Town Buffett
Banana Leaf
McDonald's
Taco Bell
DishDash Grill



HOTELS

1. Hyatt House
Courtyard SJ
2. Courtyard Marriott
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. Towne Place by Marriott
18. Best Western Plus/
Brookside Inn
19. Sheraton San Jose
Sonesta Silicon Valley



SHOPPING

1. Target
CVS
Supercuts
2. 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

TRANSPORTATION MAP

DISTRICT | 237



13 MINUTE DRIVE FROM DISTRICT 237 TO MILPITAS BART STATION

FLEX SHUTTLE STOP AT 300 HOLGER WAY - WITH SERVICE TO LIGHT RAIL, BART & ACE TRAIN STATION

15 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO MILPITAS BART

16 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO ACE TRAIN

DISTRICT | 237

±46K SF TO ±415K SF AVAILABLE

CONTACT

ERIK HALLGRIMSON

408.615.3435
erik.hallgrimson@cushwake.com
LIC #01274540

JEFF CUSHMAN

408.572.4122
jeff.cushman@cushwake.com
LIC #01308259

KELLY YODER

408.615.3427
kelly.yoder@cushwake.com
LIC #01821117

STEVE HORTON

408.615.3412
steve.horton@cushwake.com
LIC #01127340

