

FOR LEASE

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

10,000 AMPS PROVIDE 8.3 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 8.3 MW on-site fed by (3) three separate transformers servicing (2) two 4,000 amp switchgear and (1) one 2,000 amp switchgear totaling 10,000 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.



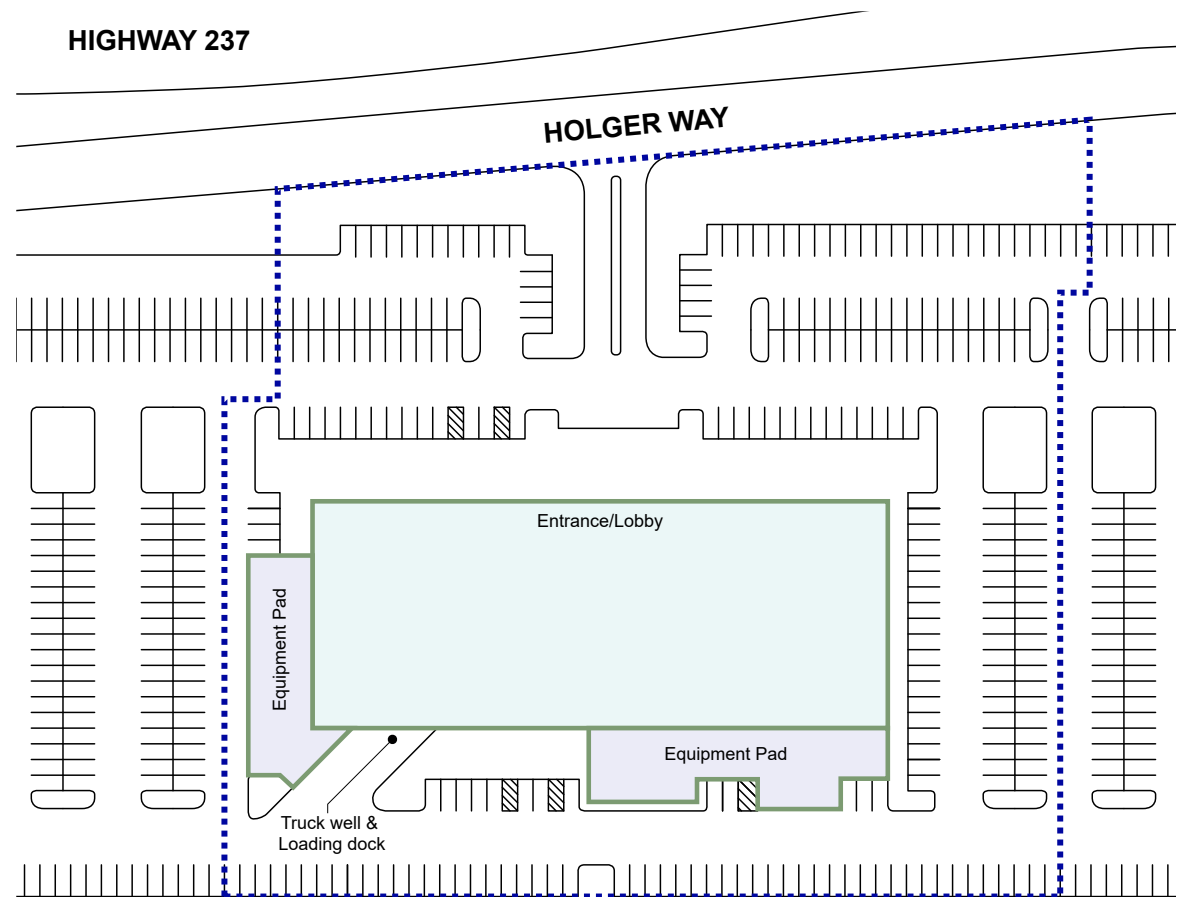
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PROPERTY DETAILS

- **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 Two 2500 kVA and One House Transformer
 - 5 Backup Generation

ELECTRIC

- Three Utility Services Delivered by PG&E.
- 5 MVA of 480 Volt 3-Phase Power, from Two Separate 2.5 MVA Transformers, Plus One House transformer.
- 10,000 Amps of 480 Volt 3-Phase Power, from Two Separate 4,000 Amp and One 2,000 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.

