

DISTRICT | 237

BE FRONT & CENTER



±46K SF TO ±339,862 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**



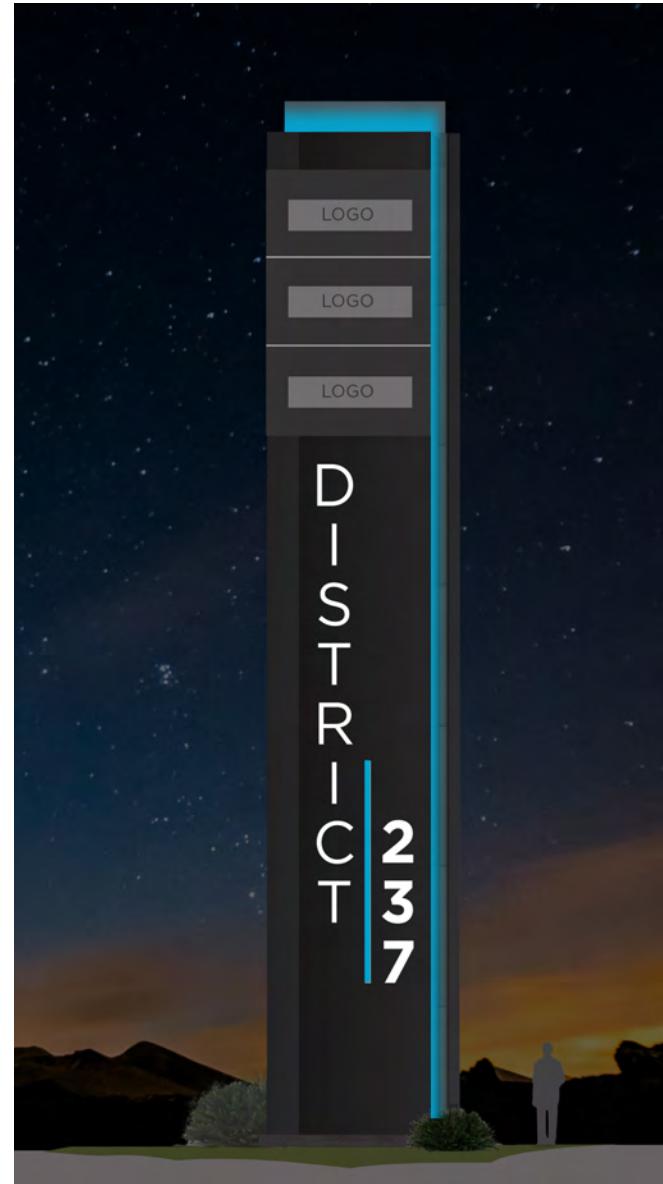
PROJECT HIGHLIGHTS

- ±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.

