

# DISTRICT | 237

BE FRONT & CENTER

±46K SF TO ±243,360 SF AVAILABLE

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# DISTRICT | 237



## PROJECT HIGHLIGHTS

- ±45,831 TO ±243,360 SF AVAILABLE
- NEW MARKET READY INTERIORS & EXTERIORS
- CLASS A STEEL FRAME BUILDINGS
- CONNECTED CAMPUS OPPORTUNITY
- 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.

# DISTRICT | 237





# IN GOOD COMPANY

CORPORATE MAP

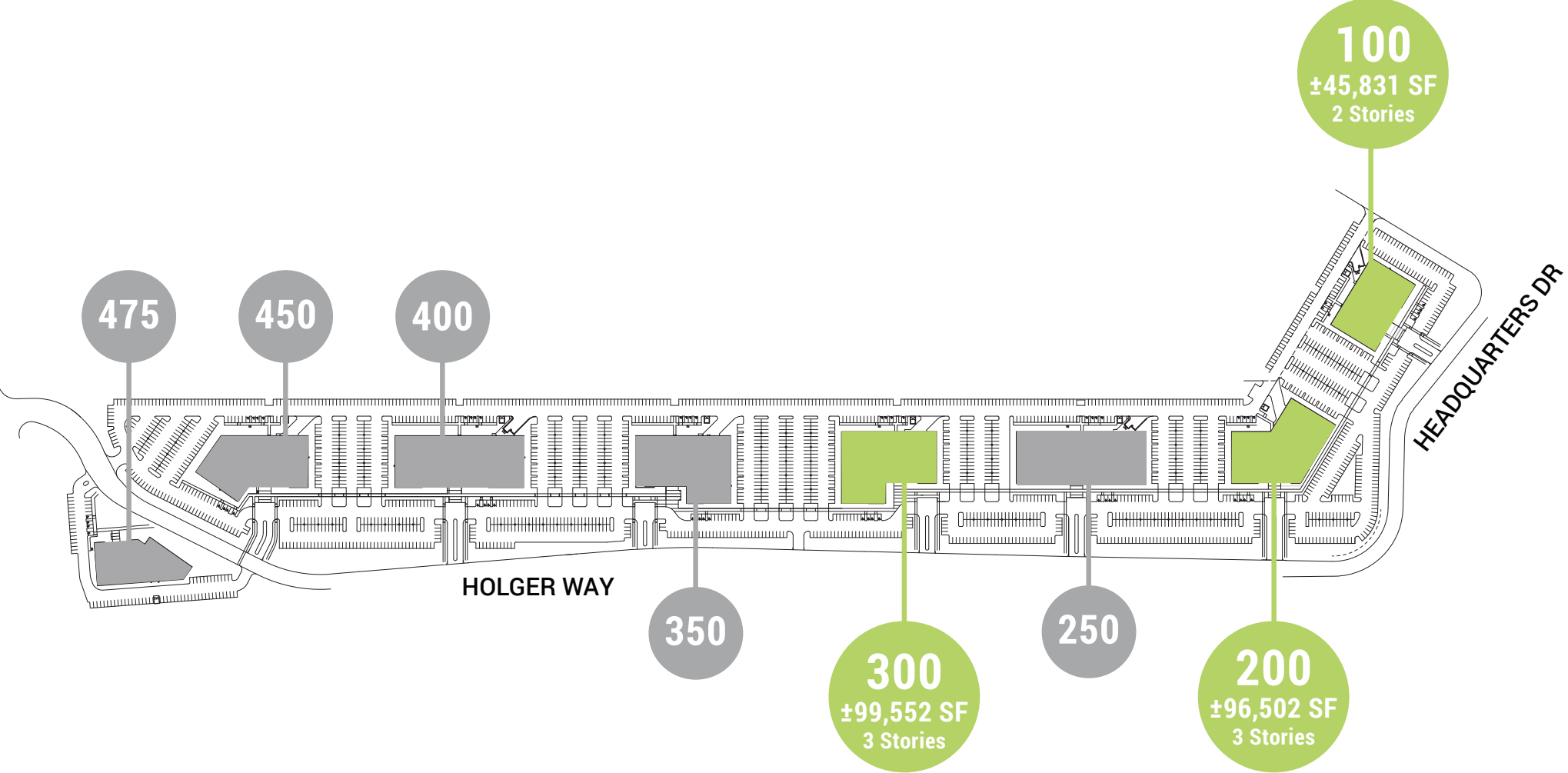
# DISTRICT | 237





# SITE PLAN

# DISTRICT | 237





DISTRICT | 237





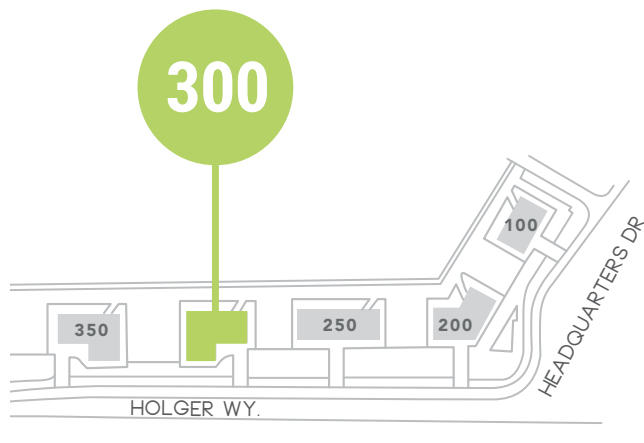
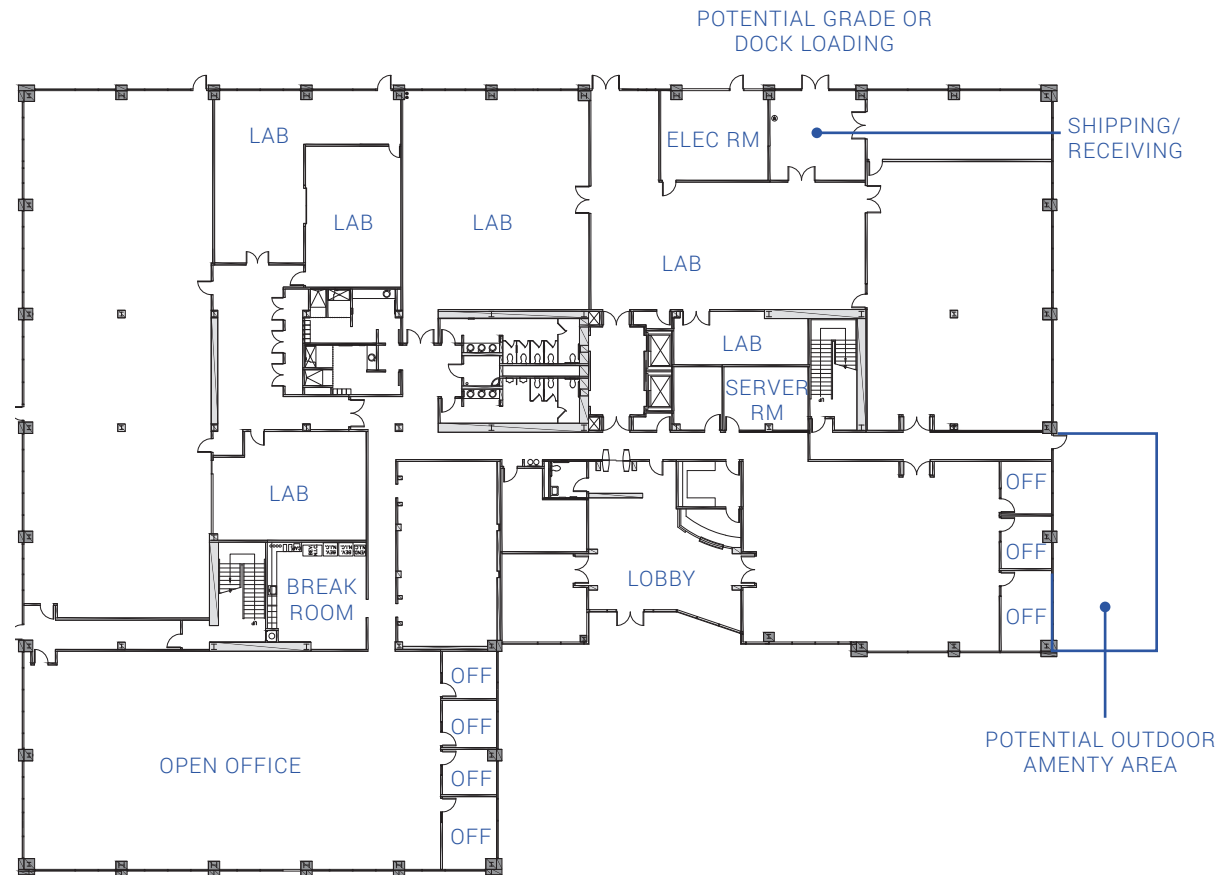
# 300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±33,106 SF

