

FOR LEASE

76,410 SF OFFICE / R&D / DATA CENTER LAB

8,000 AMPS PROVIDE 6.7 MW IN PLACE | SCALE TO 20 MW

400
HOLGER
WAY SAN JOSE
CALIFORNIA

YOUR NAME HERE

CBRE

PROPERTY OVERVIEW

Located in the heart of Silicon Valley, this two-story 76,410 SF Office/R&D/Lab features approximately 36,000 SF of data center raised floor environment supported by abundant fiber, utility and back-up power systems, cooling, fire protection, and security systems. The build has had extensive above market power upgrades with 6.7 MW on-site fed by (2) two 2,500 kVA transformers and (2) two 4,000 amp switchgear totaling 8,000 amps of grid power supplemented with an environmentally friendly 1.3 MW Bloom fuel cell co-generation plant. Building owner has submitted an application to PG&E with Preliminary Engineering Study Plan Report outlining options, timing and cost to serve the building with 12 MW and up to 20 MW of grid electricity. The building is seismically upgraded with steel column construction, concrete floors, and wrap around glass line. It's prominently located along HWY 237 providing premium exposure and commuter friendly access for employees. The property is further enhanced by a short walk to a variety of retail amenities and residential communities for a truly one-of-a-kind mixed use "Work - Live" balanced environment with high performance infrastructure all under one efficient roof.



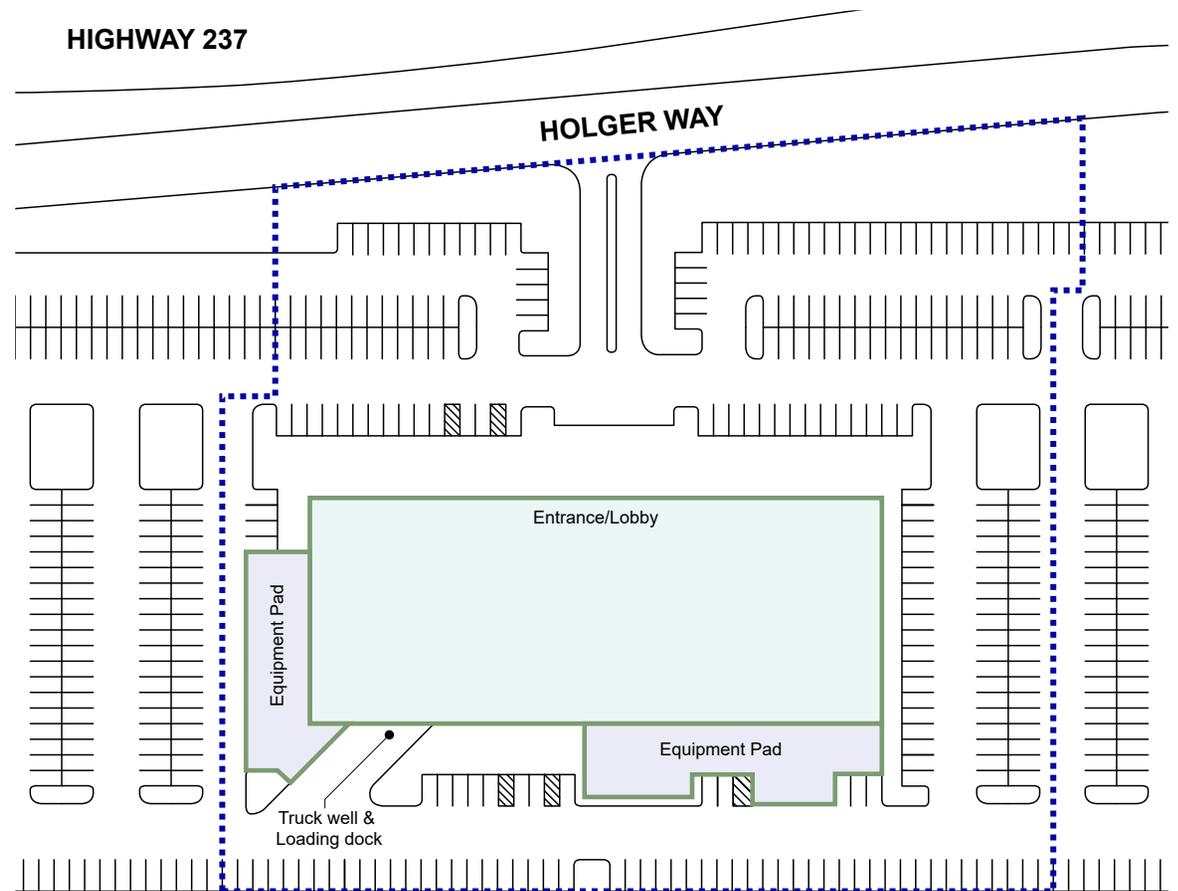
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PROPERTY DETAILS