DISTRICT | 237



IN GOOD COMPANY

CORPORATE MAP

DISTRICT | 237





350 HOLGER NEWLY RENOVATED INSIDE & OUT!



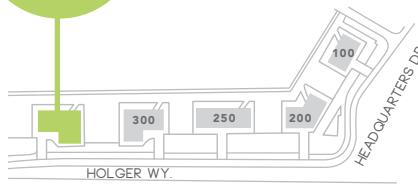
350 HOLGER WAY | ±96,502 SF

HYPOTHETICAL FLOOR PLAN

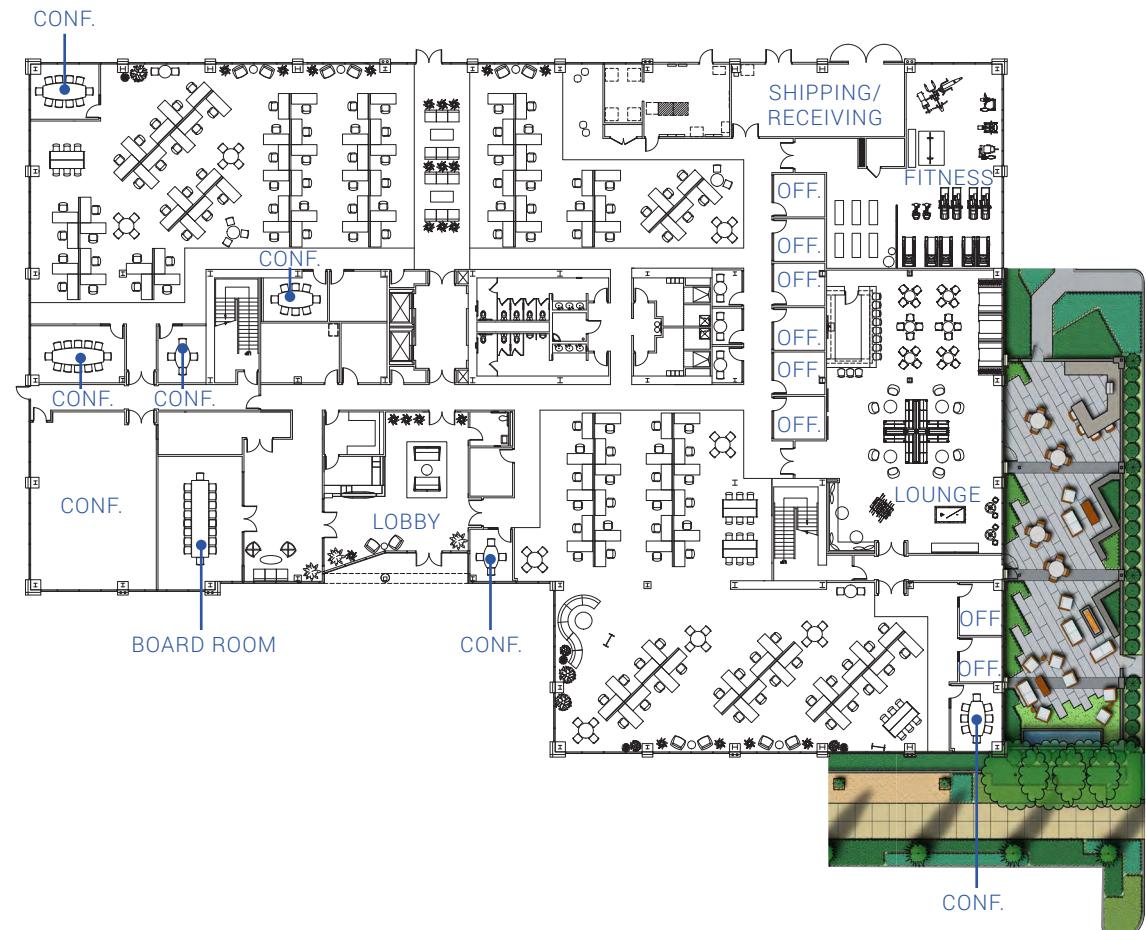
FIRST FLOOR: ±32,076 SF

- 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



DISTRICT | 237



HOLGER WAY

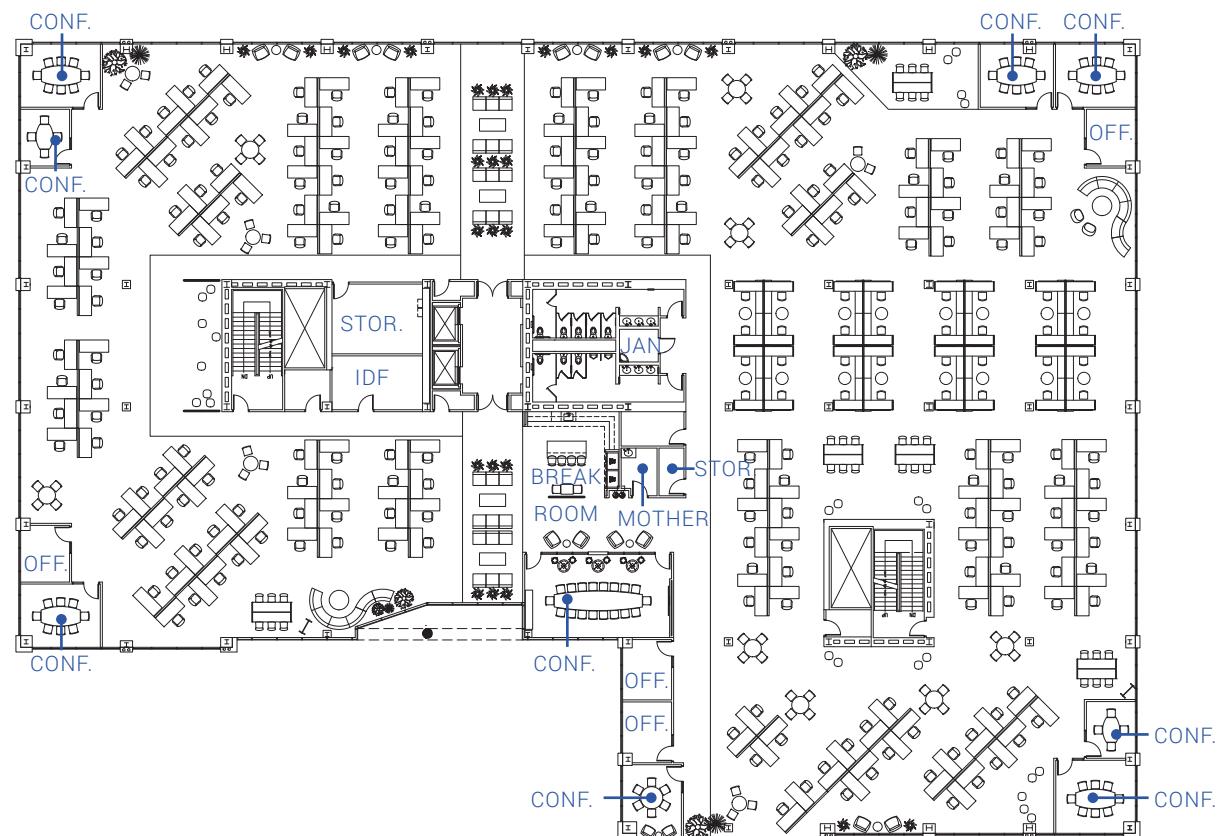
350 HOLGER WAY | ±96,502 SF

HYPOTHETICAL FLOOR PLAN

