

COMING SOON,
WITH NEW
UPGRADED POWER



250

HOLGER WAY

SAN JOSE, CA

OFFICE/R&D



FOR LEASE | ±76,410 SF

CBRE
Bailard

250 HOLGER

PROJECT HIGHLIGHTS



4MW is scheduled for delivery in 2027. Additional 4MW feed (total of 8MW) is approved. Scheduled for delivery 1/2028



Prominent Signage on Hwy 237



Dock and Grade-Level Loading



Steel-Frame Construction



Planned Market Ready Improvements



Nearby Amenities @FIRST



Freeway Frontage



Private Amenity Area



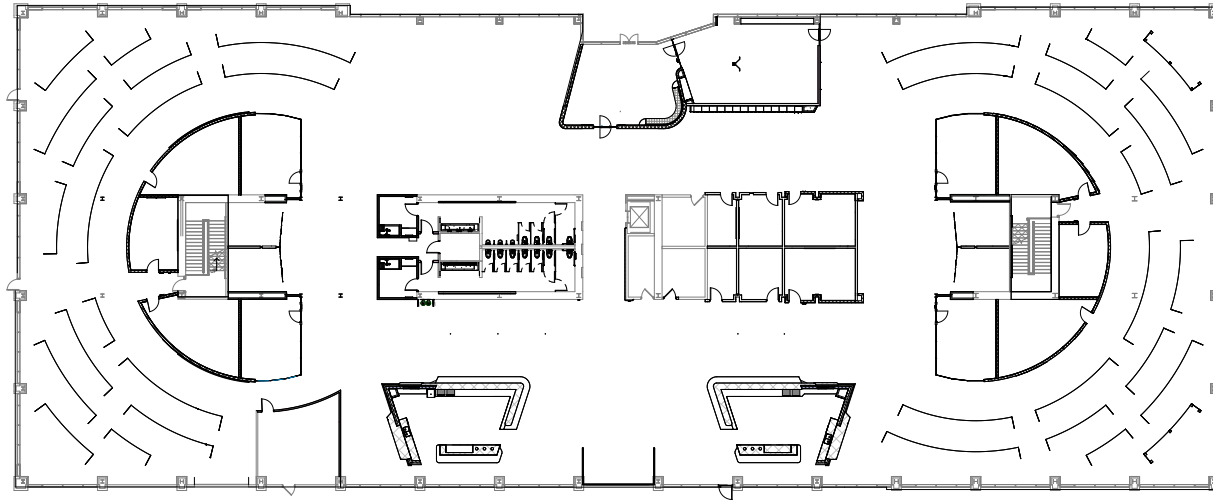
**15 Ft Clear Height on First Floor
(17 Ft Deck to Deck)**



