

DISTRICT | 237

BE FRONT & CENTER

±46K SF TO ±339,862 SF AVAILABLE

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**CUSHMAN &
WAKEFIELD**



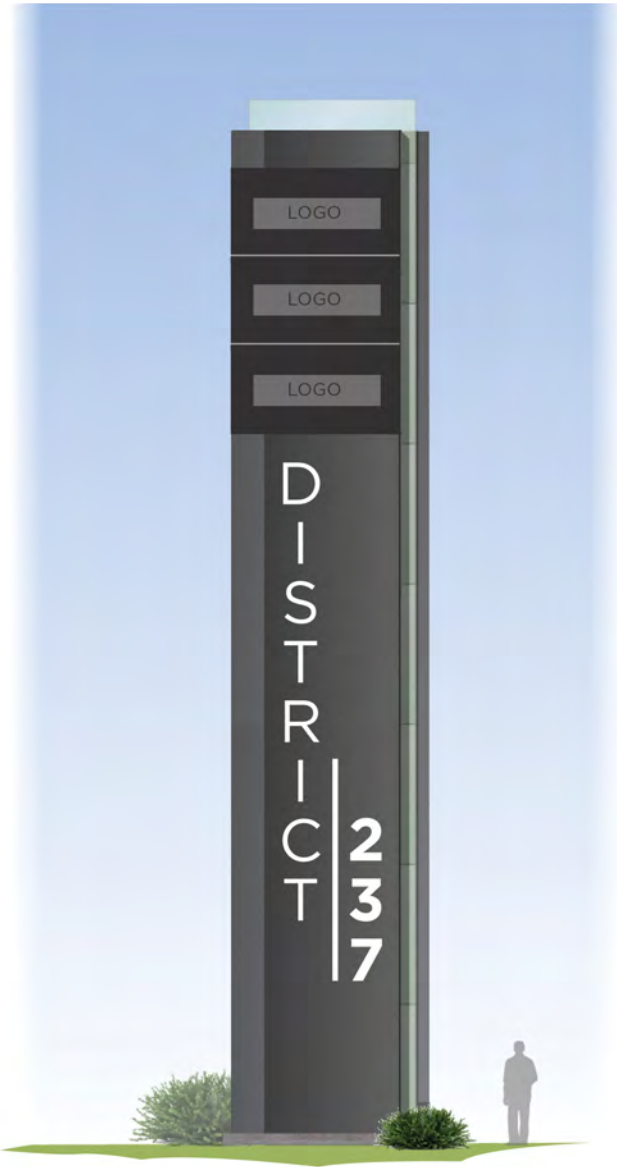
PROJECT HIGHLIGHTS

- ±45,831 TO ±339,862 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.

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IN GOOD COMPANY

CORPORATE MAP

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350 HOLGER NEWLY RENOVATED INSIDE & OUT!

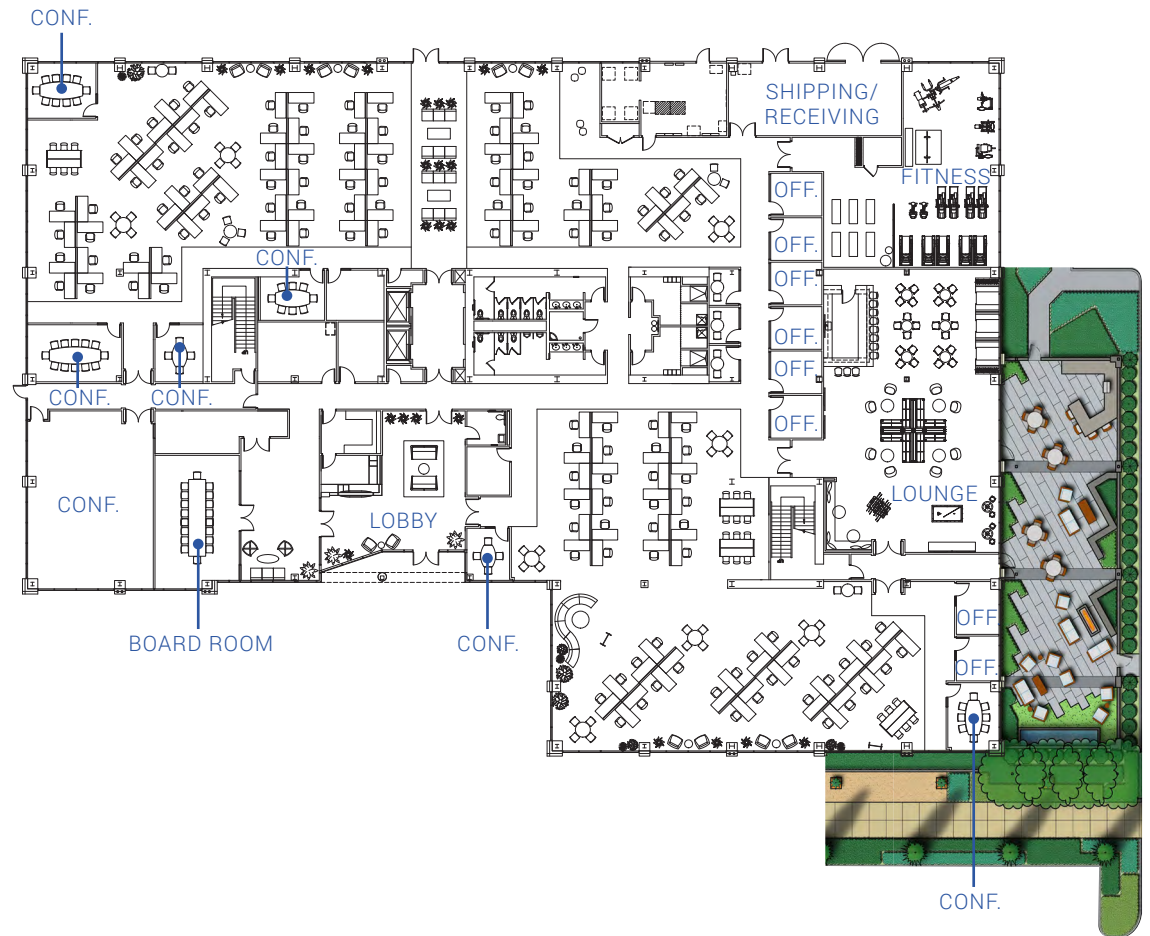


350 HOLGER WAY | ±96,502 SF

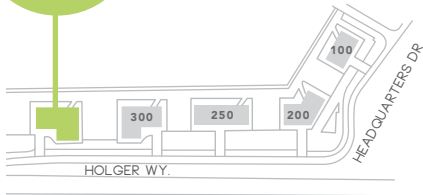
HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±32,076 SF