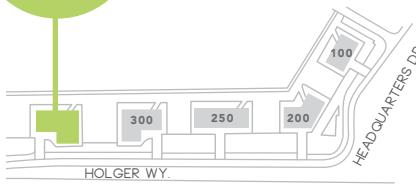
SECOND FLOOR: ±32,110 SF

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

DISTRICT 237



350



HOLGER WAY

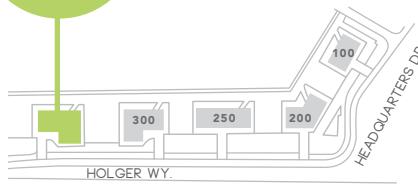
350 HOLGER WAY | ±96,502 SF

HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,316 SF

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

350



DISTRICT | 237



HOLGER WAY

300 HOLGER WAY | ±99,552 SF

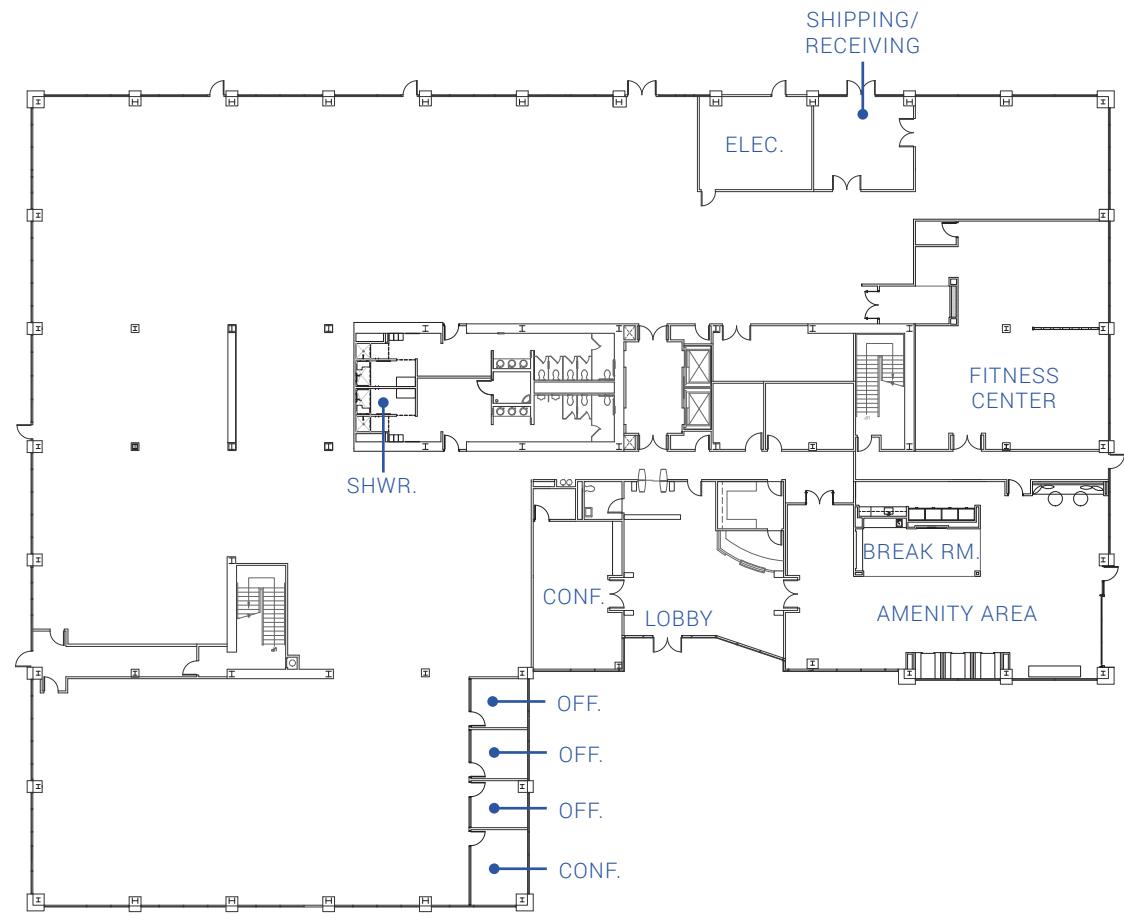
HYPOTHETICAL FLOOR PLAN