# DISTRICT | 237

- 7 OFFICES
- BREAK ROOM
- DEDICATED AIR TO LABS & SERVER ROOMS
- 5,000 AMPS AT 277/480 VOLTS
- POTENTIAL GRADE OR DOCK LOADING
- 250 KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

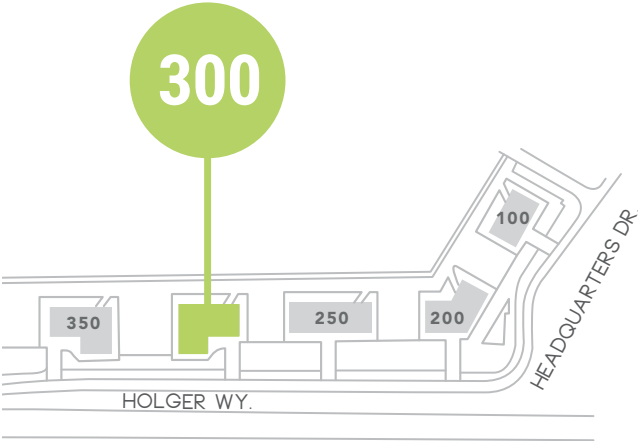
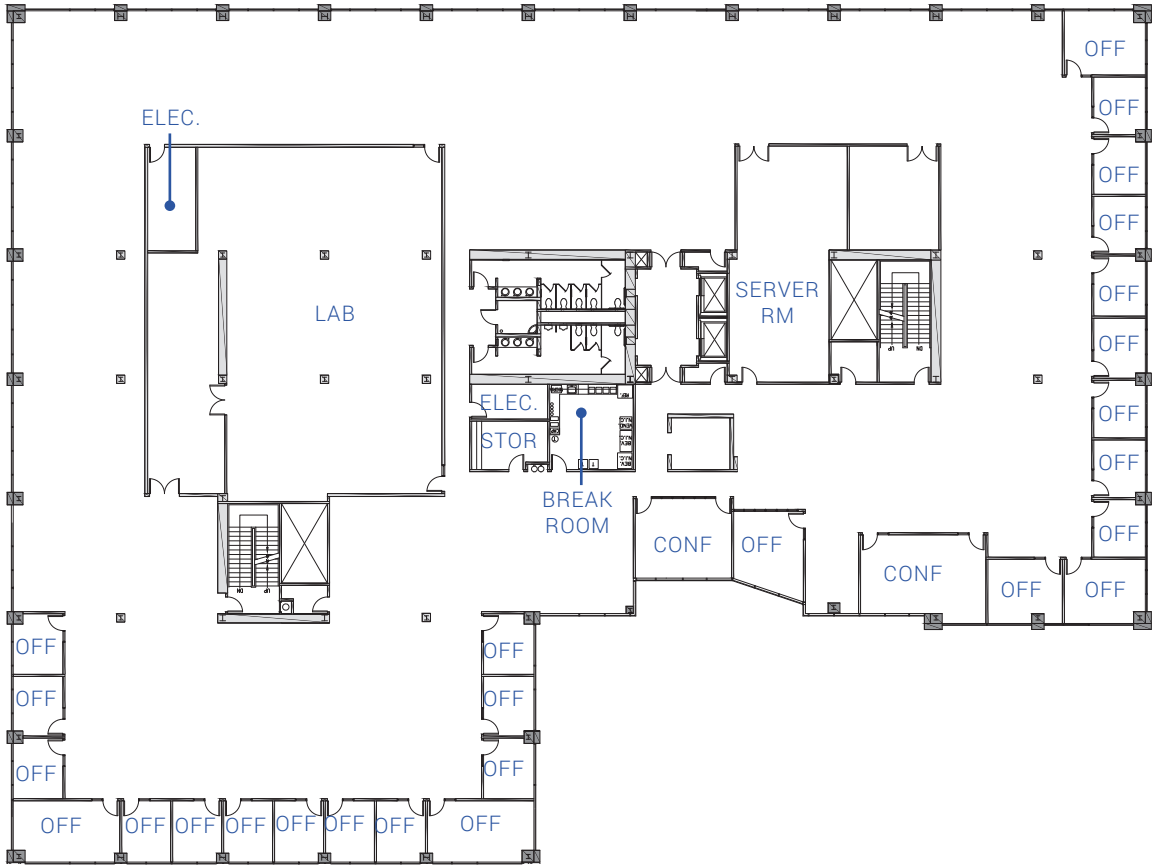
# 300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±33,106 SF