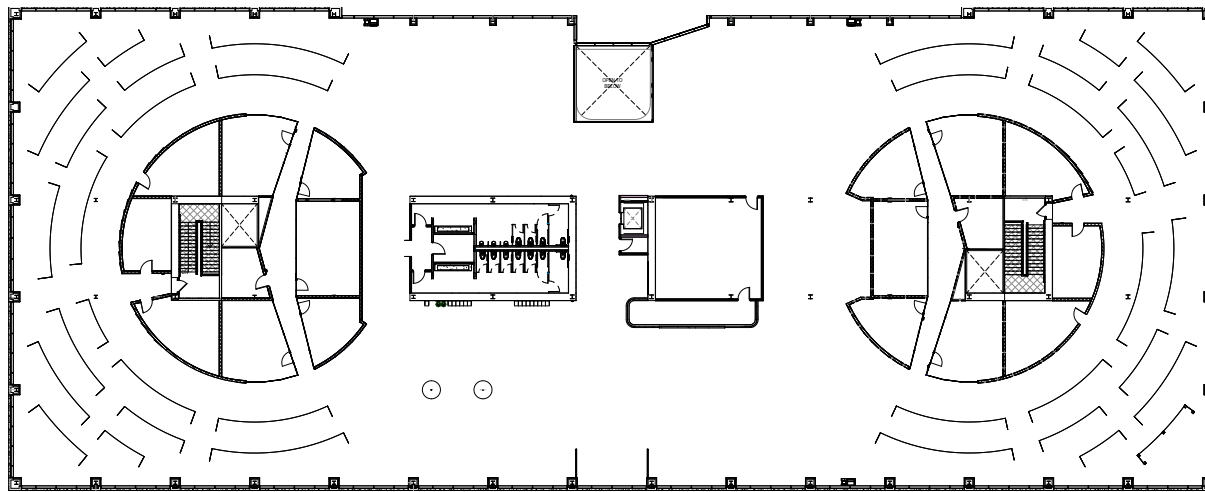
**Responsive Institutional
Ownership**

FLOOR PLANS | AS IS

LEVEL 1

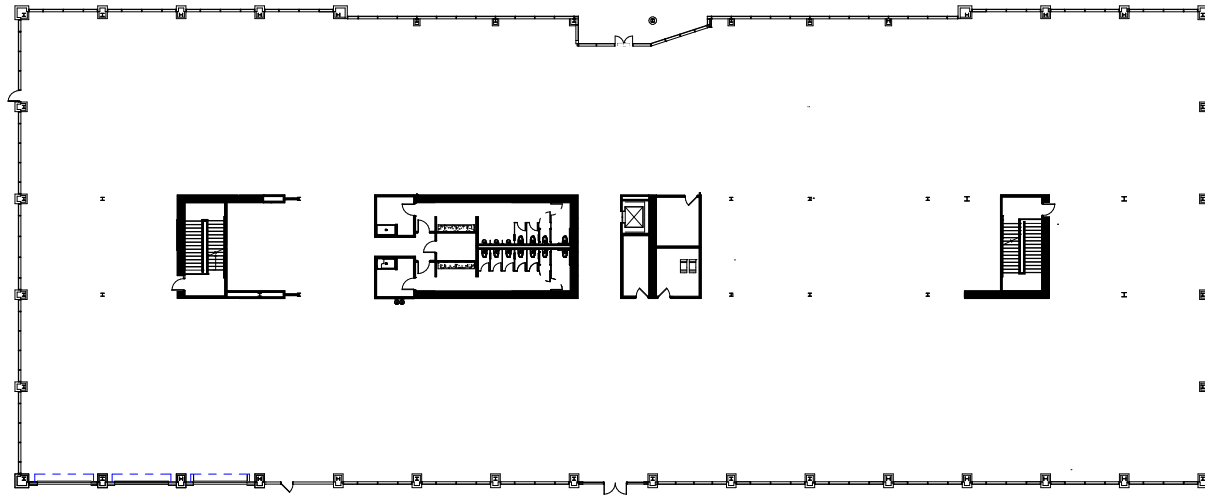


LEVEL 2

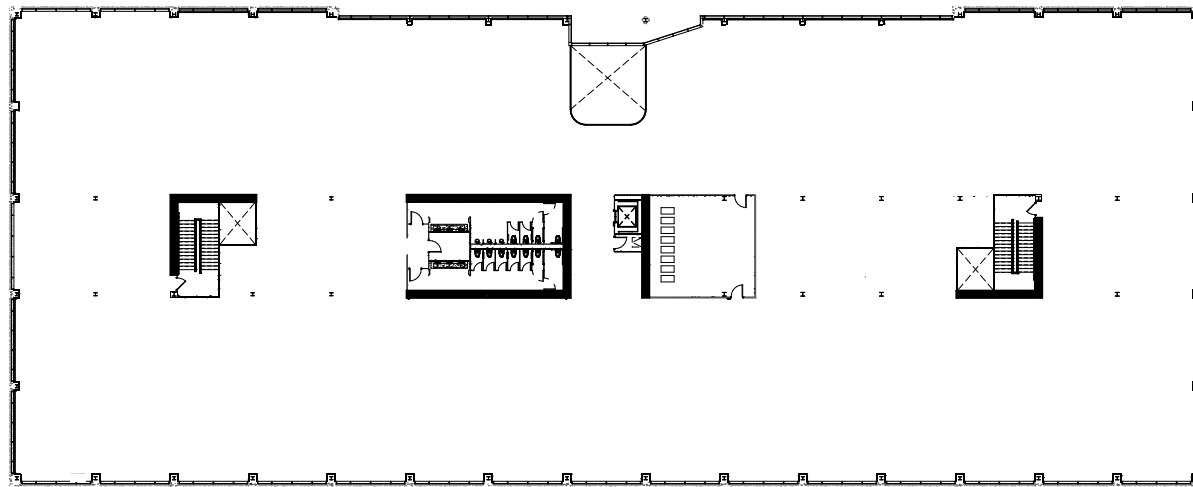


FLOOR PLANS | SHELL

LEVEL 1