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



DISTRICT | 237



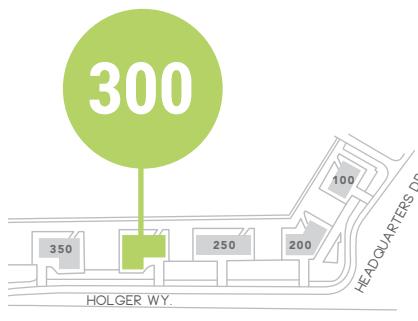
HOLGER WAY

300 HOLGER WAY | ±99,552 SF

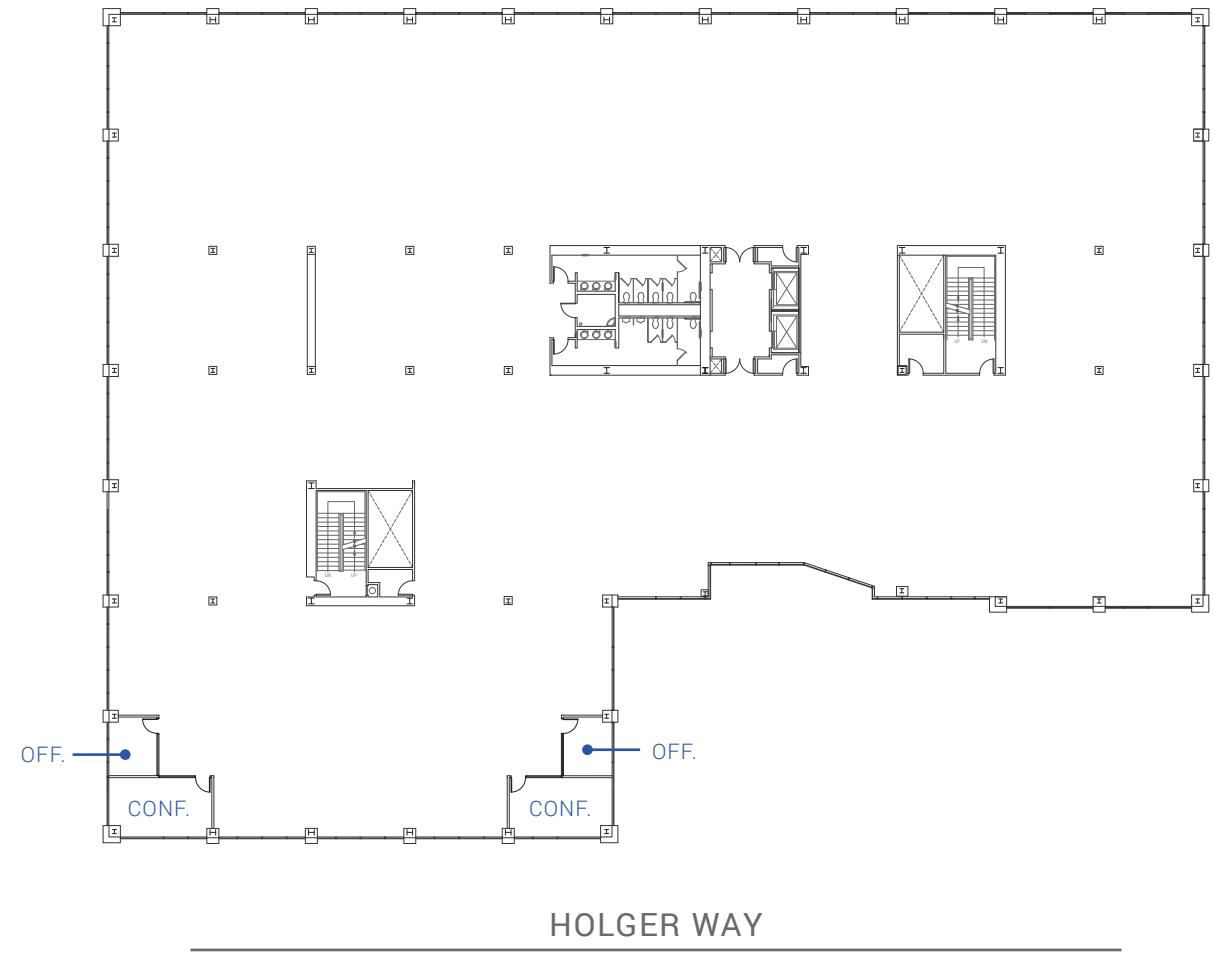
HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±33,106 SF

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



DISTRICT | 237



HOLGER WAY

237

300 HOLGER WAY | ±99,552 SF

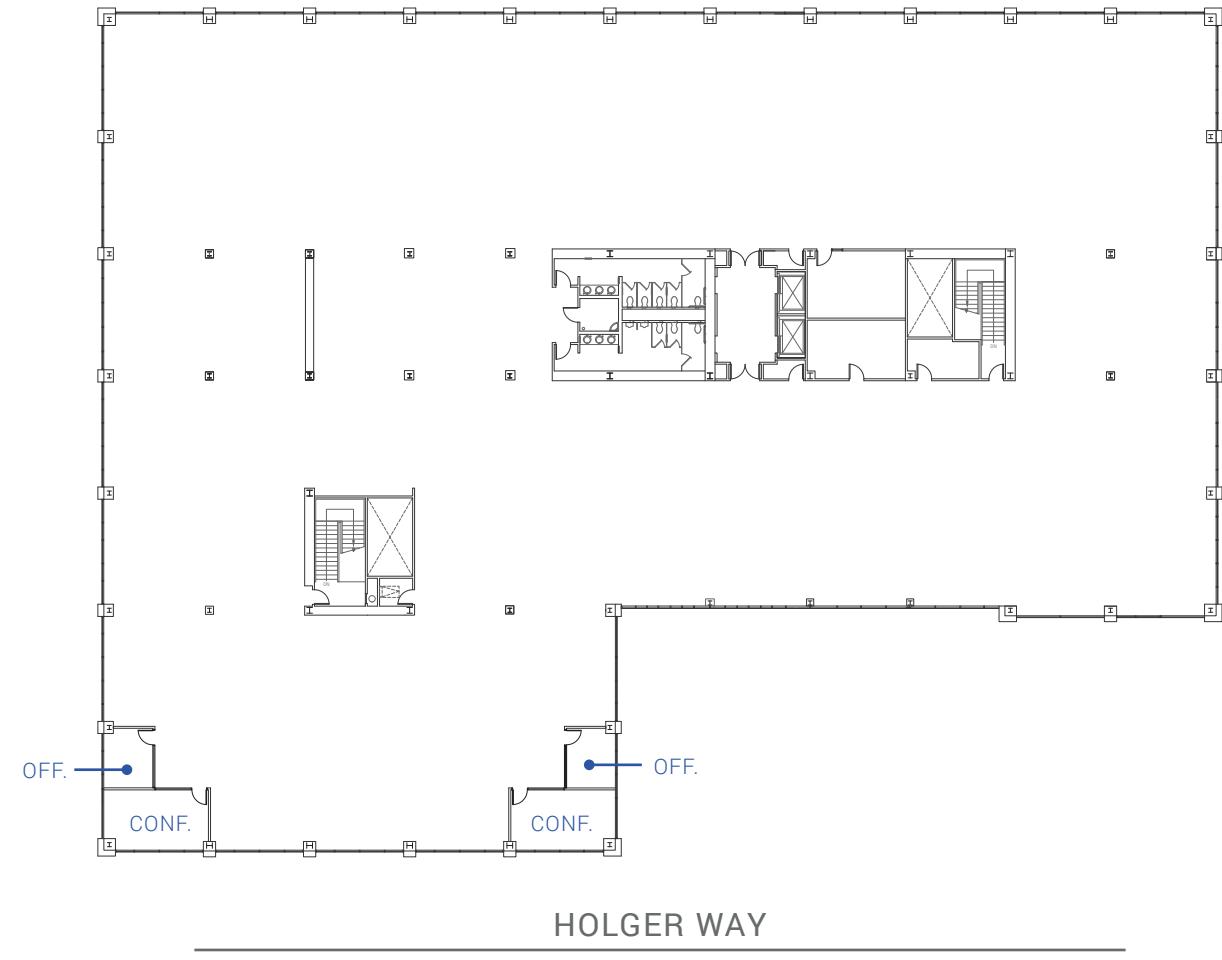
HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±33,340 SF