# DISTRICT | 237

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



HOLGER WAY

237



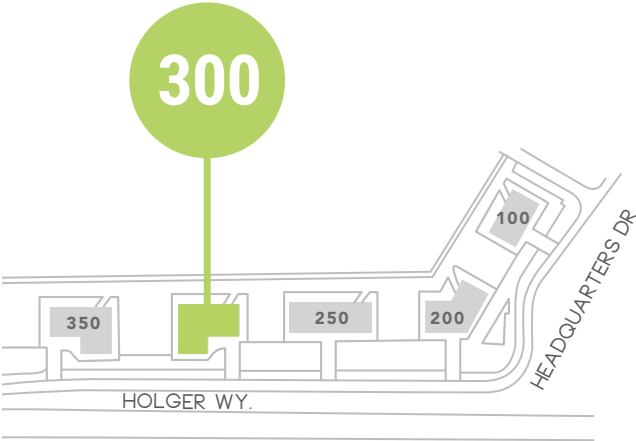
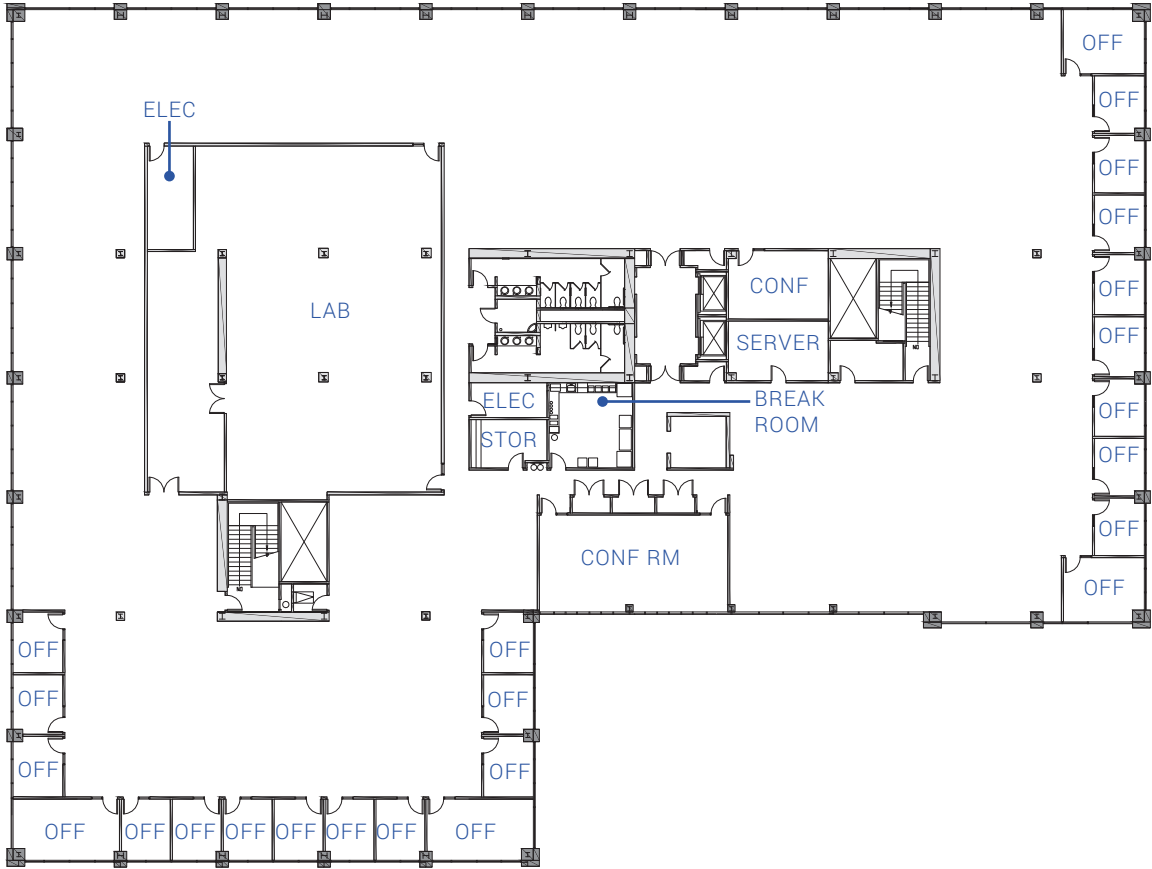
# 300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

THIRD FLOOR: ±33,340 SF

# DISTRICT | 237

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



HOLGER WAY

237

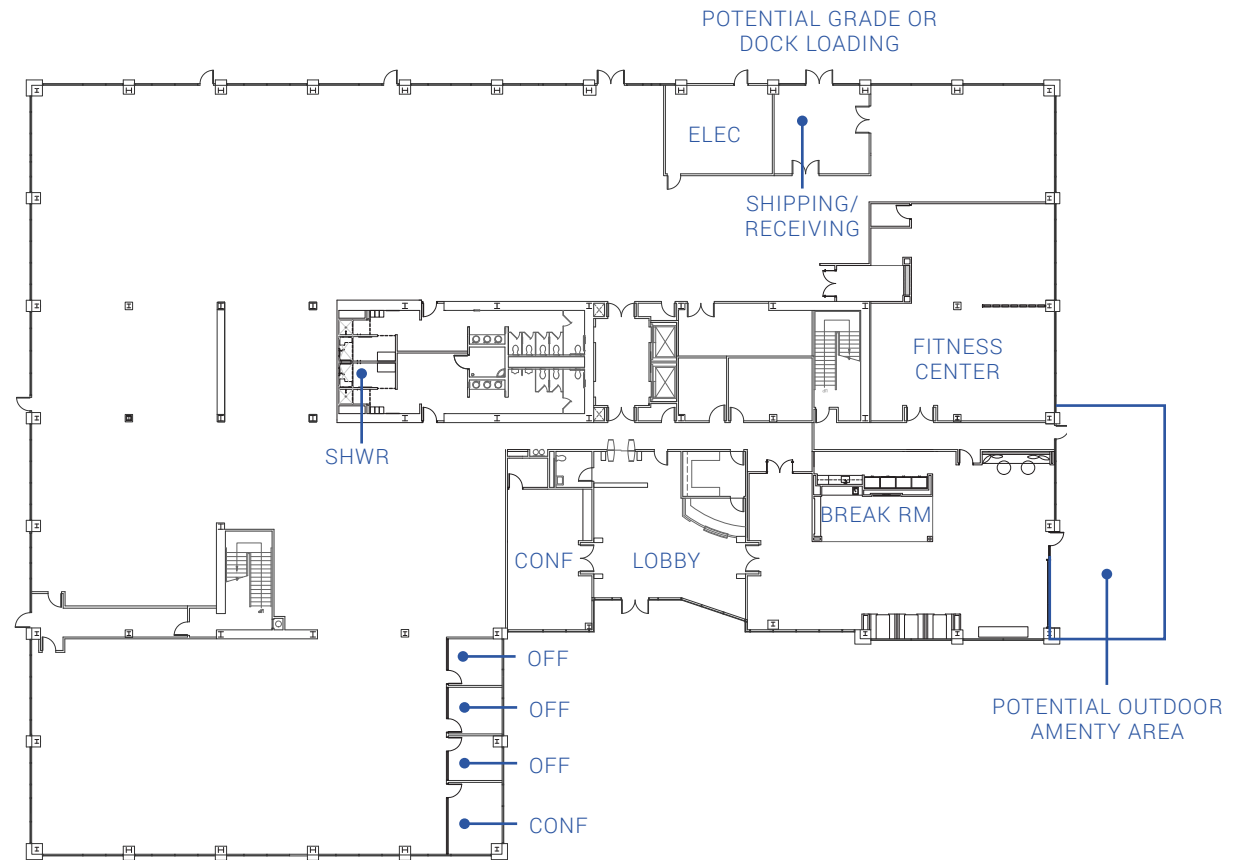
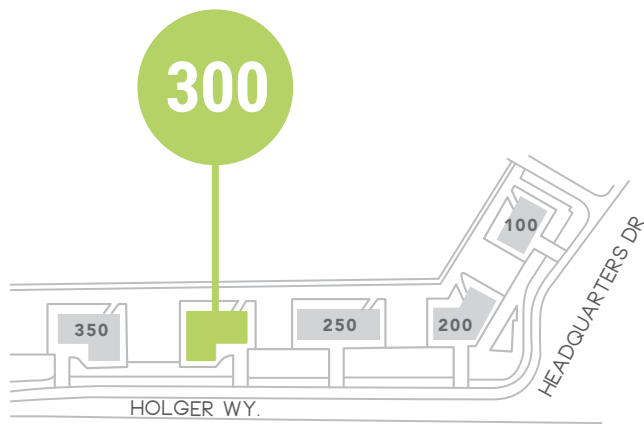
# 300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