- 126 CUBICLES
- 8 OFFICES
- 1 BOARD ROOM
- 7 CONFERENCE ROOMS
- 1 TRAINING ROOM
- 1 LOUNGE
- 1 FITNESS AREA
- SHOWERS
- OUTDOOR AMENITY AREA
- GRADE LEVEL LOADING POTENTIAL
- 2,500 AMPS AT 277/480 VOLTS



350



HOLGER WAY

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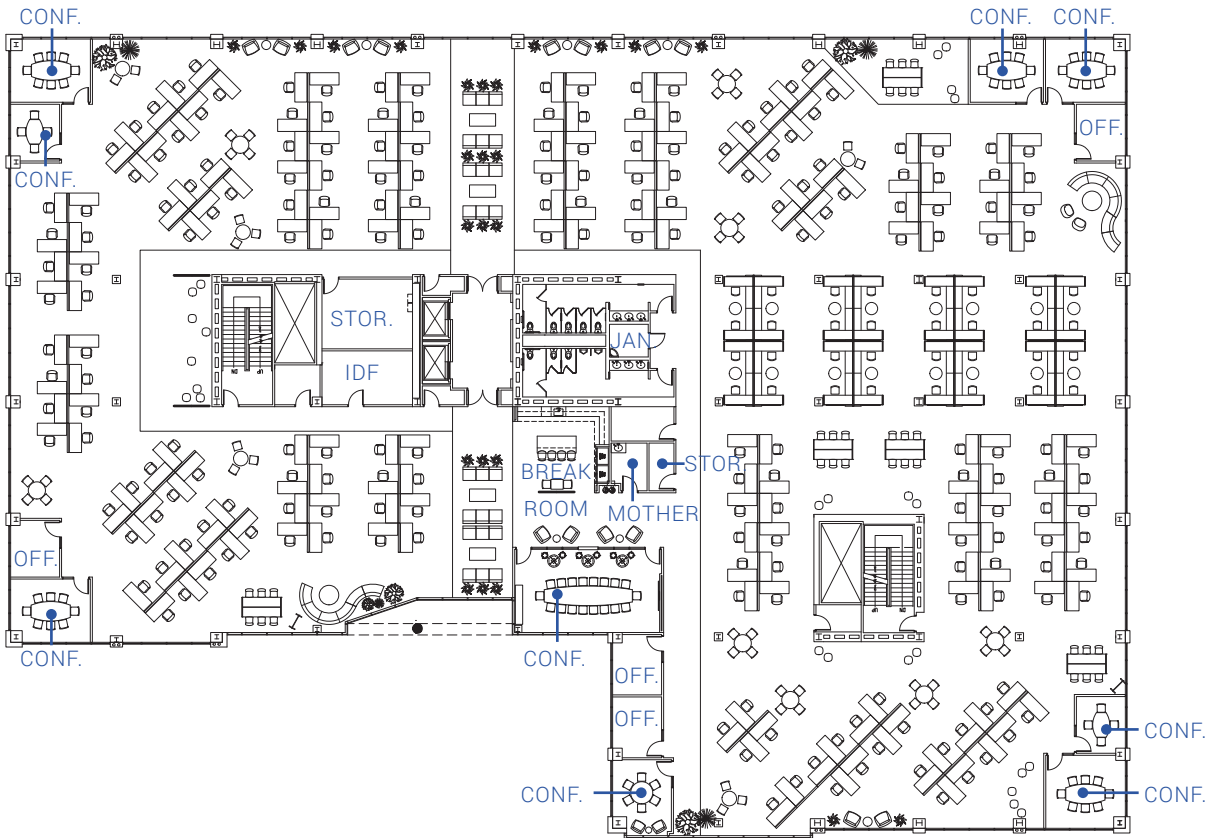
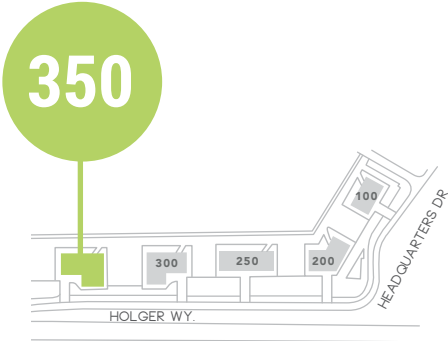
350 HOLGER WAY | ±96,502 SF