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



DISTRICT | 237

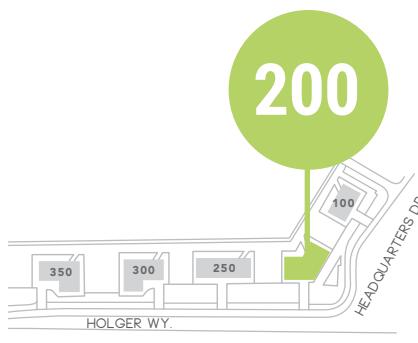


200 HOLGER WAY | ±97,977 SF

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



DISTRICT | 237

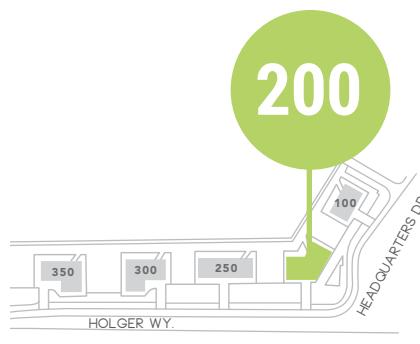


200 HOLGER WAY | ±97,977 SF

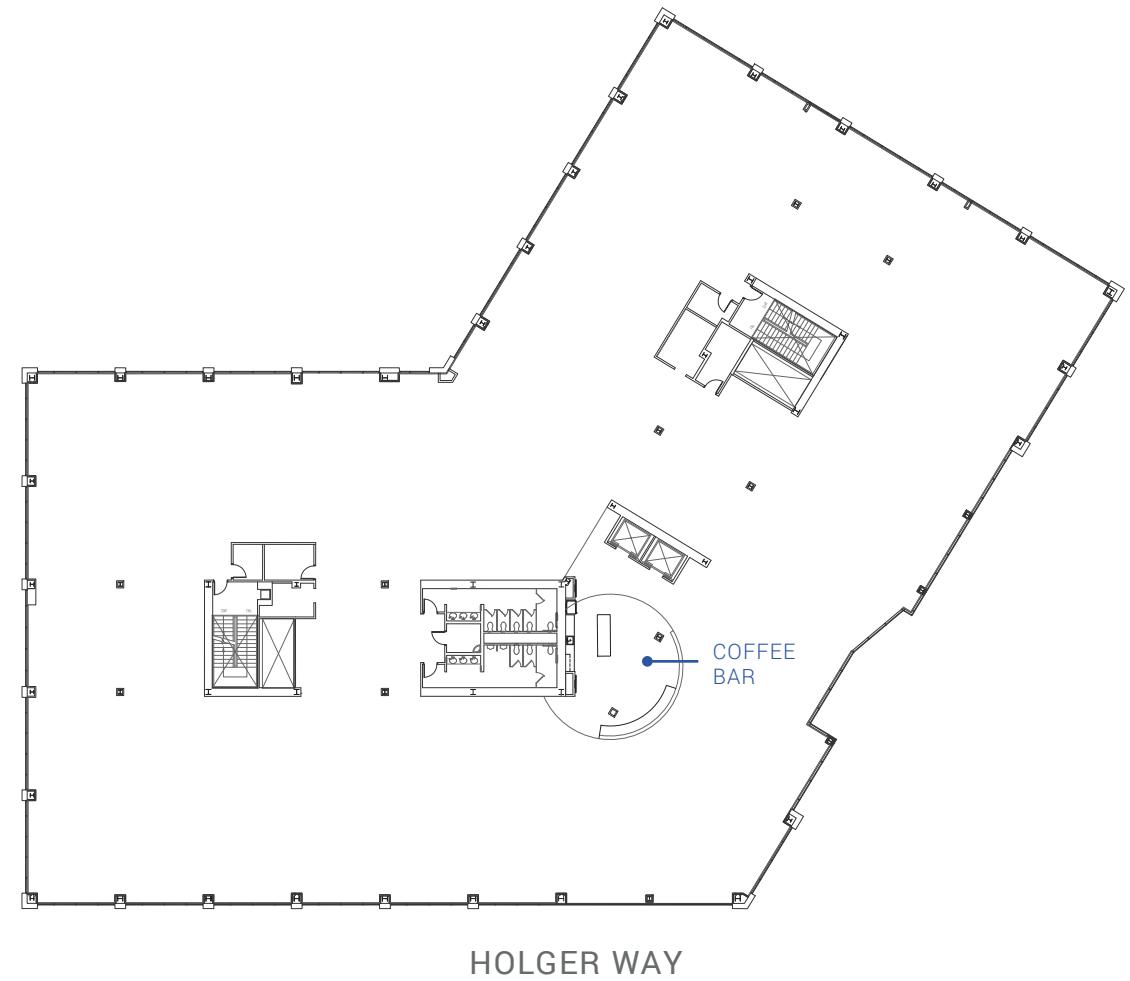