LEVEL 2

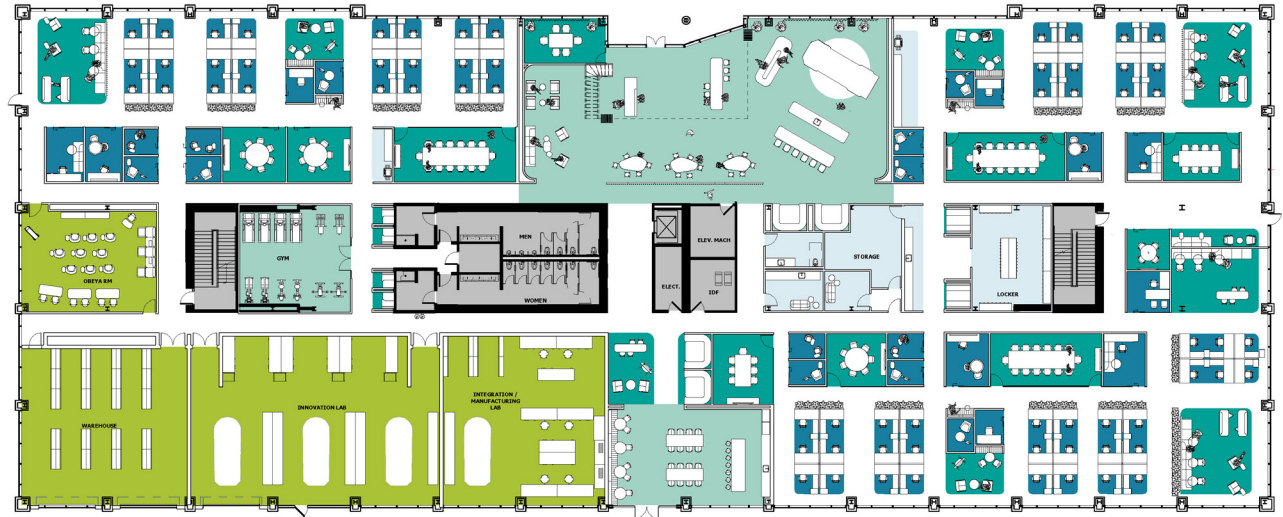


FLOOR PLANS | **HYPOTHETICAL**

LEVEL 1

COLOR FILL	SPACE TYPE	AREA
	INDIVIDUAL	4,520 SF
	COLLABORATIVE	5,084 SF
	HOSPITALITY	5,498 SF
	SPECIALTY	6,633 SF
	SUPPORT	1,515 SF
	CORE	1,991 SF