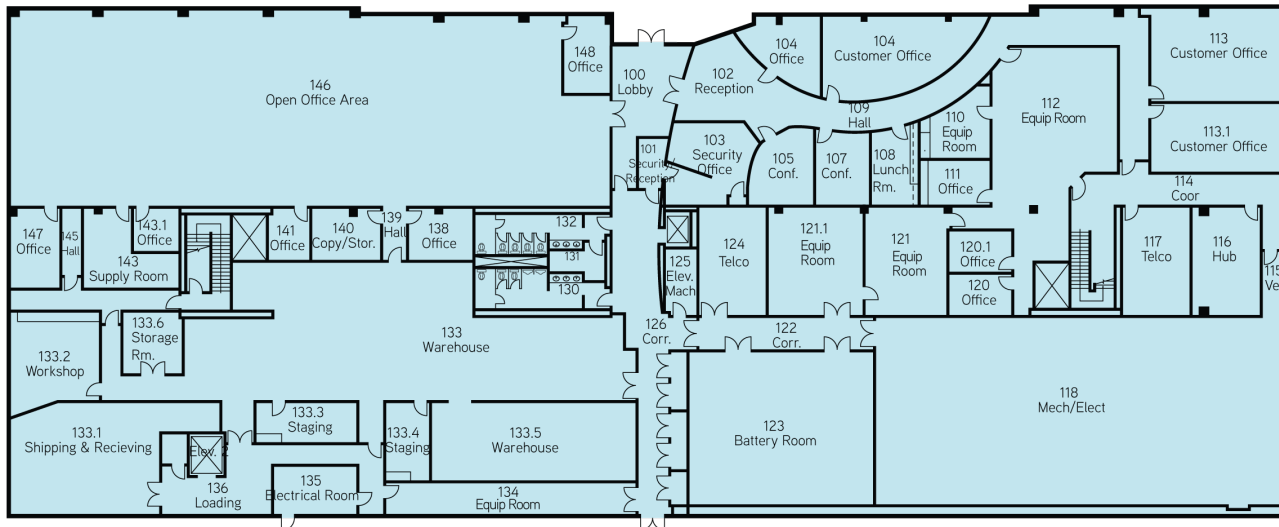
SECURITY

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

FIBER

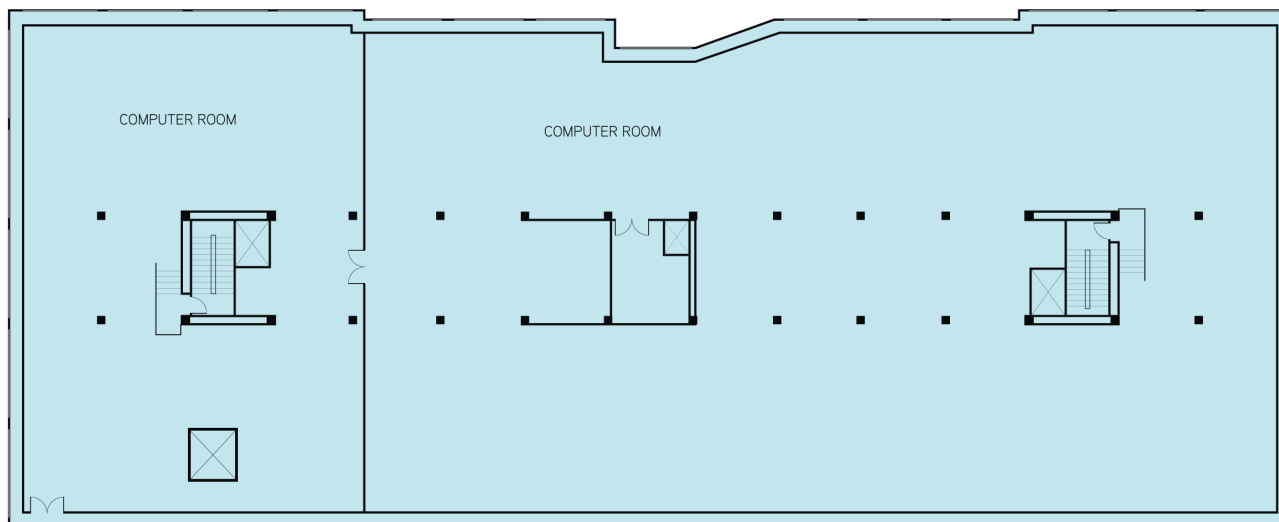
- Exceptional on-site via AT&T, Comcast & Zayo with multiple others in the neighborhood.

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

AMENITIES

SHOPS @ FIRST

Amundham Café
Bank of America
Blue Water Seafood & Crab
Chase Bank
Chick-fil-A
Chipotle
CVS Pharmacy
El Camino Realth
Fidelity Investments
Fish's Wild
Five Guys
Panda Express
Panera
Perfect Smile
SAJJ
Shan Tandoori Pizza
Stabucks
Target
Tesla

RIVERMARK VILLAGE

AT&T
Boltiful Fresh Kitchen
Cerulean Dental Space
Chipotle
Citizens Credit Union
Cold Stone Creamery
Dave's Hot Chicken
Easterly Human Cuisine
Egghead Sando Café
H&R Block
Iris Vision
JETSET Pilates
Mathnasium
Meet Fresh
Molly Tea
Nothing Bundt Cakes
Peet's Coffee & Tea
Perspire Sauna
Poke House
Postal Annex
Premier Pizza
Red Robin
Rise Woodfire
Rivermark Dental
Safeway
Supercuts
Sutter Health
T-Mobile

The Kebab Shop
The Melt
Velvet Head Spa
Verizon
Wells Fargo Bank

MCCARTHY RANCH

Aria Dining & Banquets
Banan Leaf
Best Buy
Big Al's
BV Sushi
Cajun Crack'n
Dindigul Thalappakatti
Dish N Dash
Dollar Tree
Garden Grill
HL Peninsula Restaurant
Idly Express
In-n-out Burgers
KoKoLo Donburi
Macaroni Grill
McDonald's
Pets Smark
Ramen 101
Royal Thaali
Shabuya
Starbucks
Taco Bell
Taqueria Los Cunados
TeaTop
The Sandwich Spot
Togo's
US Cricket Store
Walmart

MILPITAS SQUARE

Ocean Pearl Restaurants
Shanghai Delisght
Tasty Pot
The Bento Box
Qbedding
Chili Garden
Darda Seafood
99 Ranch Market
AT&T
TokTok Beauty
Special Noodle
Imagine Hair & Beauty
East West Bank
DH Noodles & Grill



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