HYPOTHETICAL FLOOR PLAN

SECOND FLOOR: ±32,600 SF

- OPEN OFFICE
- COFFEE BAR



DISTRICT | 237



HOLGER WAY

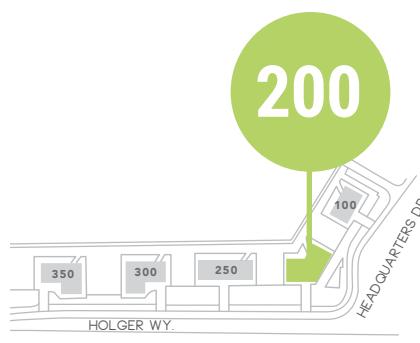
237

200 HOLGER WAY | ±97,977 SF

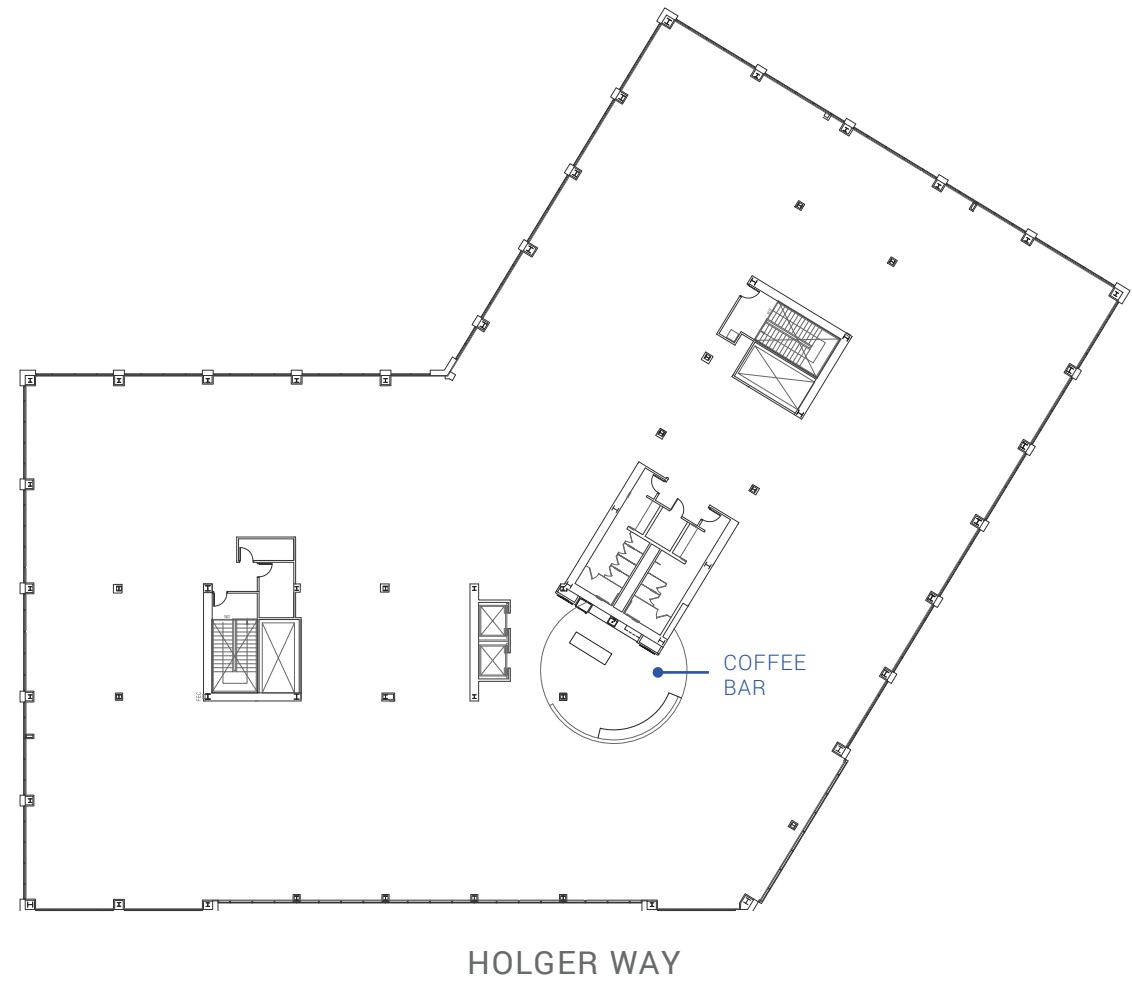
HYPOTHETICAL FLOOR PLAN

THIRD FLOOR: ±32,802 SF

- OPEN OFFICE
- COFFEE BAR



DISTRICT | 237