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±32,110 SF

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

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HOLGER WAY

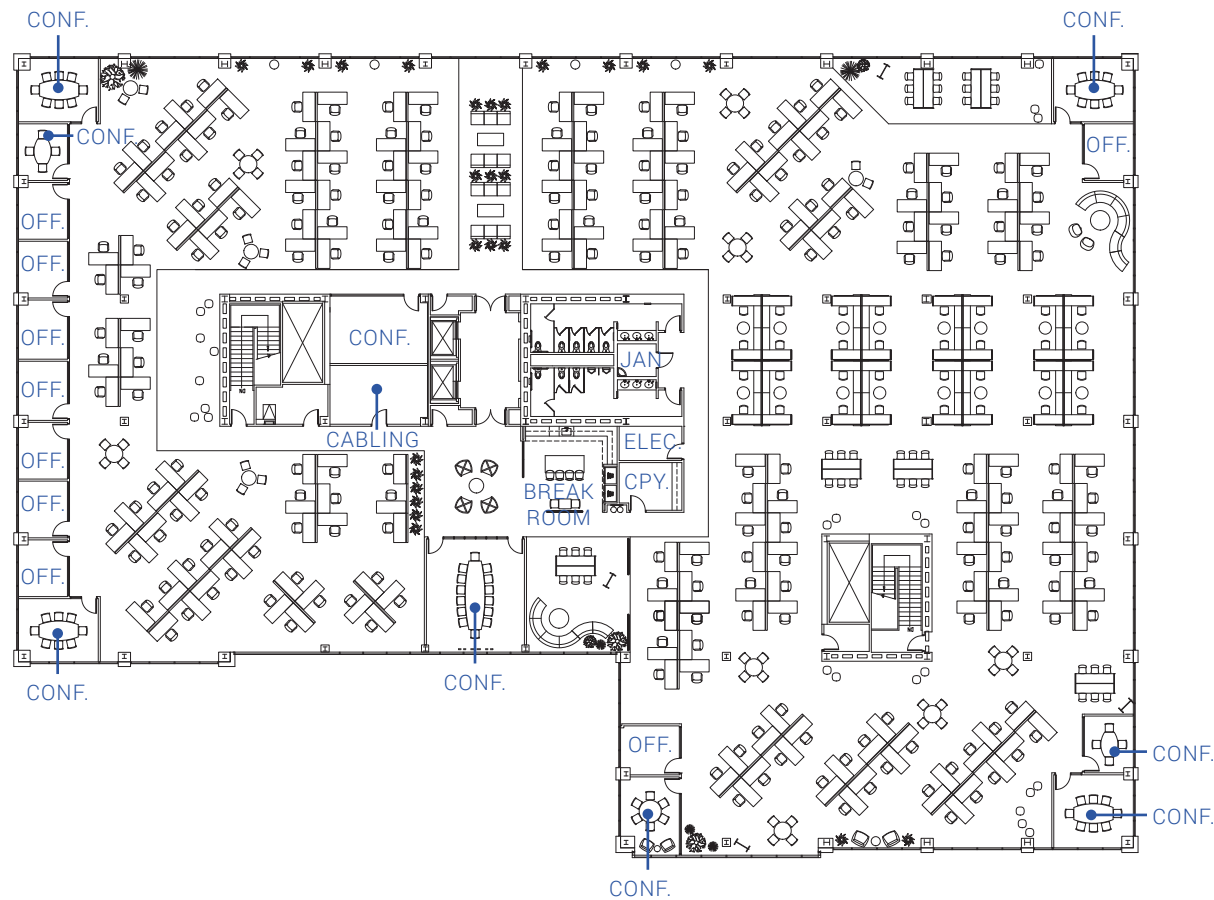
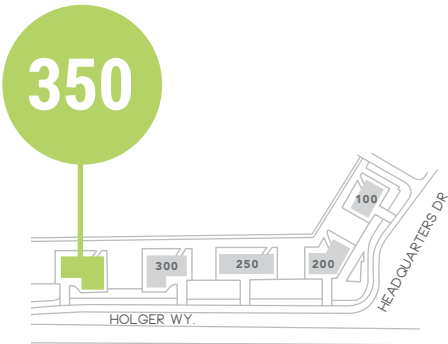
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350 HOLGER WAY | ±96,502 SF

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,316 SF

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



HOLGER WAY

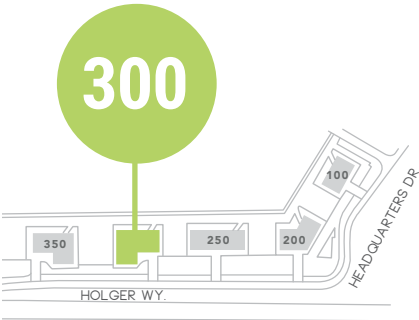
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300 HOLGER WAY | ±99,552 SF

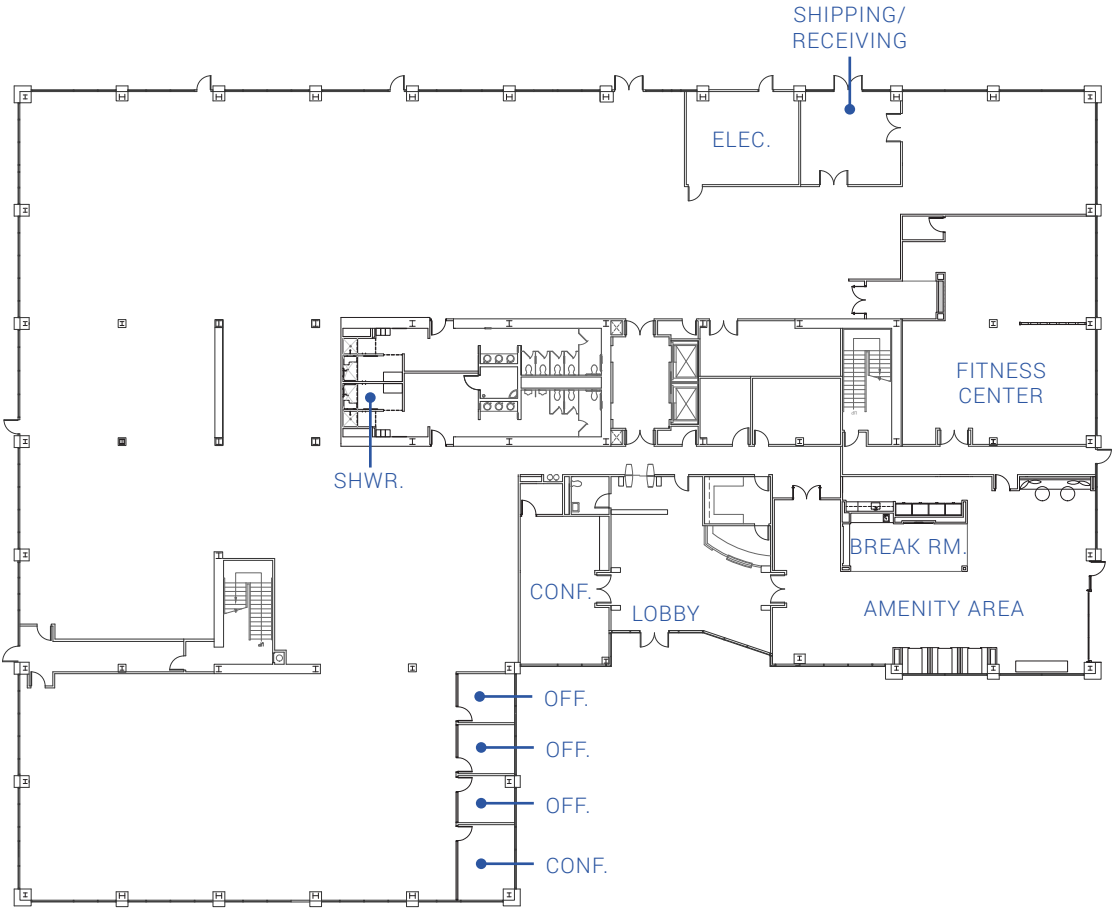
HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±33,106 SF