- **Building:** 76,410 SF
- **Land:** 4.22 Acres/183,823 LSF
- **Parcel Number:** 097-03-130
- **Zoning:** IP (Industrial Park)
- **Clear Height:** 1st Floor: 17' (Slab to Deck)
2nd Floor: 15' (Deck to Roof)
Drop Ceiling Areas: 9'9"
- **Construction:** 2-Story, Concrete Tilt-Up with Steel Column Construction, Concrete Floors (1st & 2nd) and Full Building Wrap Around Glass Line
- **Elevators:** 1 freight at 5,000lbs capacity, 1 passenger at 2,500lbs capacity
- **Loading:** 1 Dock High, 1 Expansion
- **Parking:** 3.46/1000
- **Roof:** Steel Roof with a Built-Up Roofing (BUR) System and a Mineralized Cap Sheet in a Flat Design
- **Sprinklers:** Full Coverage Throughout Facility
- **Year Built:** 1999, Renovated in 2005



SITE PLAN



TECHNICAL ATTRIBUTES



- 1 Co-Generation Power Plant
- 2 Truck Well & Loading Dock
- 3 Mechanical Chilling System
- 4 (x2) 2500 kVA Transformers
- 5 Backup Generation

ELECTRIC

- Two 2,500 kVA Utility Services Delivered by PG&E.
- 5 MVA of 480 Volt 3-Phase Power, from Two Separate 2.5 MVA Transformers.
- 8,000 Amps of 480 Volt 3-Phase Power, from Two Separate 4,000 Amp Switchgear.
- 3.75 MVA of Backup Generation via Three 1.25 MVA Generators Supported by 8,000 Gallon Below Grade Fuel Storage.
- 4.50 MVA UPS via Six 750 kVA Units.
- 12 MW up to 20 MW Expansion, PG&E Preliminary Engineering Study Complete.

BLOOM FUEL CELL POWER GENERATION

- 1.3 MW of Highly Efficient, Existing On-Site Infrastructure Offering Significant Utility Savings in an Environment Friendly Technology.

MECHANICAL

- Three 270 Ton Chillers/Cooling Towers, Two 50 Ton Chillers/Cooling Towers and Three 1,600-Gallon Water Tanks.

FIRE SUPPRESSION

- VESDA Active Laser Air Sampling and Protection via a Pre Action Dry Pipe System.

SEISMIC

- Seismic Zone 4 with Importance Factor in Excess of 1.25. Steel Seismic Bracing, with All Mechanical, Electrical, HVAC Seismically Braced Including Ductwork, Plumbing, Conduits and CRAC Units.