FIRST FLOOR: ±33,106 SF

# DISTRICT | 237

- 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



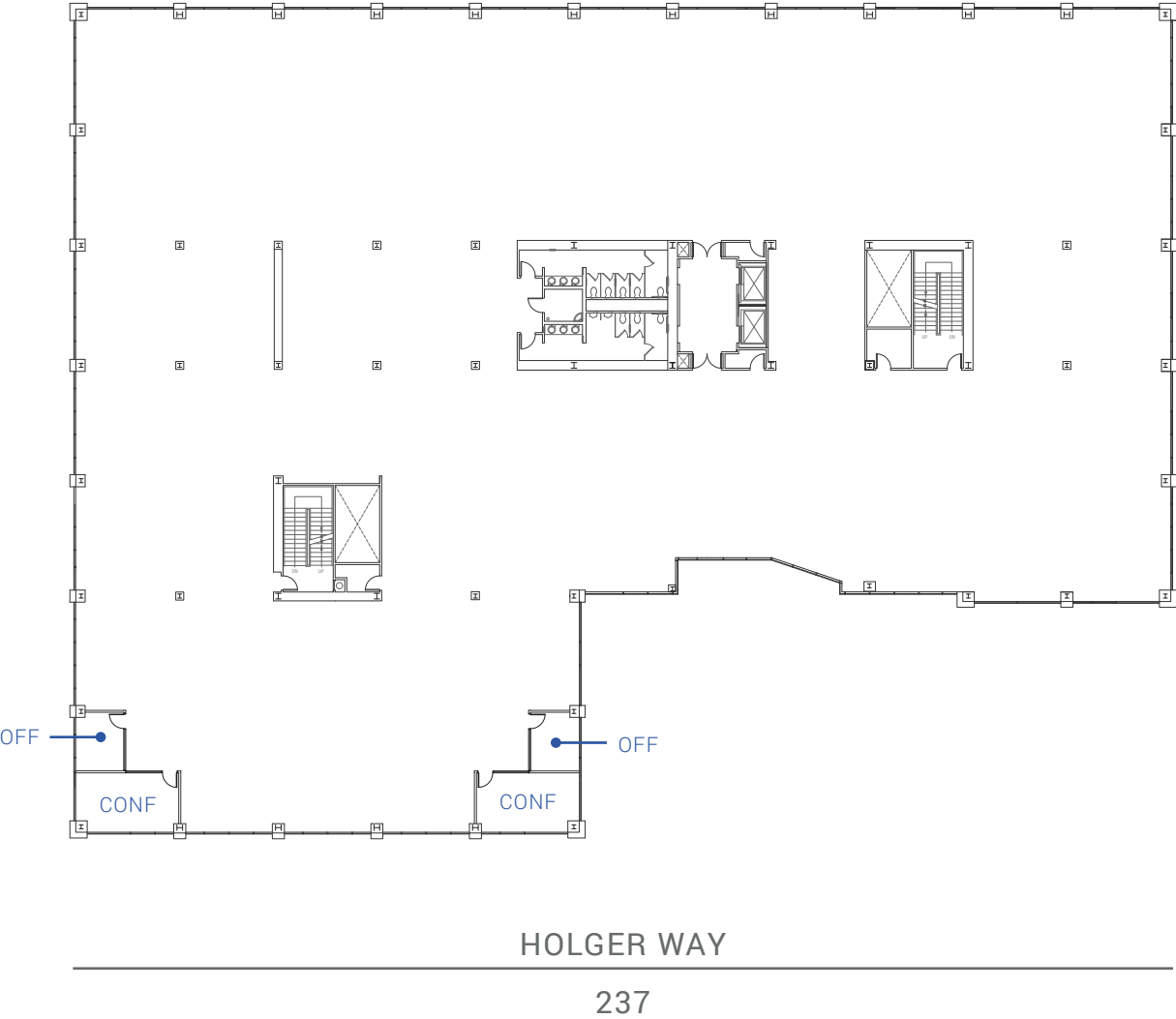
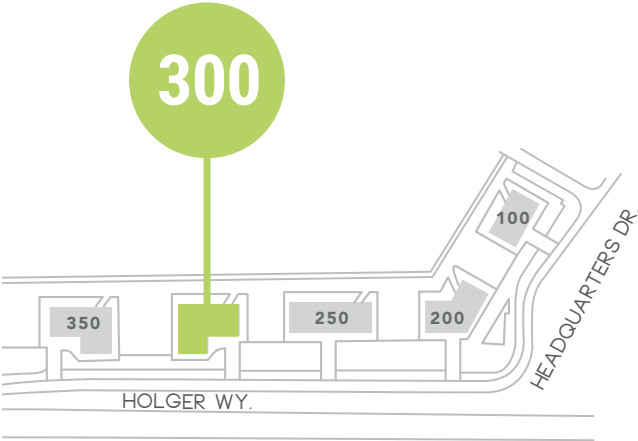
# 300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

SECOND FLOOR: ±33,106 SF

# DISTRICT | 237

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



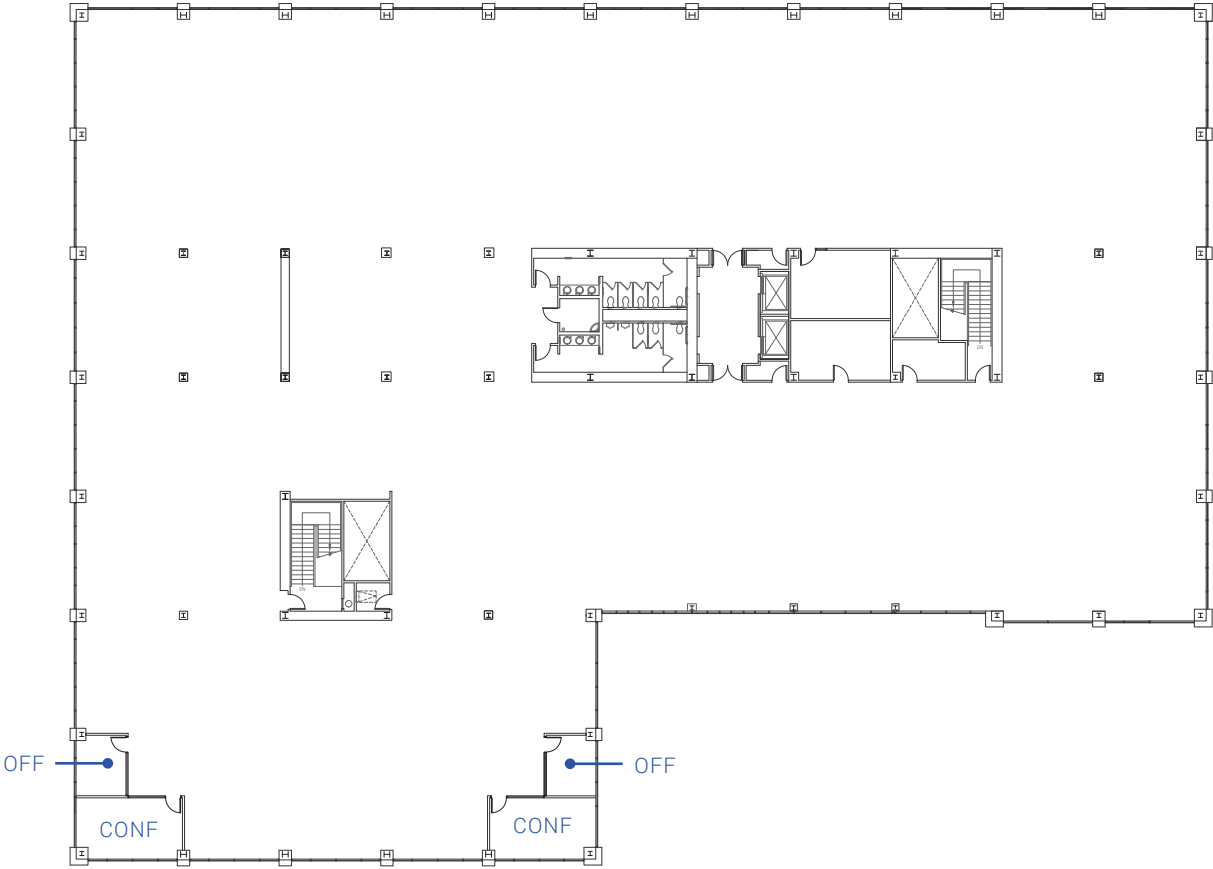
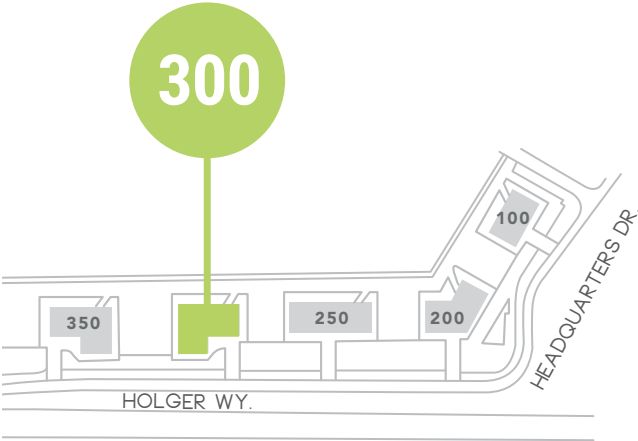
# 300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