- 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



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HOLGER WAY

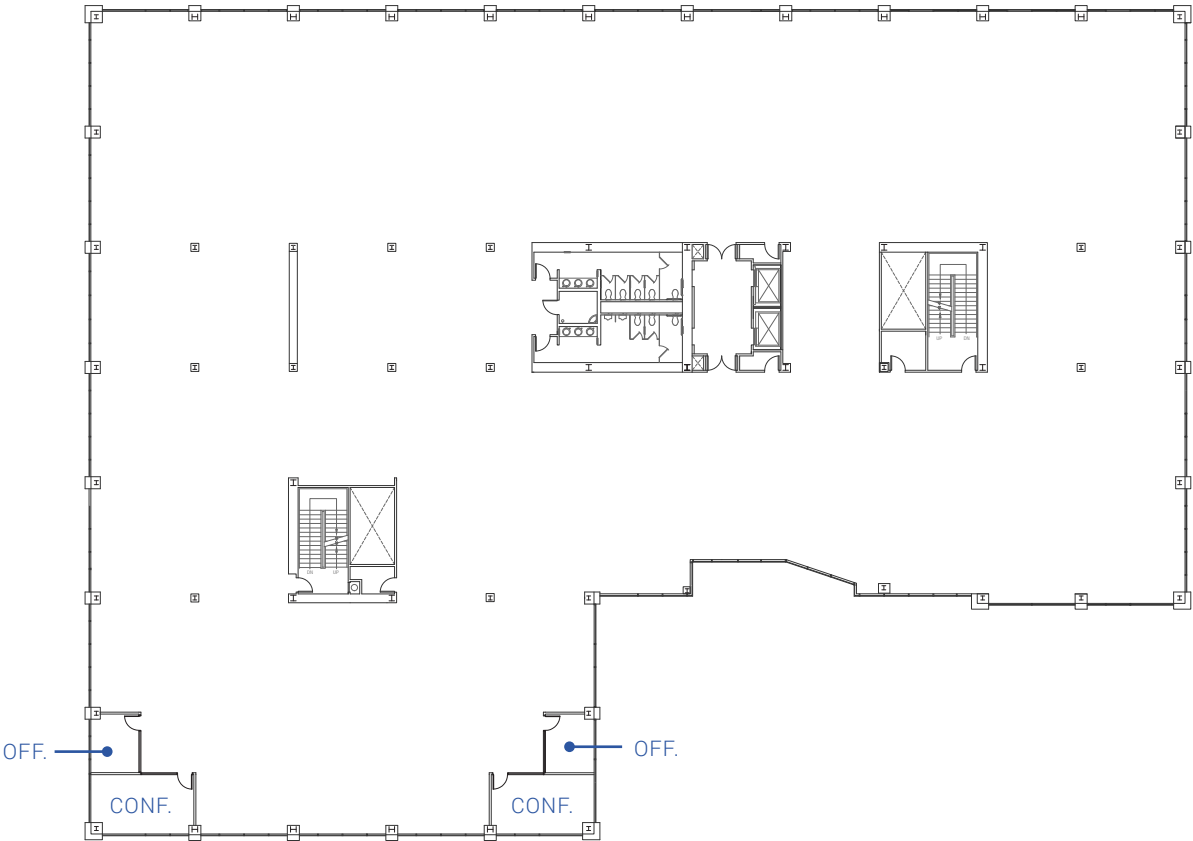
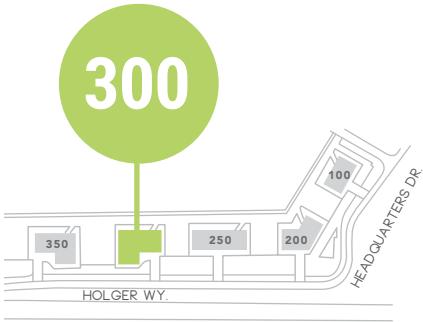
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300 HOLGER WAY | ±99,552 SF

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±33,106 SF

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



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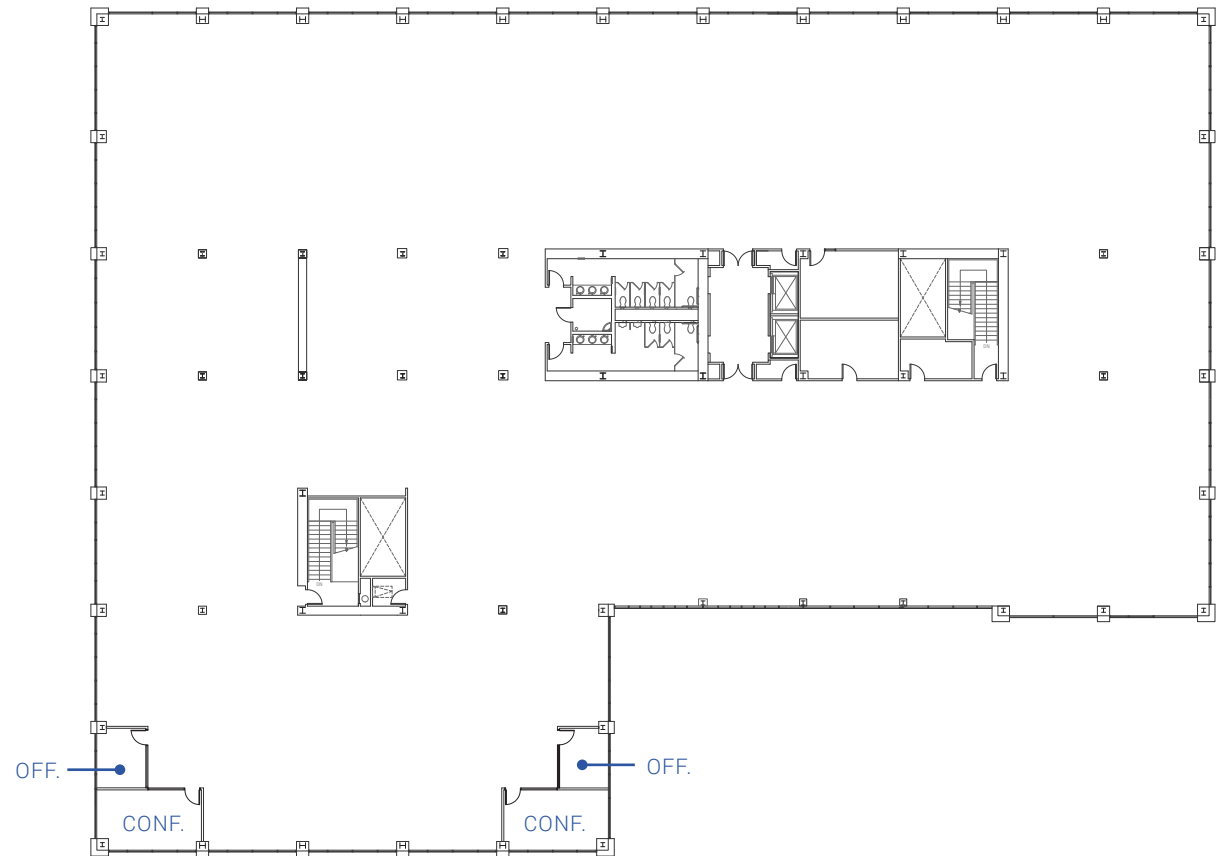
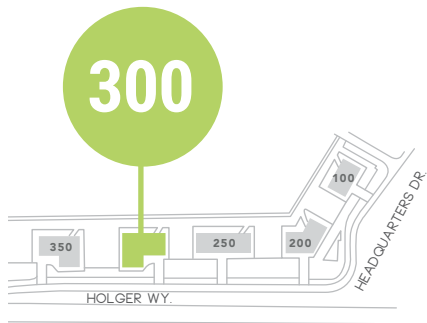
300 HOLGER WAY | ±99,552 SF