HOLGER WAY

237

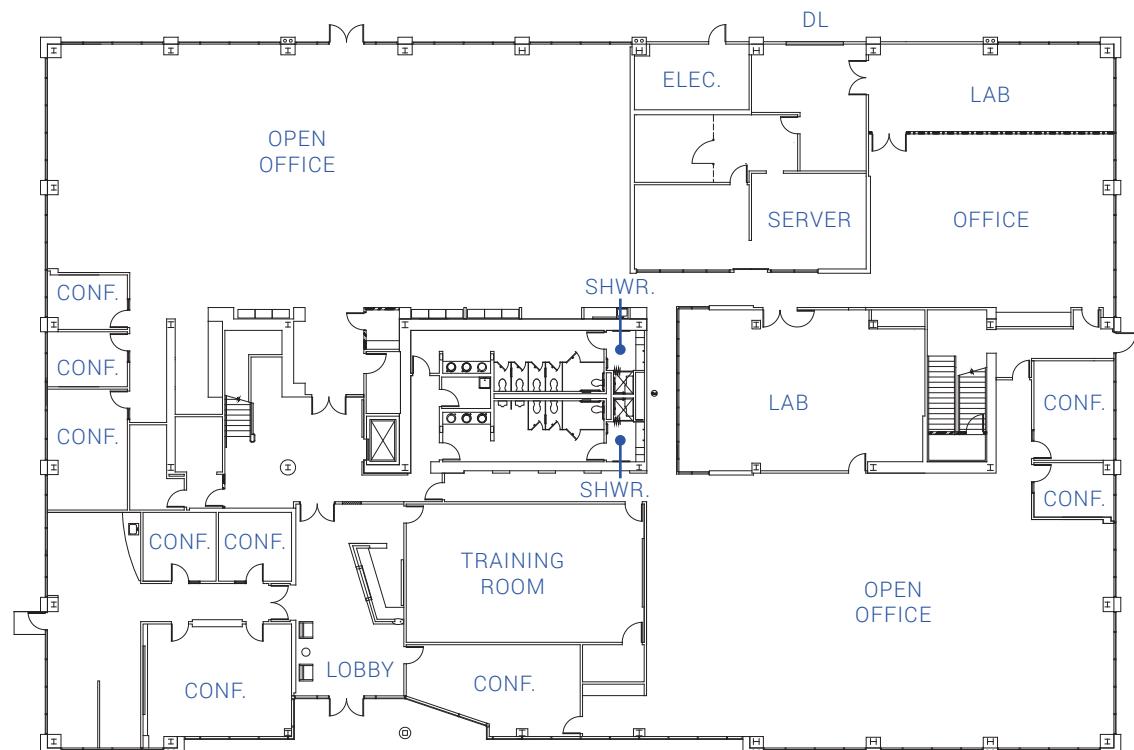
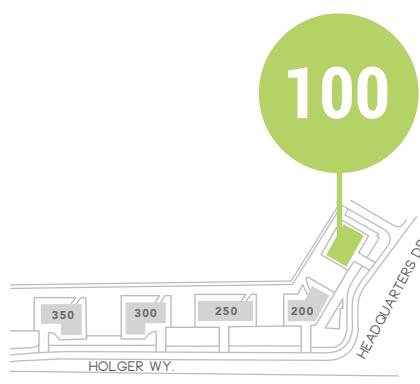
100 HEADQUARTERS DRIVE | ±45,831 SF

DISTRICT | 237

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

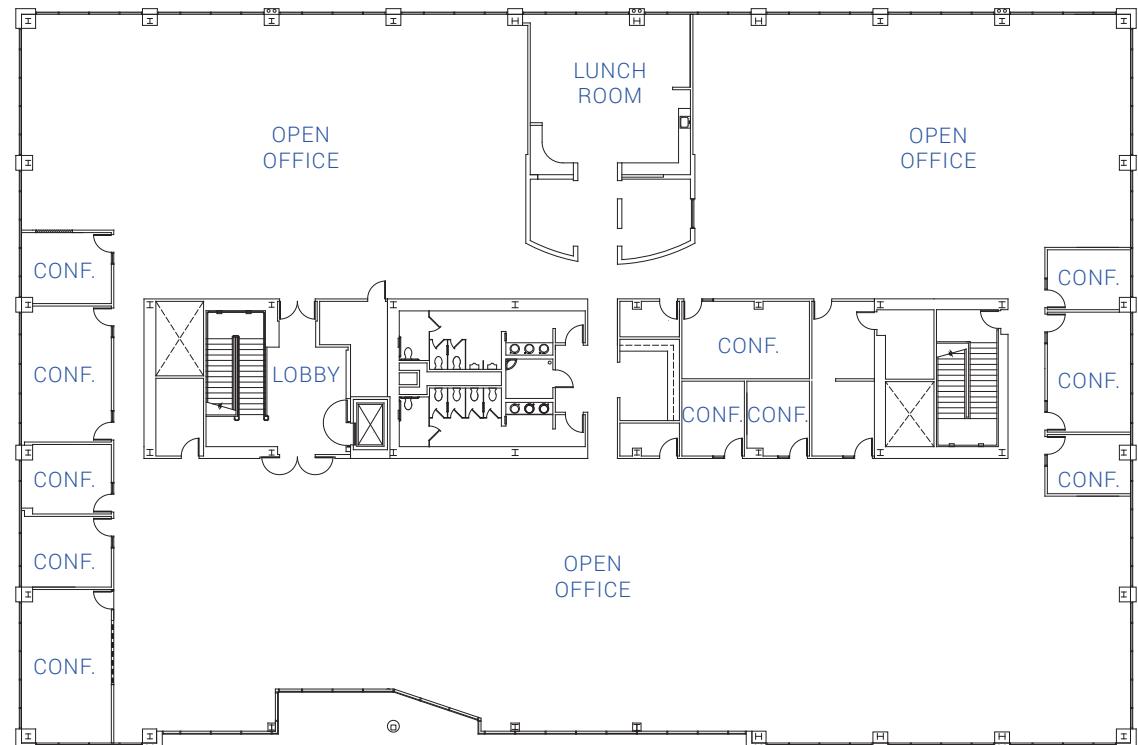
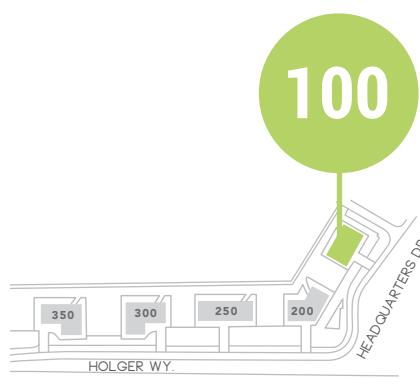
100 HEADQUARTERS DRIVE | $\pm 45,831$ SF