THIRD FLOOR: ±33,340 SF

# DISTRICT | 237

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



HOLGER WAY

237



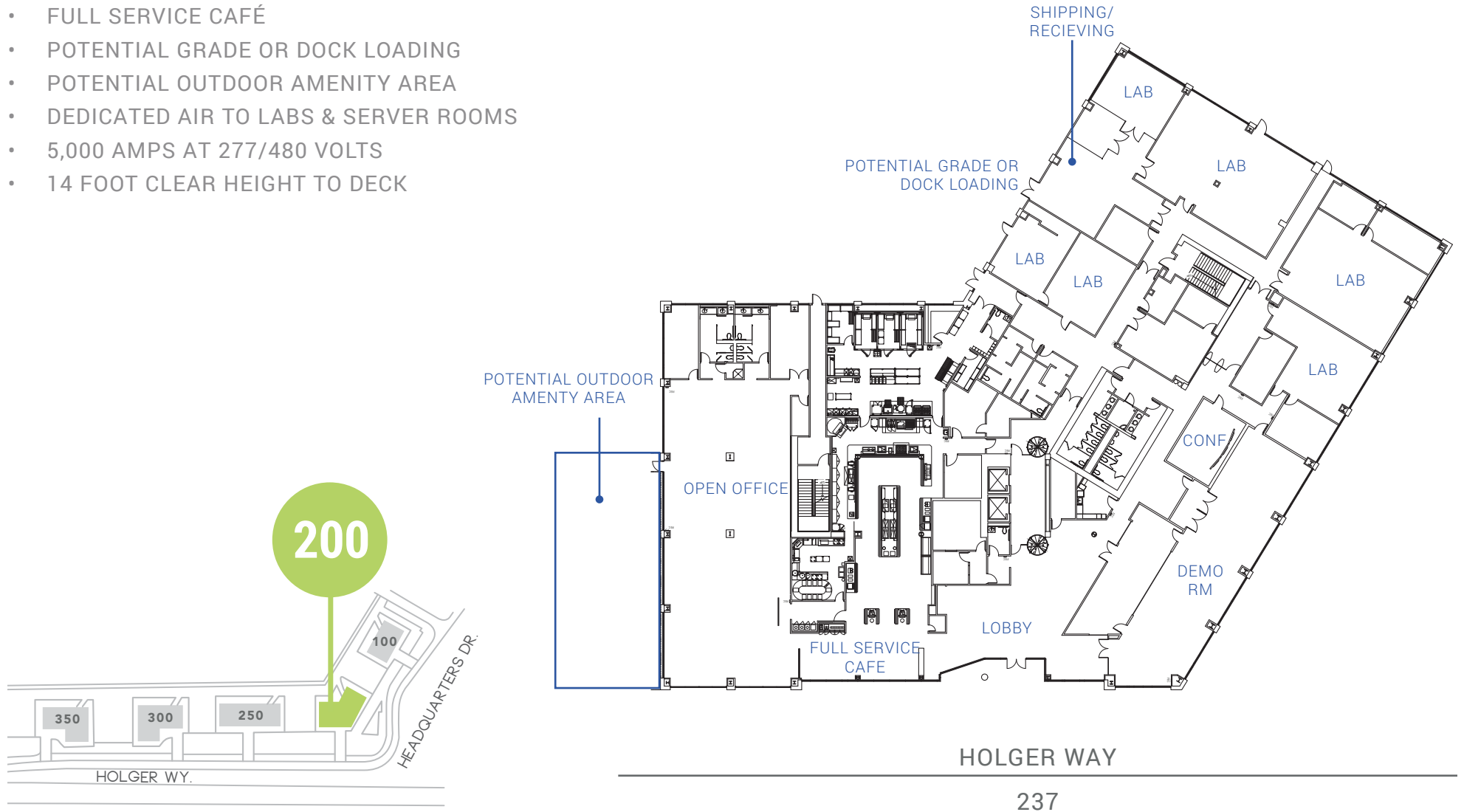
# 200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±32,575 SF

# DISTRICT | 237

- FULL SERVICE CAFÉ
- POTENTIAL GRADE OR DOCK LOADING
- POTENTIAL OUTDOOR AMENITY AREA
- DEDICATED AIR TO LABS & SERVER ROOMS
- 5,000 AMPS AT 277/480 VOLTS
- 14 FOOT CLEAR HEIGHT TO DECK



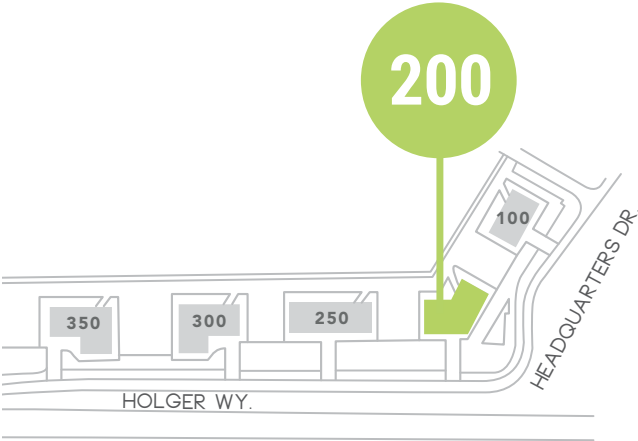
# 200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±32,600 SF

# DISTRICT | 237

- 27 OFFICES
- 6 CONFERENCE ROOMS
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237