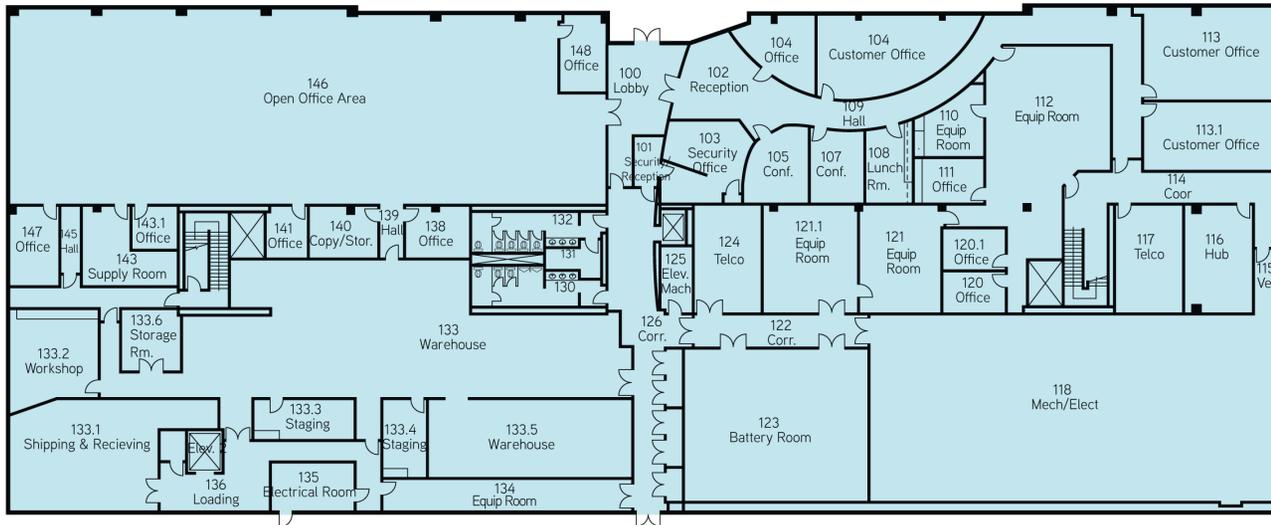
SECURITY

- 24/7/365 Closed Circuit Video Surveillance, Customer Door and Security Breach Alarms, Biometric Scan and Key Card Access.

FIBER

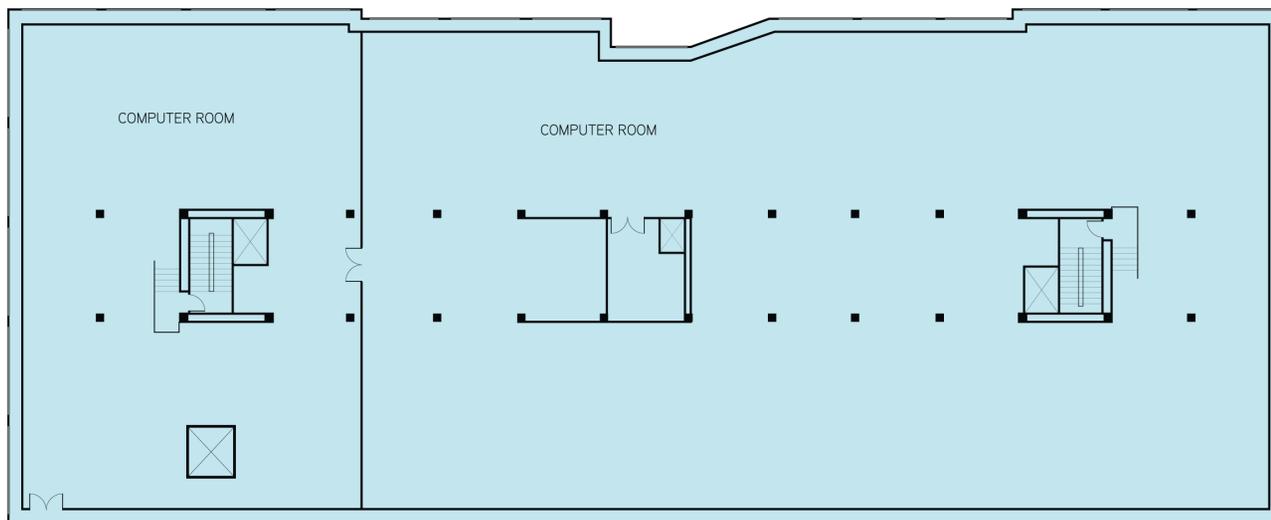
- Exceptional on-site via AT&T, Comcast & Zayo with multiple others in the neighborhood.

FLOOR PLAN



FIRST FLOOR

- Open Office Space
- UPS System with Battery Bank
- Generators
- Warehouse Space with Roll Up Door



SECOND FLOOR

- ±36,000 SF Raised Flooring (24")
- Full Floor Fire Protection

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