DISTRICT | 237

EXISTING FLOOR PLAN

SECOND FLOOR: $\pm 22,905$ SF

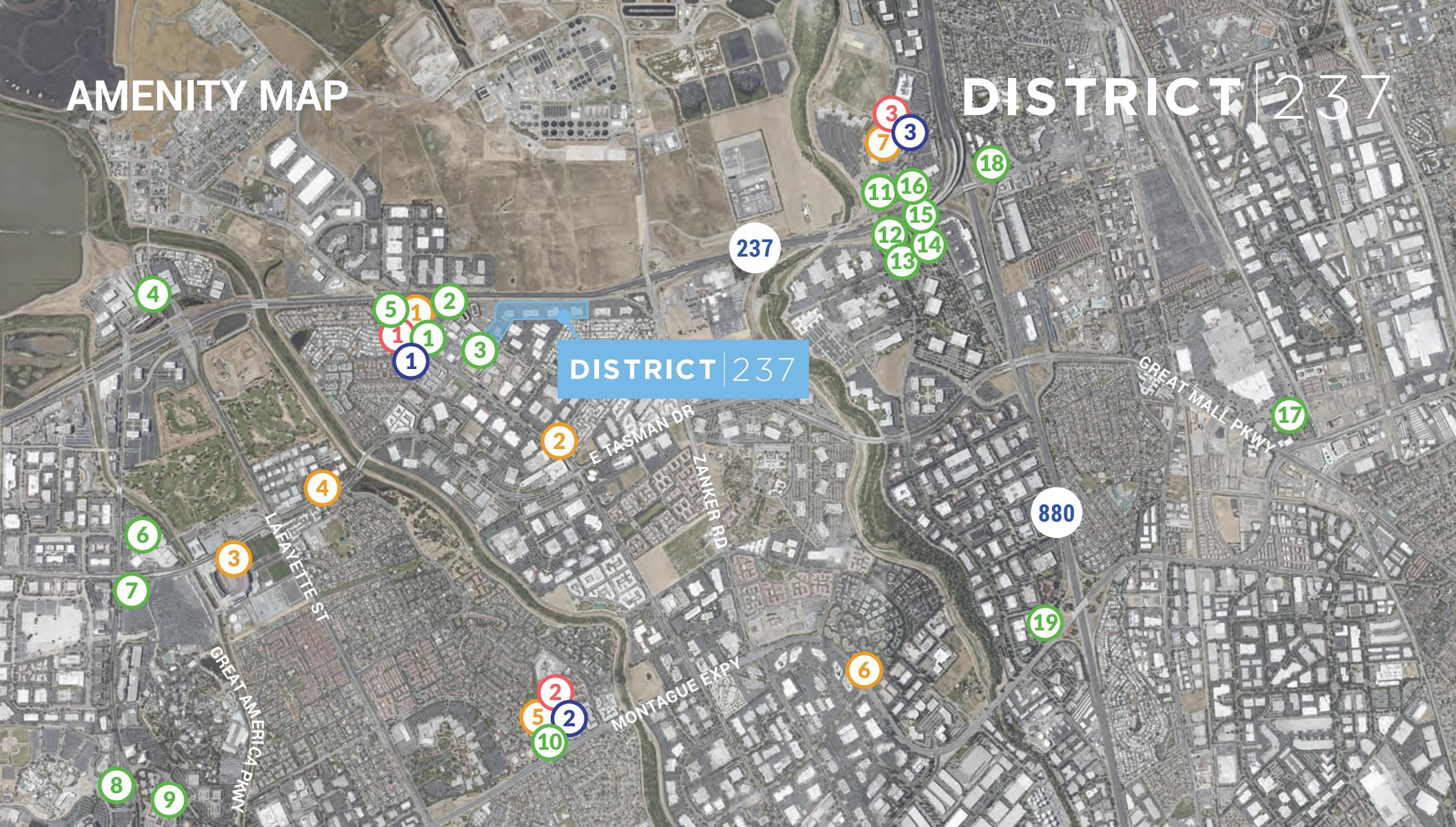
- OPEN OFFICE & CONFERENCE ROOMS
- LUNCH ROOM
- 15 FOOT CLEAR HEIGHT



HEADQUARTERS DRIVE

AMENITY MAP

DISTRICT|237



FOOD

- 1. The Coffee Bean & Tea Leaf
- 2. Subway
- 3. Levi's Stadium Bourbon Steak
- 4. Pho Kang
- 5. Red Robin
- 6. Hobee's
- 7. Starbucks
- 8. Safeway
- 9. Yan Can Asian Bistro
- 10. Premier Pizza
- 11. Macaroni Grill
- 12. Cold Stone
- 13. The Prolific Oven
- 14. Butter & Zeus
- 15. China Taste
- 16. Peet's Coffee
- 17. Subway
- 18. Chipotle
- 19. Falafel's N More
- 20. Chick-fil-A
- 21. Dona Maria
- 22. Bistro Siam
- 23. Mikayla's Cafe
- 24. Togo's
- 25. Five Guys
- 26. Panera Bread
- 27. Rok Steakhouse
- 28. La Catalana
- 29. Sendo Sushi
- 30. Extreme Pita
- 31. Mina's Korean
- 32. Tandoori Bites
- 33. Jersey Mike's

- 34. Subway
- 35. Round Table Pizza
- 36. La Catalana
- 37. Sendo Sushi
- 38. Extreme Pita
- 39. Mina's Korean
- 40. Tandoori Bites



HOTELS

- 1. Hyatt House
- 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



SHOPPING

- 1. Target
- 2. CVS
- 3. Supercuts
- 4. Nail Spa
- 5. Dental Spa
- 6. Best Buy
- 7. Michael's
- 8. Ross
- 9. PetSmart
- 10. Walmart
- 11. Dollar Tree



BANKS

- 1. Chase Bank
- 2. Wells Fargo
- 3. Bank of America
- 4. 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 ±339,862 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