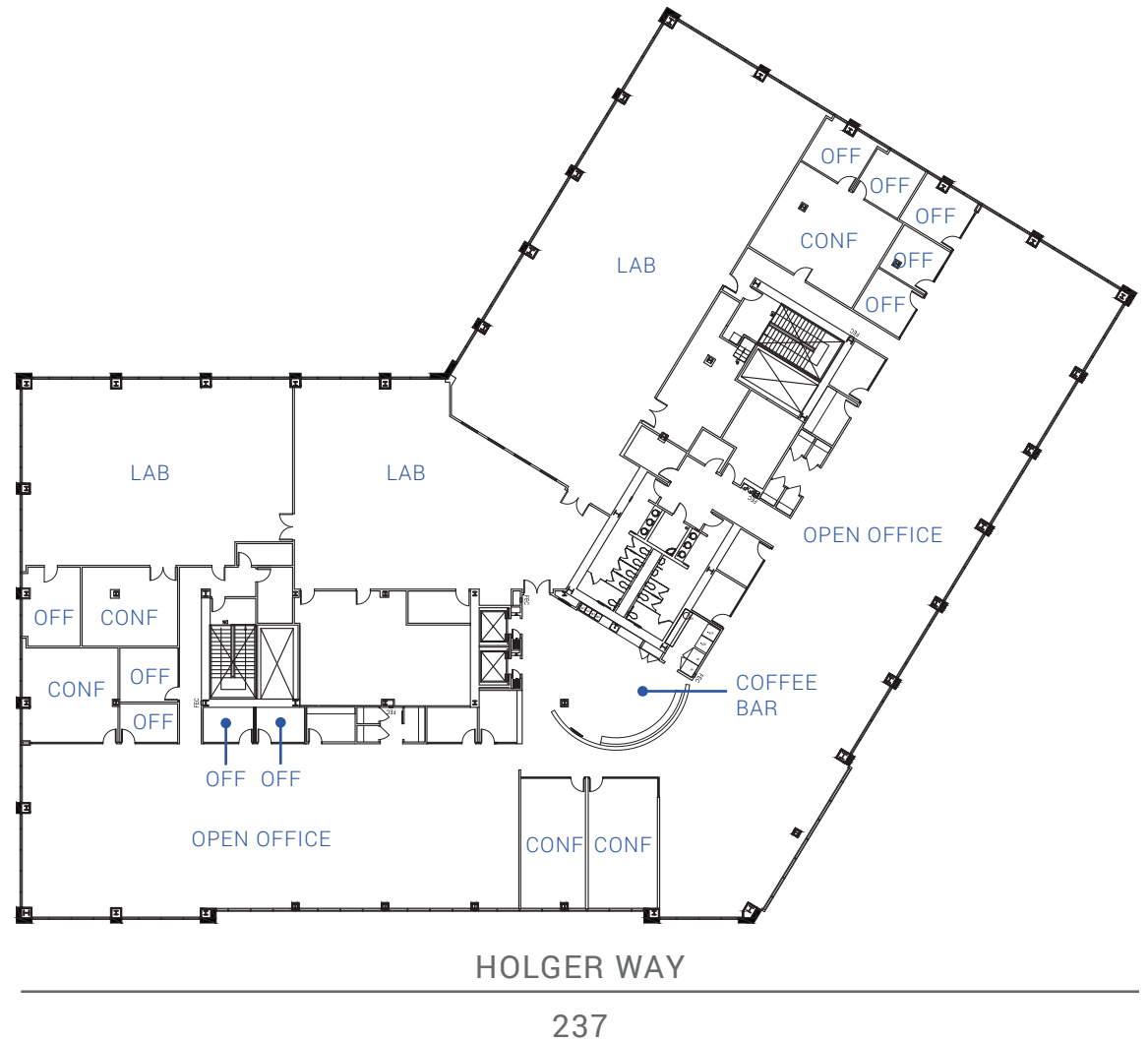
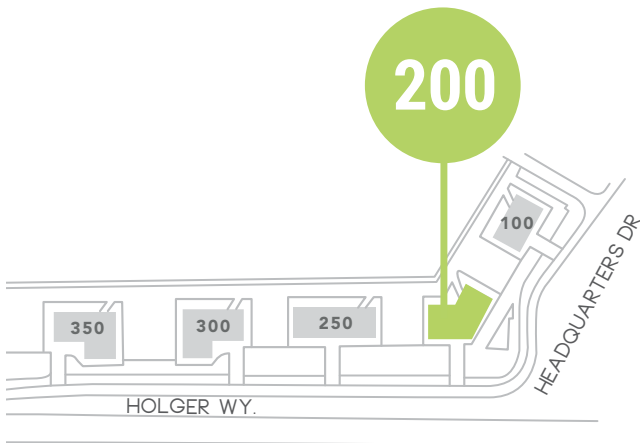
# 200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

THIRD FLOOR: ±32,802 SF

# DISTRICT | 237

- 10 OFFICES
- 5 CONFERENCE ROOMS
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



# 200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

FIRST FLOOR: ±32,575 SF

# DISTRICT | 237

- 5,000 AMPS AT 277/480 VOLTS
- FITNESS CENTER
- SHOWERS
- 1 BREAK ROOM
- POTENTIAL OUTDOOR AMENITY AREA
- POTENTIAL GRADE OR DOCK LOADING
- 14 FOOT CLEAR HEIGHT TO DECK



237

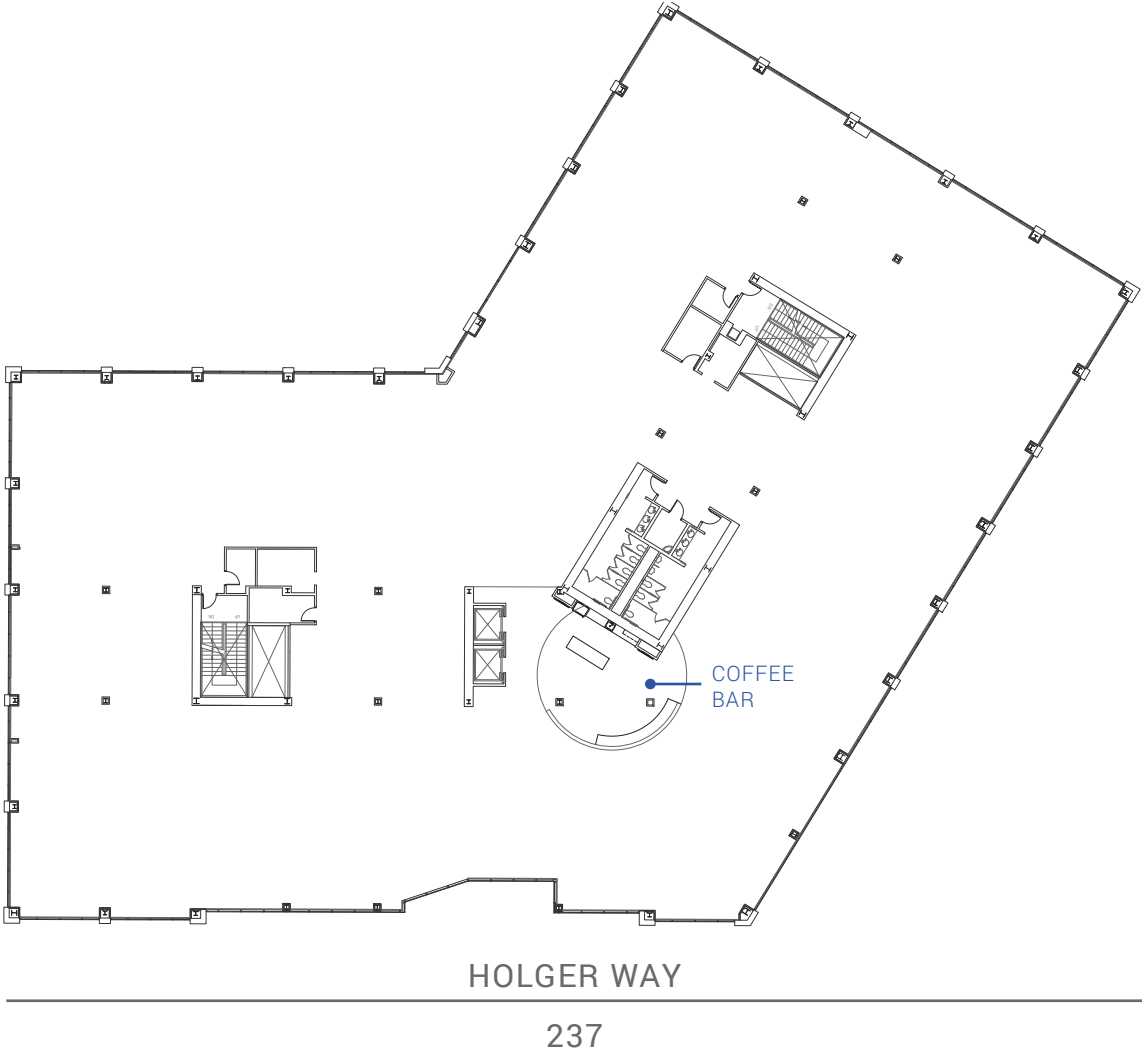
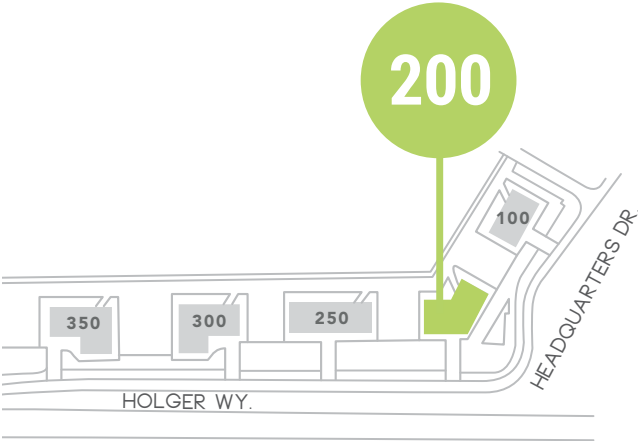
# 200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