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±33,340 SF

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

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HOLGER WAY

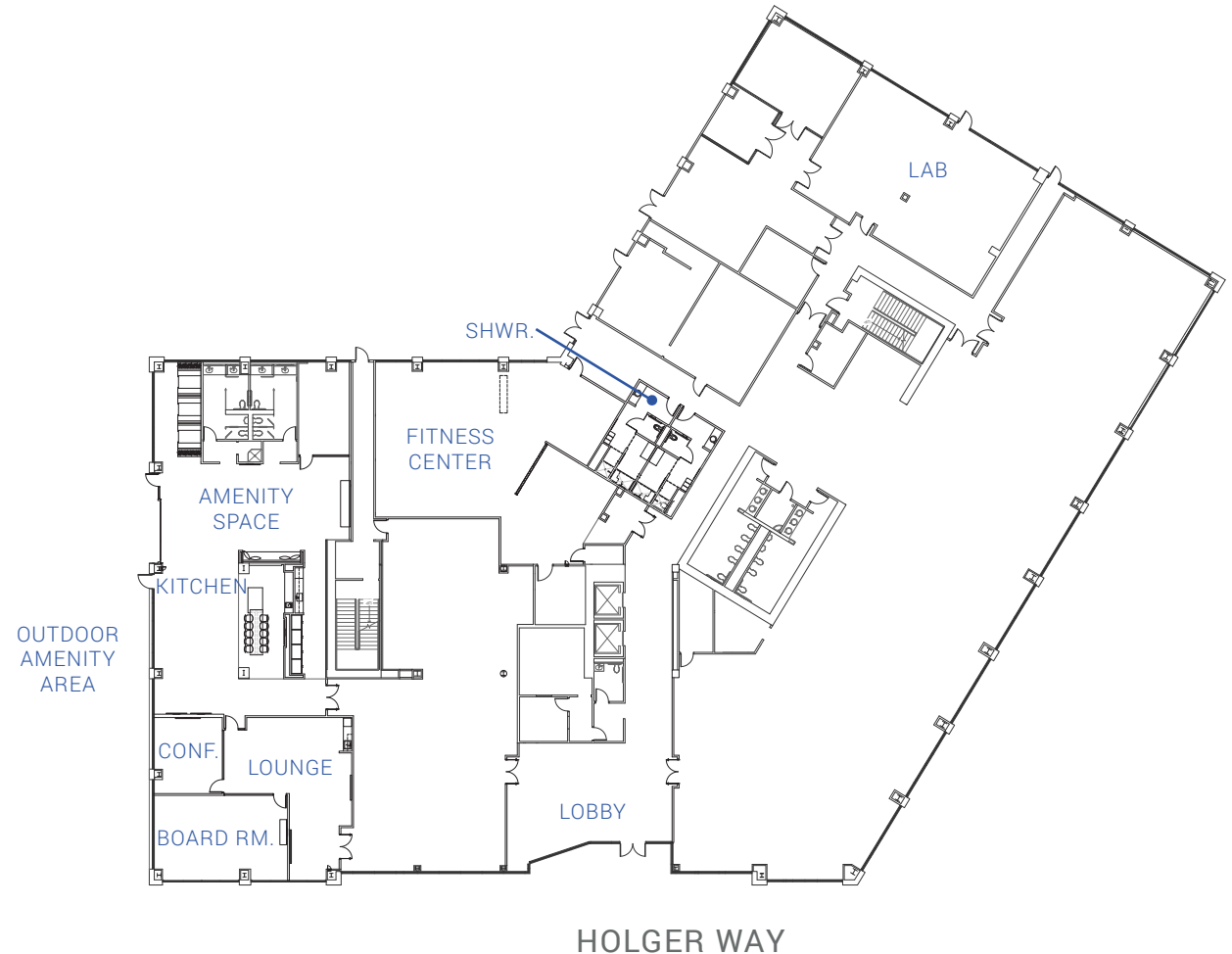
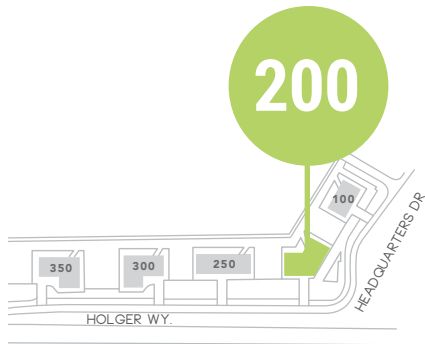
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200 HOLGER WAY | ±97,977 SF