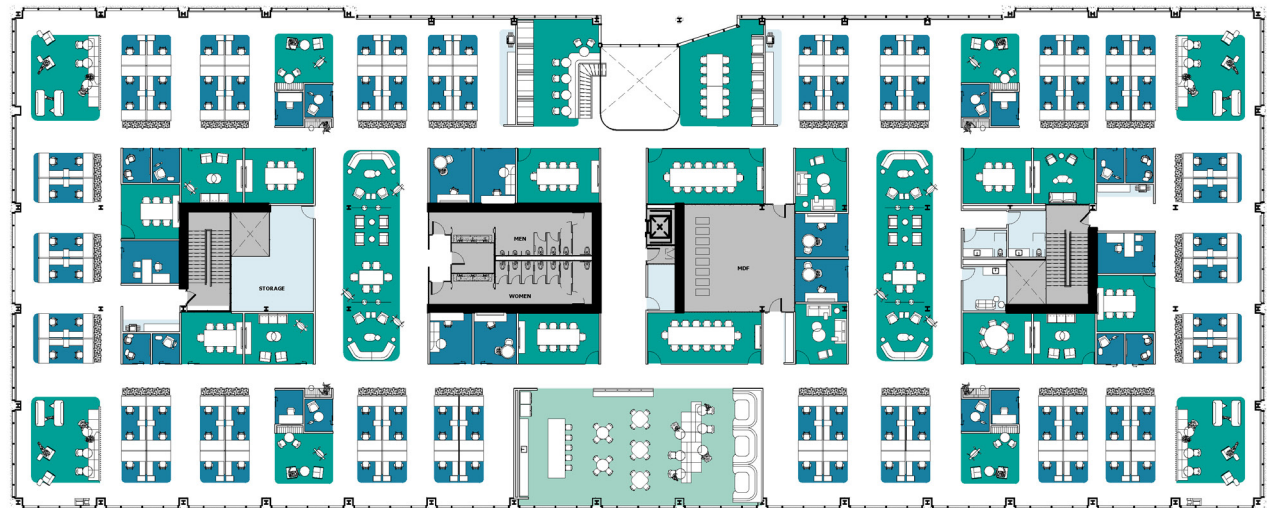
Click to see
in Plans



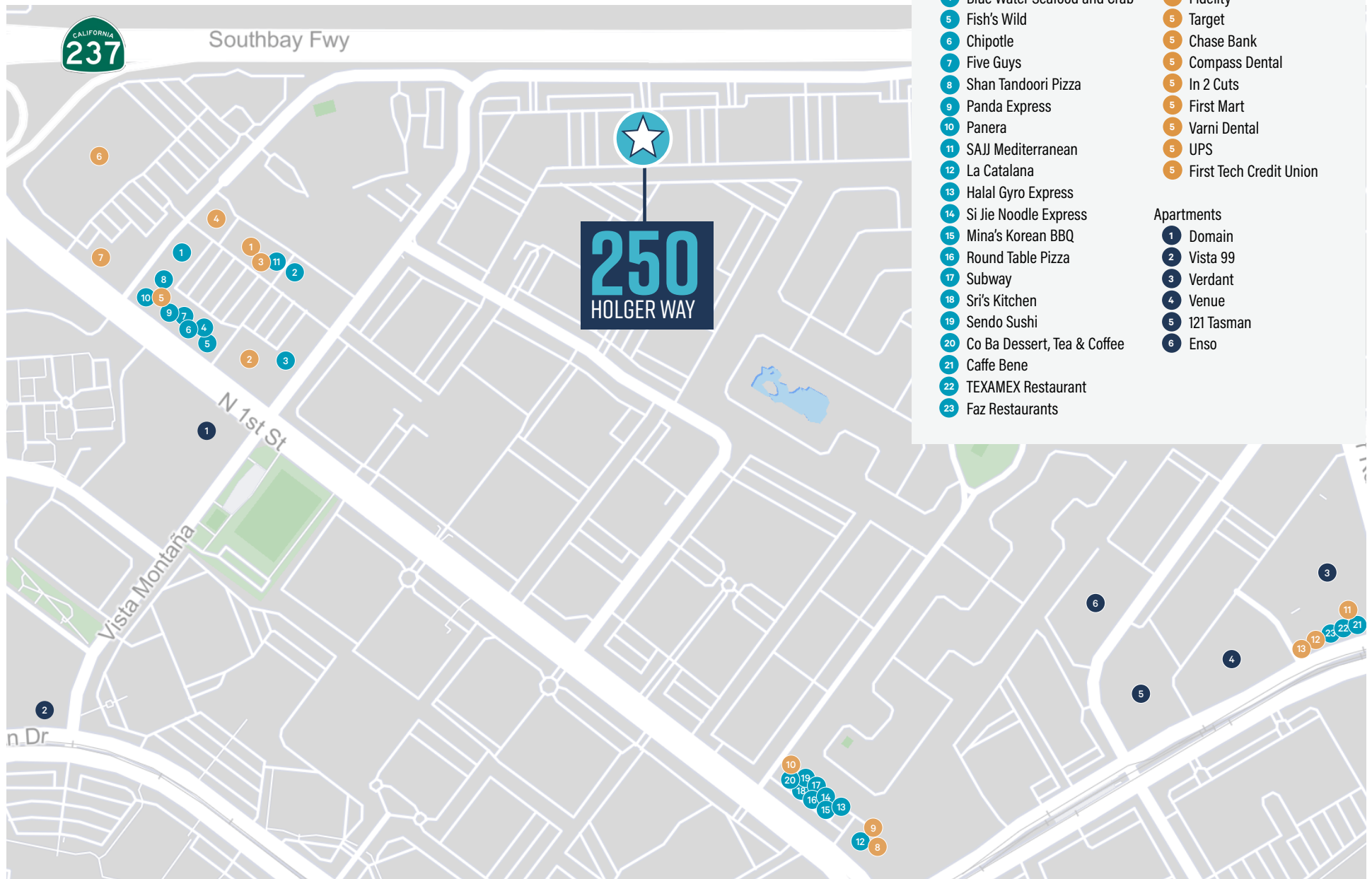
LEVEL 2

COLOR FILL	SPACE TYPE	AREA
	INDIVIDUAL	7,280 SF
	COLLABORATIVE	8,347 SF
	HOSPITALITY	1,734 SF
	SUPPORT	1,089 SF
	CORE	2,330 SF