SECOND FLOOR: ±32,600 SF

# DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK





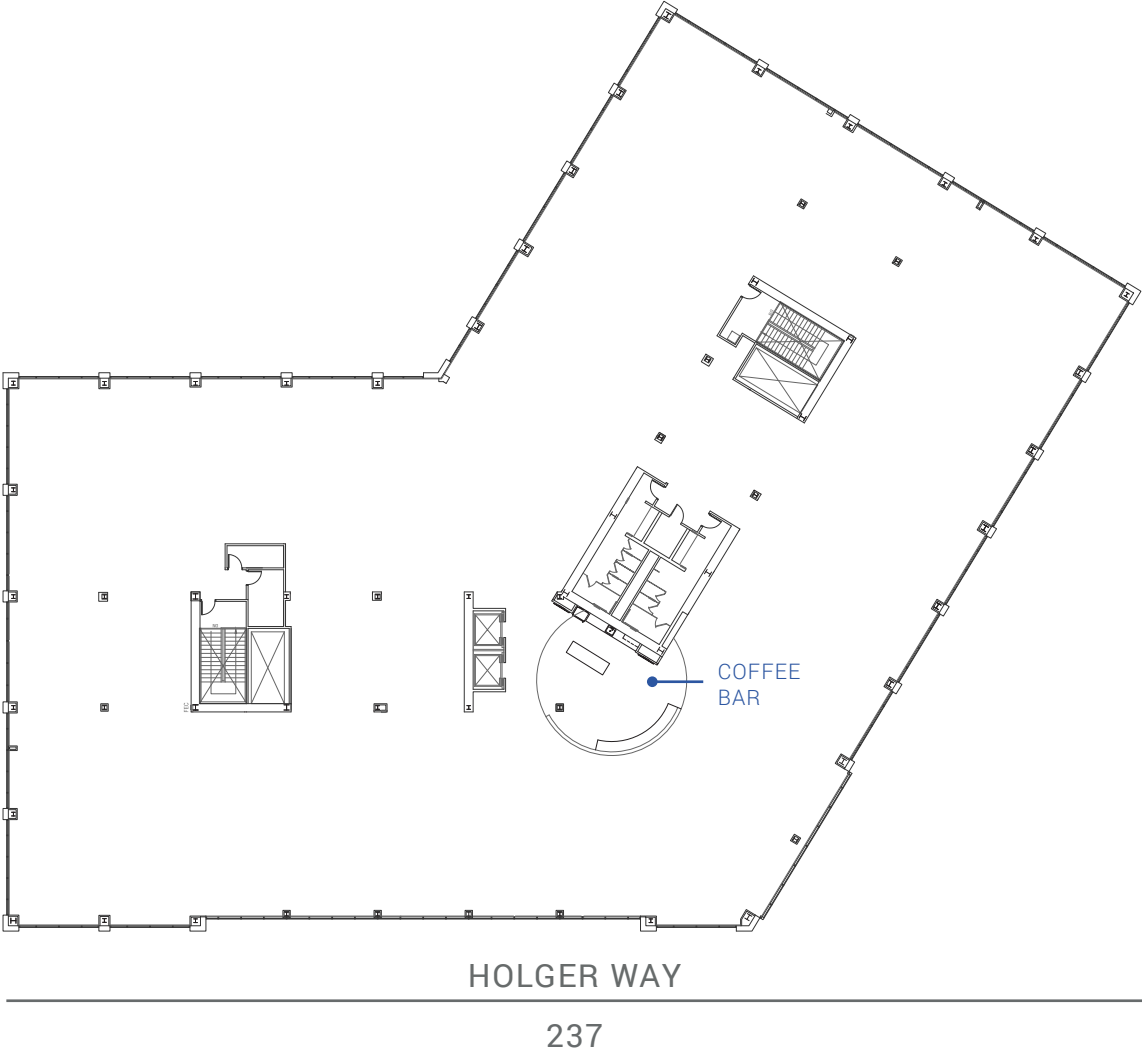
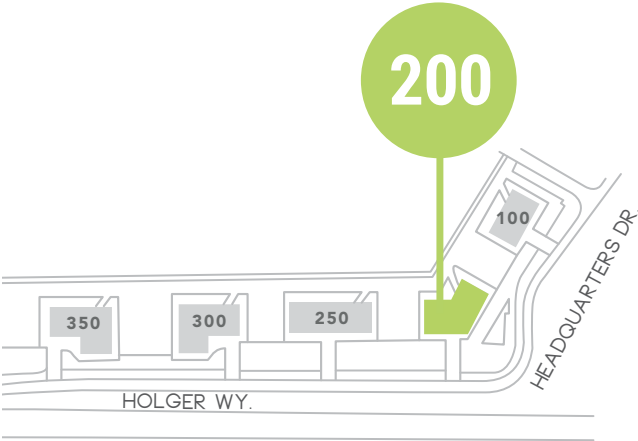
# 200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