HYPOTHETICAL FLOOR PLAN

FIRST FLOOR: ±32,575 SF

- 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



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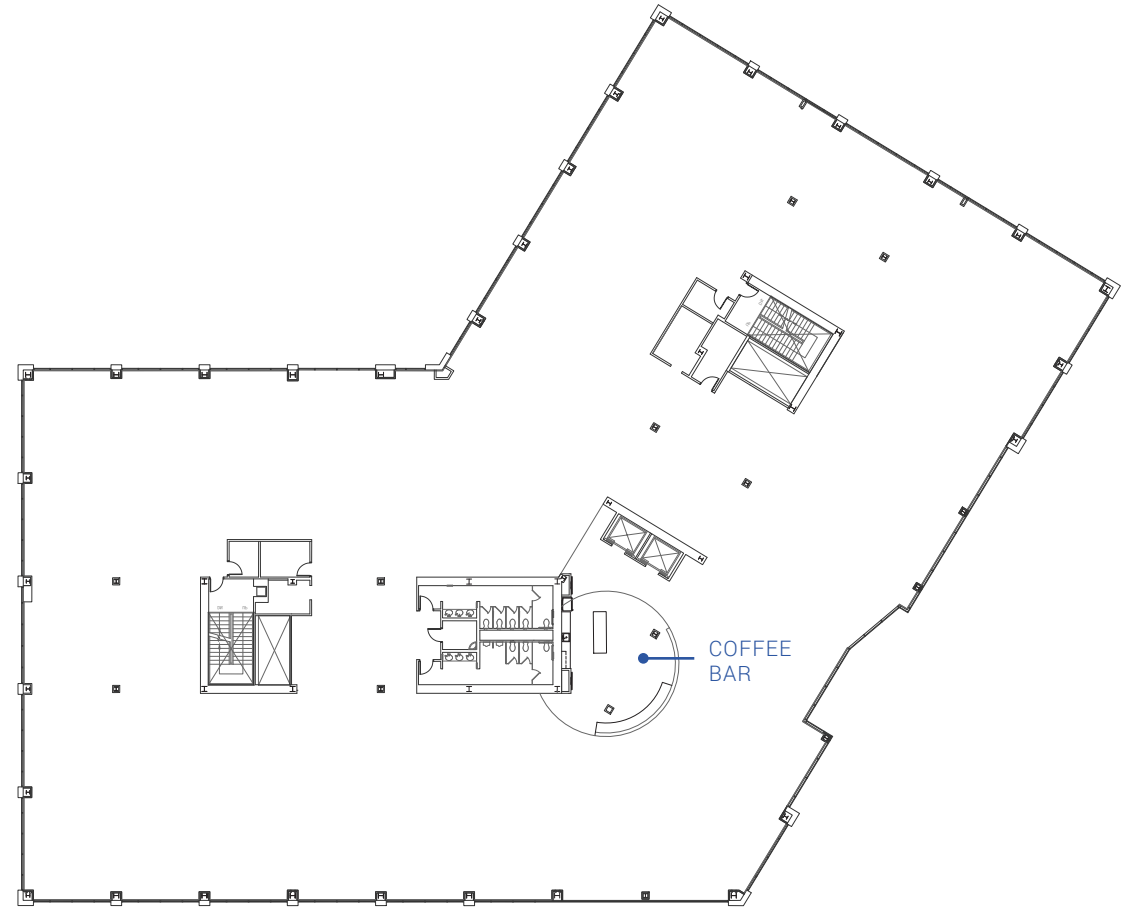
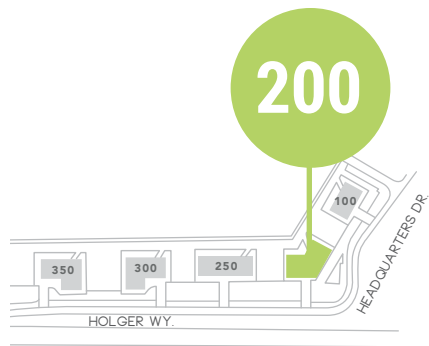
200 HOLGER WAY | ±97,977 SF

HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±32,600 SF

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- OPEN OFFICE
- COFFEE BAR



HOLGER WAY

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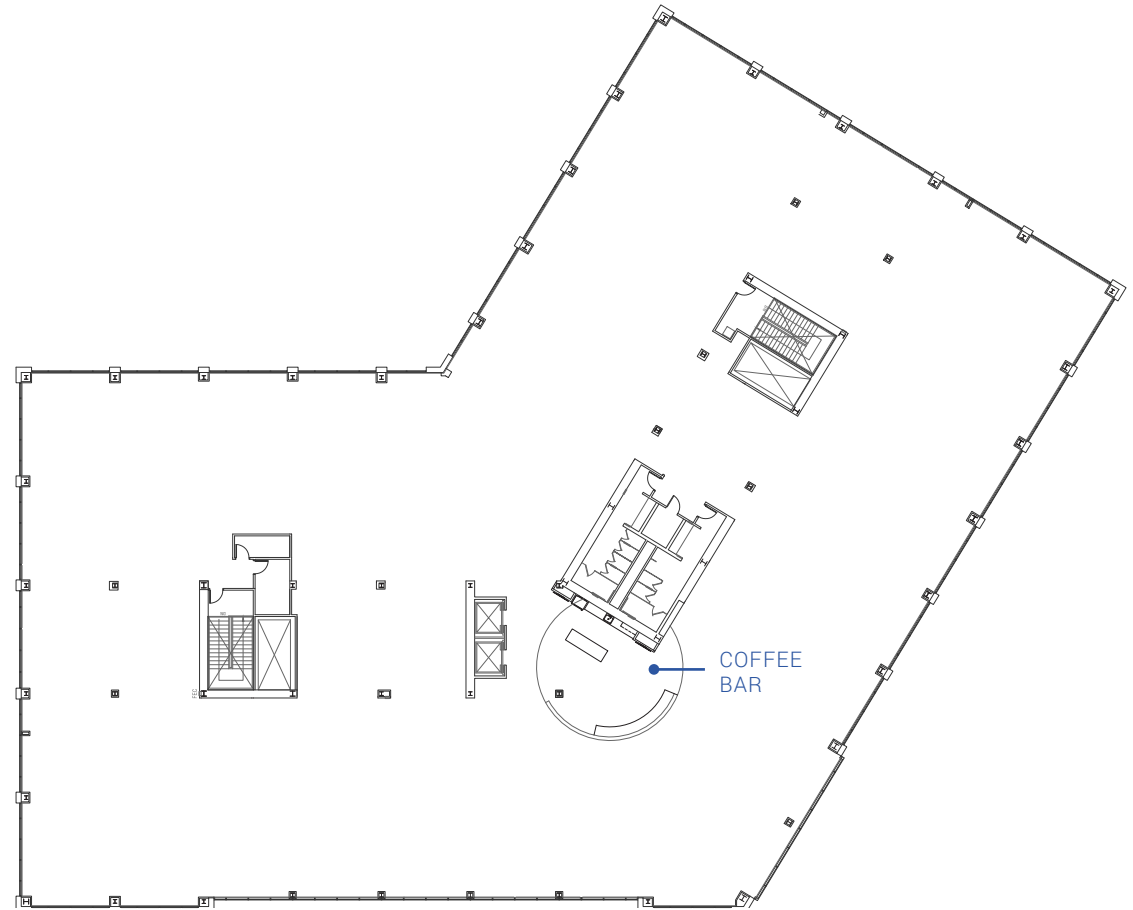
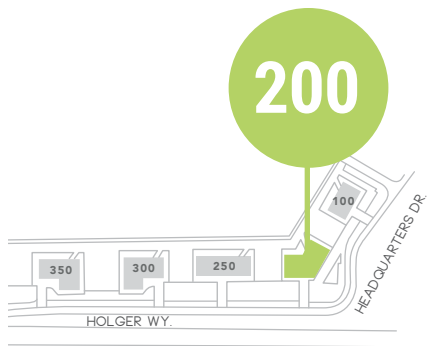
200 HOLGER WAY | ±97,977 SF