Click to see
in Plans

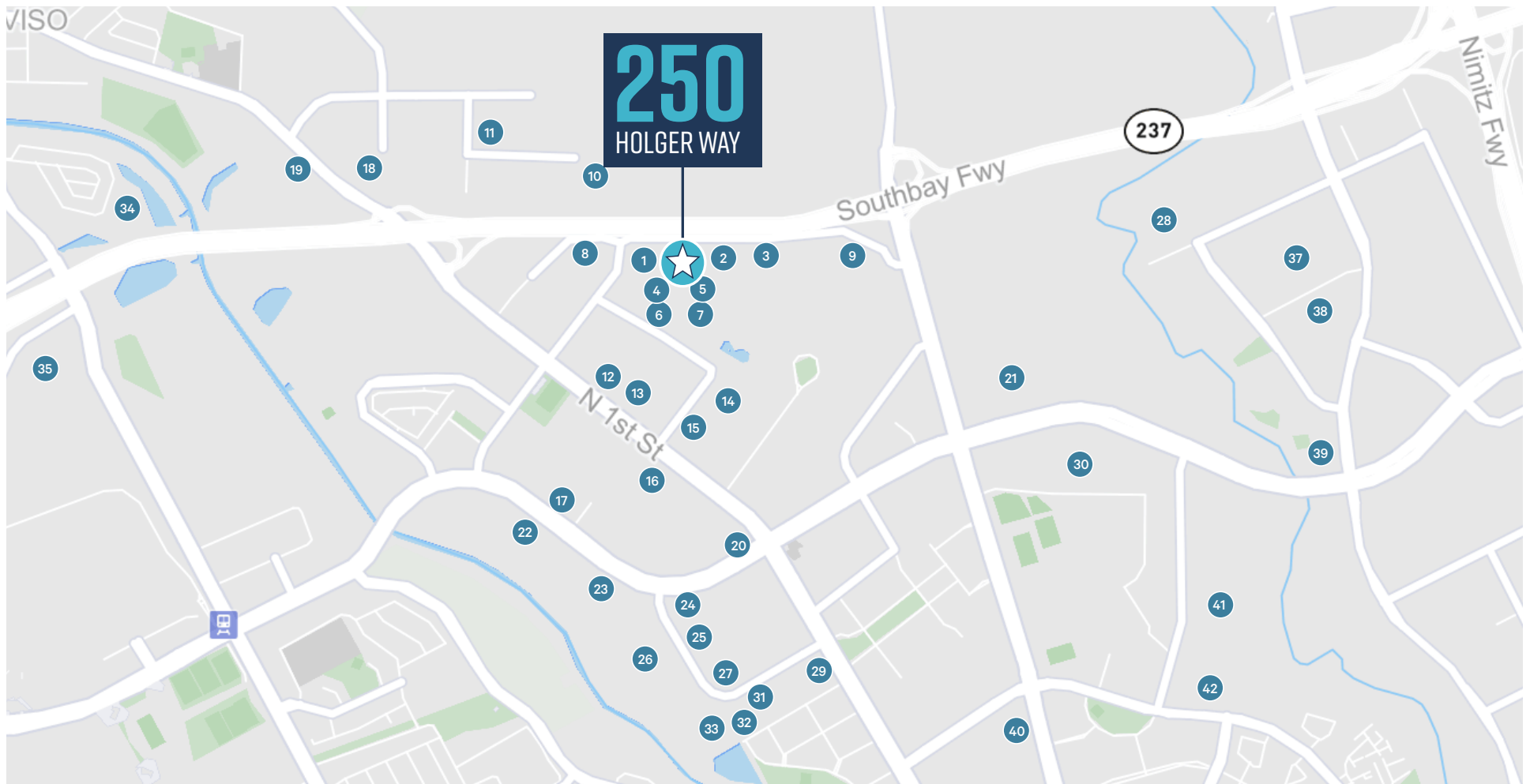


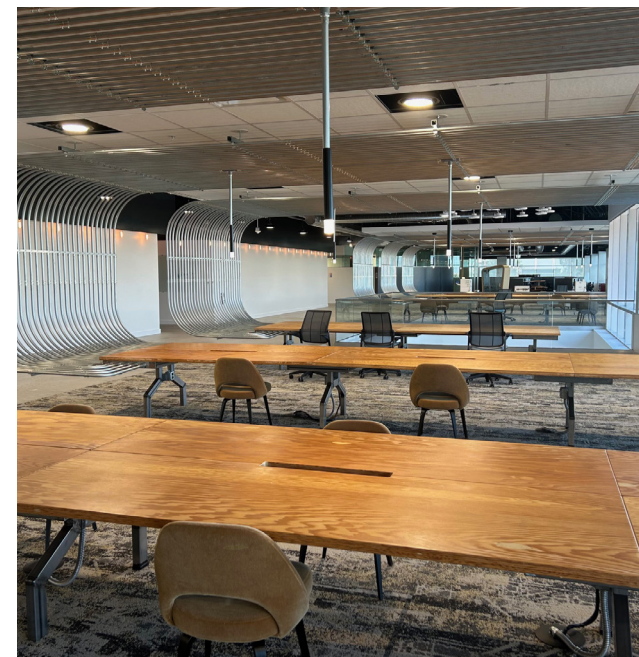
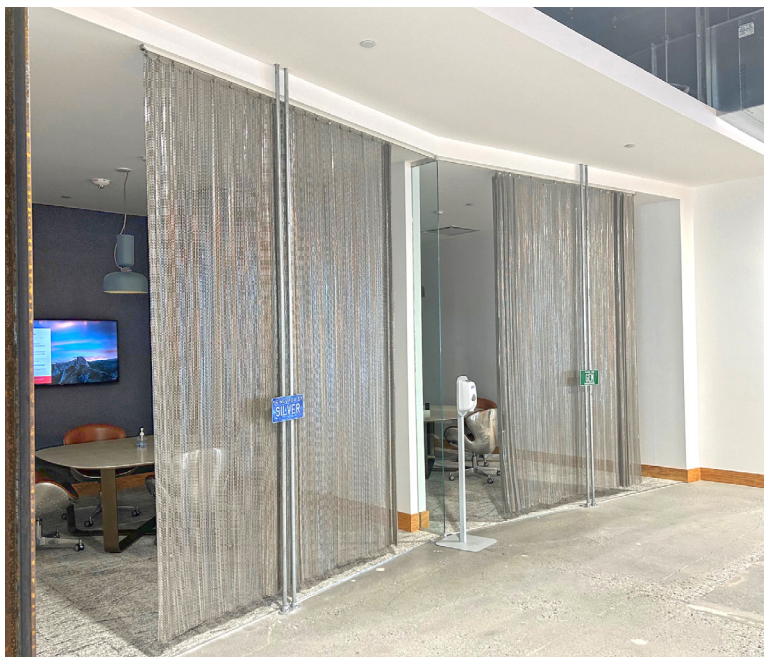
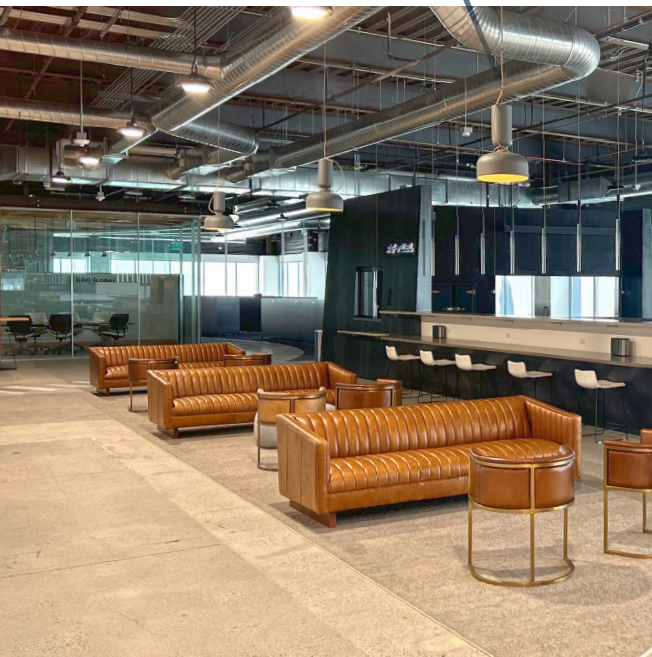
AREA | AMENITIES



CORPORATE NEIGHBORS

- | | | | |
|------------------------------------|--------------------------|-----------------------------|----------------------|
| 1 Raytheon | 12 Figure AI | 23 County of Santa Clara | 34 XPERI Inc. |
| 2 NVIDIA | 13 Logitech | 24 ASML | 35 Global Foundries |
| 3 NXP Semiconductors | 14 Molecular Devices | 25 Kawasaki | 36 Cepheid |
| 4 Beckman | 15 Micron | 26 Analog Devices, Inc | 37 Western Digital |
| 5 onsemi | 16 Infineon Technologies | 27 Archer Aviation, Inc. | 38 KLA |
| 6 LitePoint | 17 Google | 28 KLA | 39 SonicWall |
| 7 ARM | 18 Google | 29 F5 | 40 Intel Corporation |
| 8 Micron | 19 Rambus | 30 Cisco | 41 Cisco |
| 9 Microchip Technology | 20 Samsung | 31 Honda Research Institute | 42 ThermoFisher |
| 10 Procept Biorobotics Corporation | 21 Cisco | 32 Analog Devices, Inc | |
| 11 Lyten, Inc. | 22 Archer Aviation | 33 Credo Semiconductors | |





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CBRE
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