THIRD FLOOR: ±32,802 SF

# DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



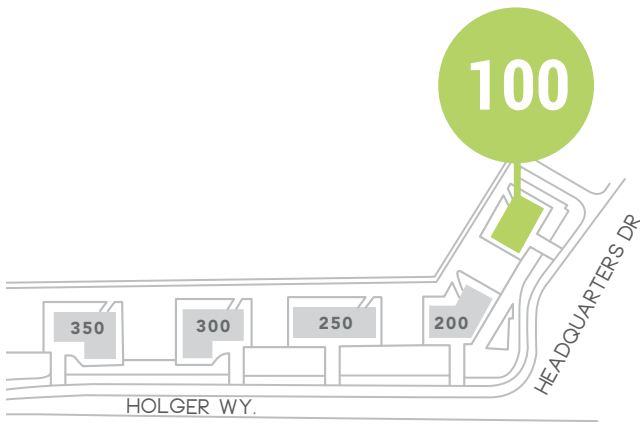
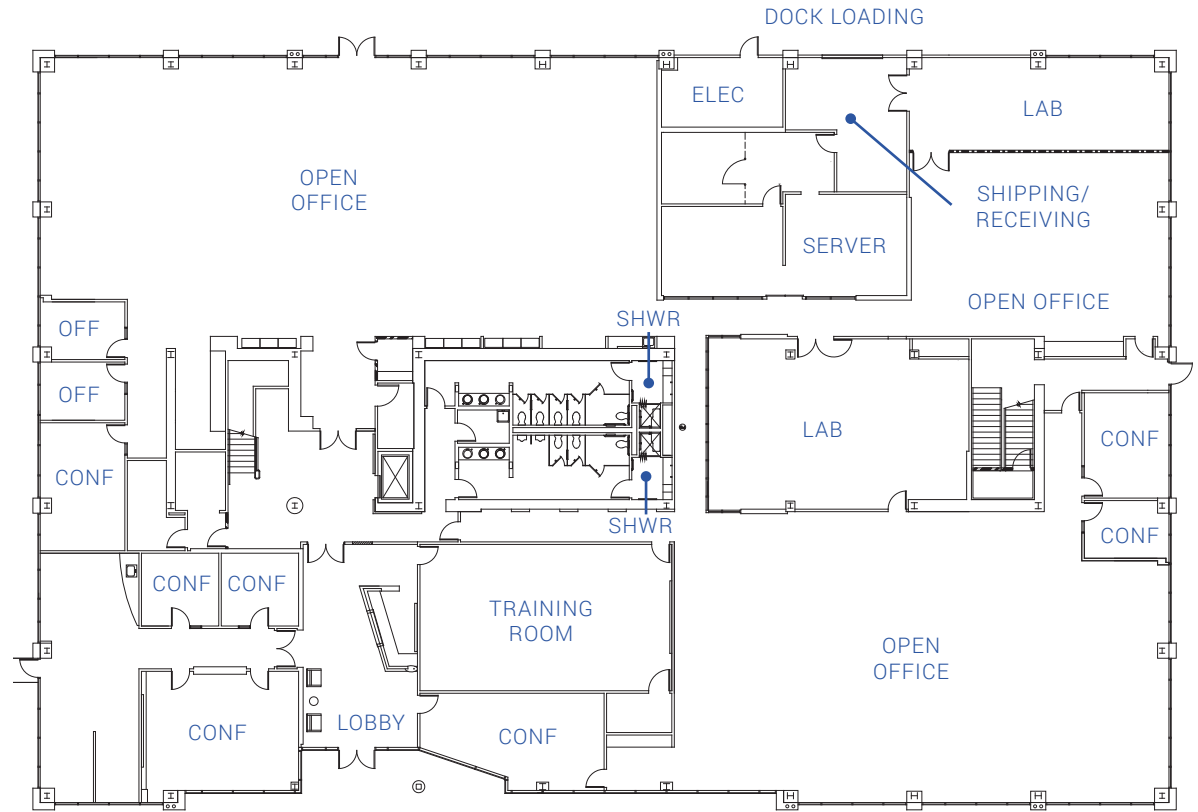
# 100 HEADQUARTERS DRIVE | ±45,831 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±22,926 SF

# DISTRICT | 237

- 2 OFFICES
- 7 CONFERENCE ROOMS
- TRAINING ROOM
- LABS WITH DEDICATED AIR
- SHOWERS
- DOCK LOADING & POTENTIAL GRADE LOADING
- 2,400 AMPS AT 277/480 VOLTS
- 16 FOOT CLEAR HEIGHT TO DECK



HEADQUARTERS DRIVE

237

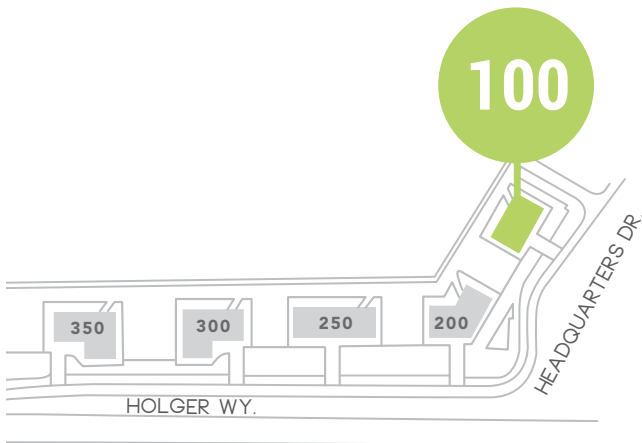
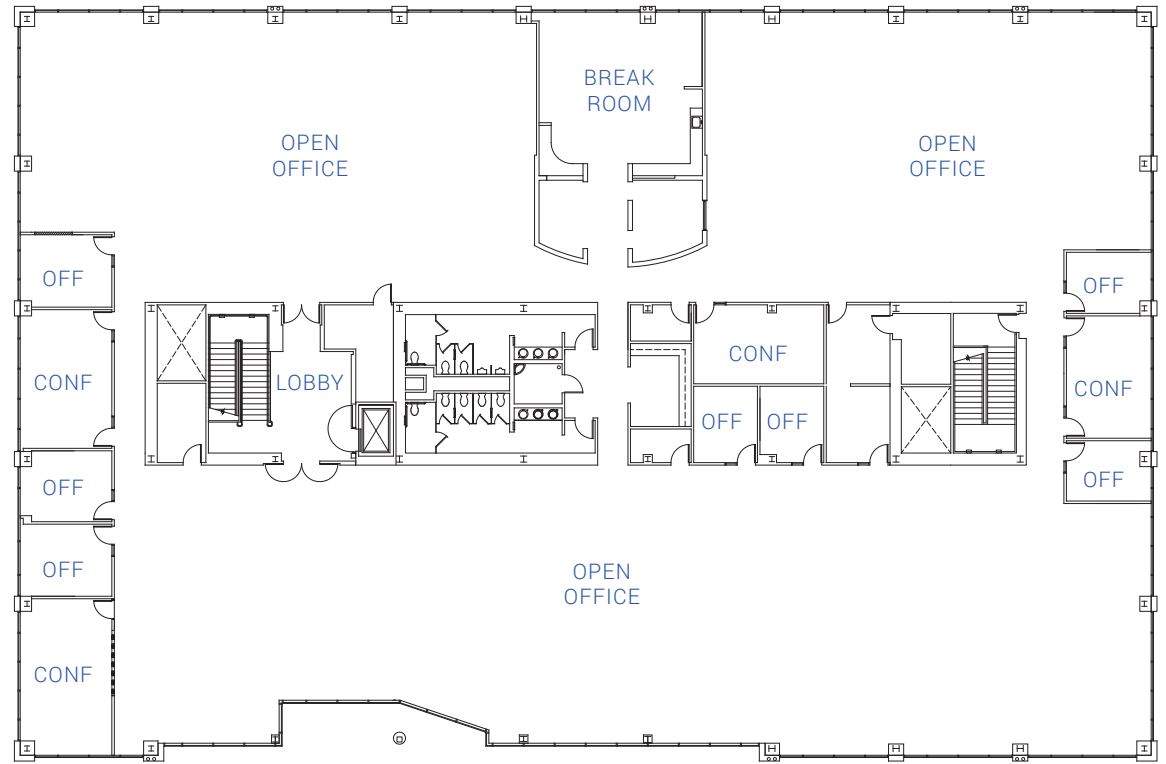
# 100 HEADQUARTERS DRIVE | ±45,831 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±22,905 SF

# DISTRICT | 237

- 7 OFFICES
- 4 CONFERENCE ROOMS
- BREAK ROOM
- 17 FOOT CLEAR HEIGHT TO DECK



HEADQUARTERS DRIVE

237



# AMENITY MAP



## 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
4. Pho Kang  
Carl's Jr.  
Butter & Zeus

5. Red Robin  
Jamba Juice  
Peet's Coffee  
Chipotle  
Yoyo Sushi  
Jersey Mike's  
Safeway  
Yan Can Asian  
Bistro  
Cold Stone  
The Prolific Oven  
Piatti's  
Smashburger  
Starbucks  
Mazbaan Bar  
Fantasia Coffee

6. Hobe'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





13 MINUTE DRIVE FROM DISTRICT 237 TO MILPITAS BART 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 ±243,360 SF AVAILABLE

## CONTACT

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