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,802 SF

- OPEN OFFICE
- COFFEE BAR

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HOLGER WAY

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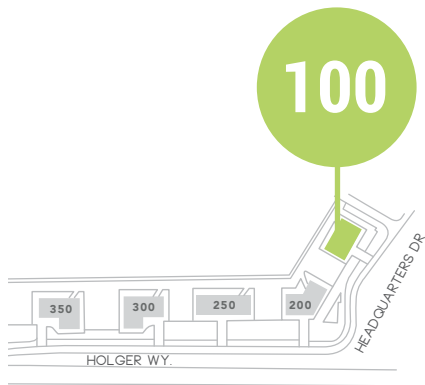
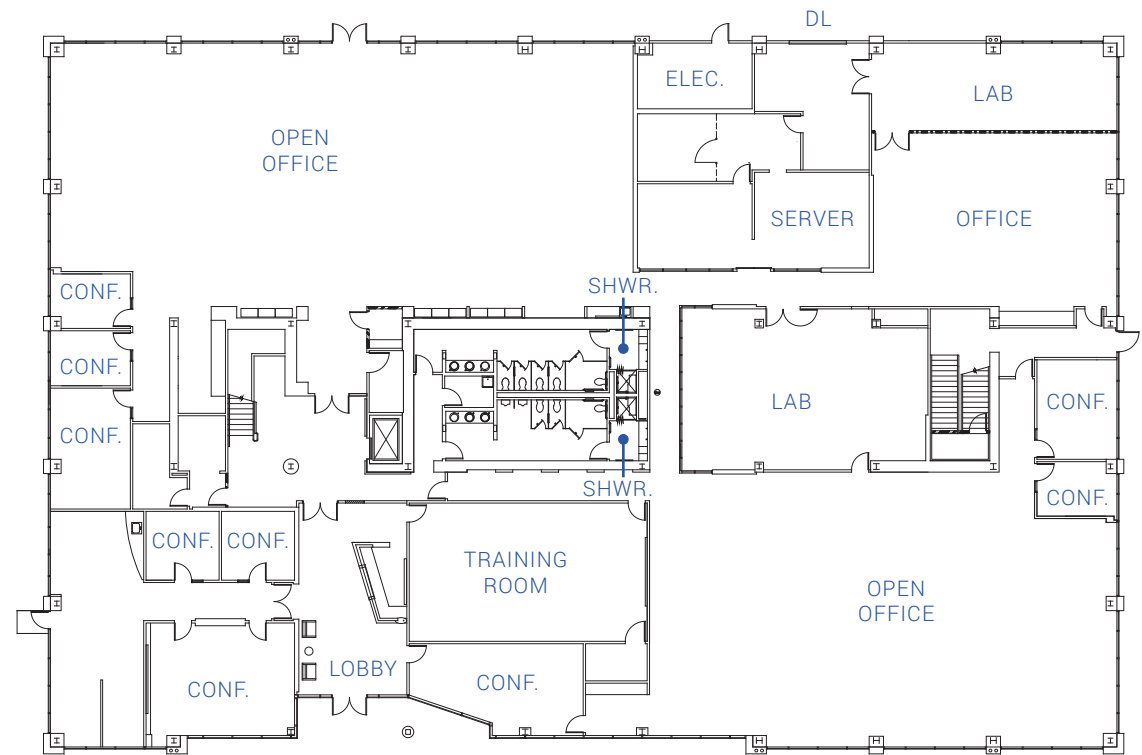
100 HEADQUARTERS DRIVE | ±45,831 SF

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EXISTING FLOOR PLAN

FIRST FLOOR: ±22,926 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

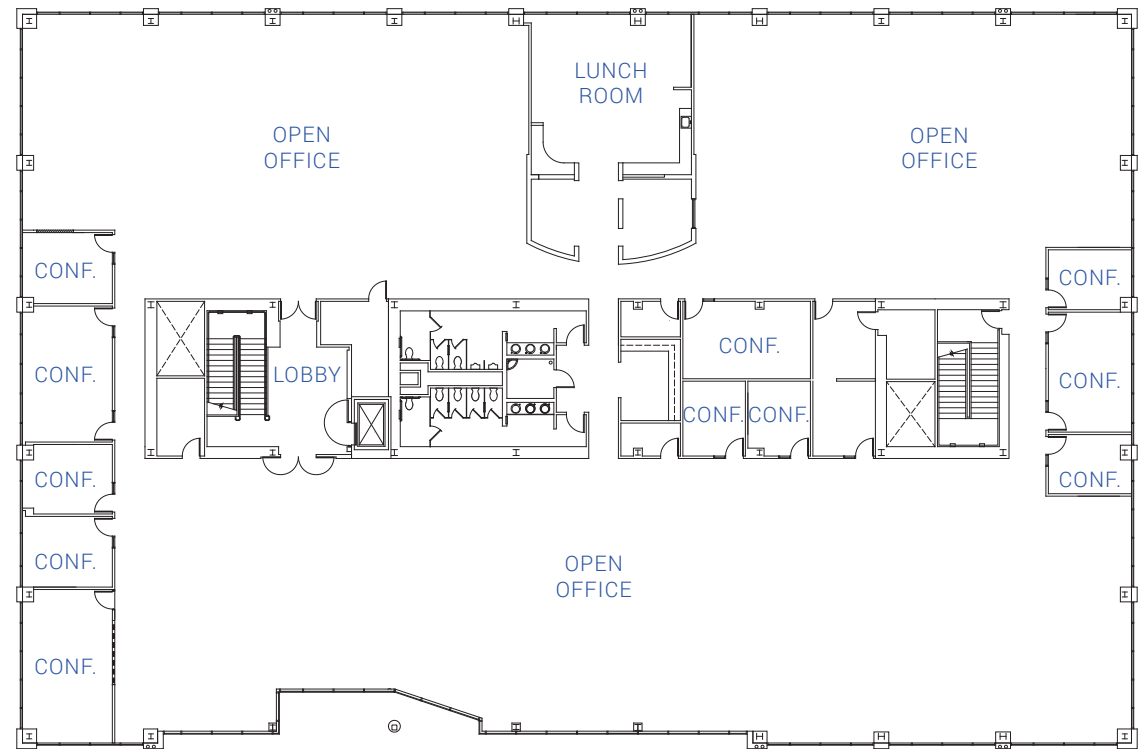
100 HEADQUARTERS DRIVE | ±45,831 SF

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EXISTING FLOOR PLAN

SECOND FLOOR: ±22,905 SF

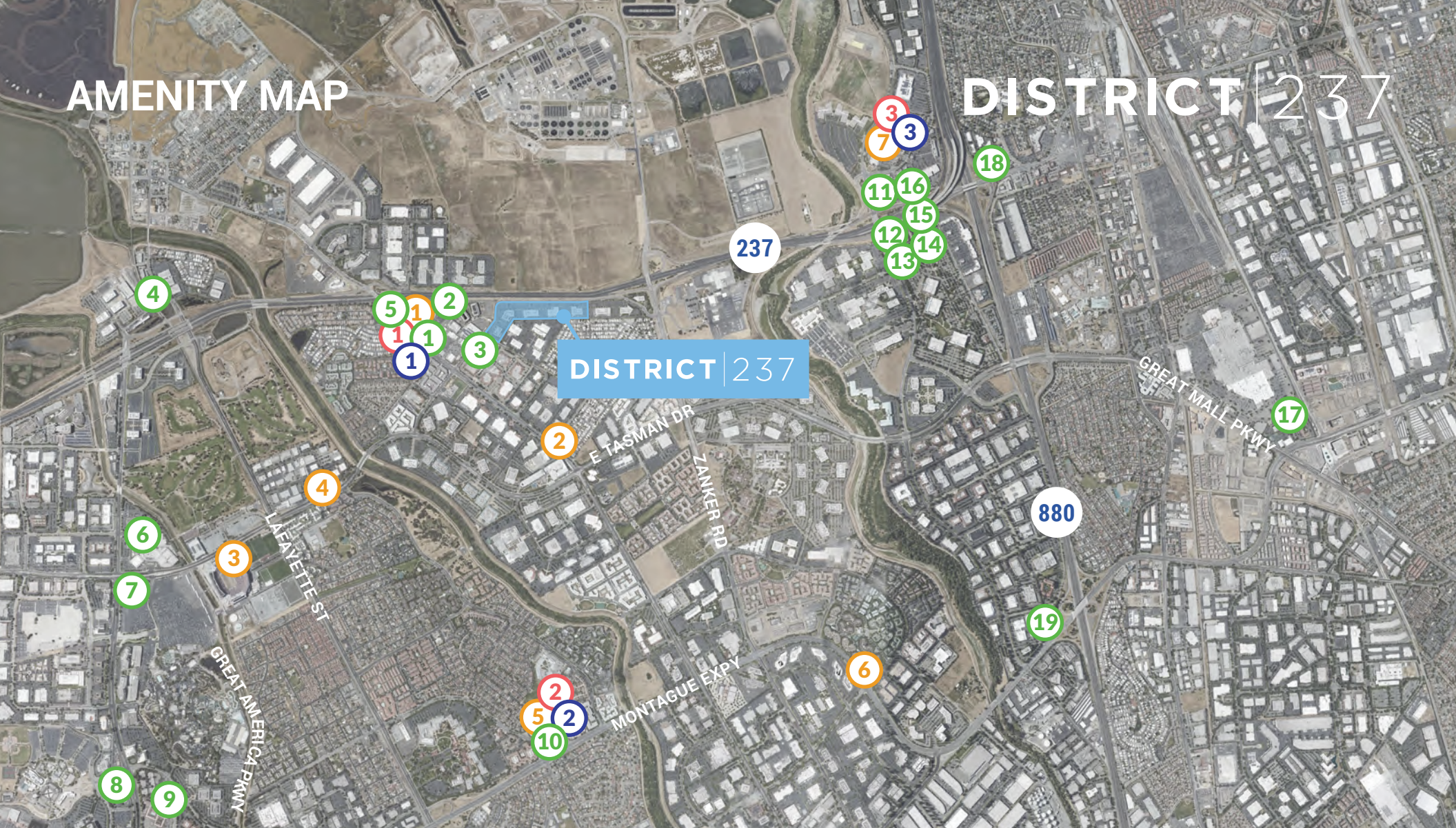
- OPEN OFFICE & CONFERENCE ROOMS
- LUNCH ROOM
- 15 FOOT CLEAR HEIGHT



HEADQUARTERS DRIVE

AMENITY MAP

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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
Dona Maria
Bistro Siam
Mikayla's Café
Togo's
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. 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

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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

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