

# 300 HOLGER WAY

SAN JOSE | CA



**±101,626 SF AVAILABLE**

MENLO EQUITIES

CUSHMAN &  
WAKEFIELD

# PROJECT HIGHLIGHTS



- ±101,626 SF Available
- Class A Steel Frame Building
- Flexible & Efficient Floor Plates
- ±3.75/1,000 Parking Ratio
- 5,500 Amps of Power at 277/480
- Multiple Fiber Providers
- New 60 Foot Monument Sign
- Planned Outdoor Amenity Area
- Excellent Highway 237 Exposure & Prominent Building Top Signage
- Adjacent to @First Retail, Hotels & Restaurants

**300 HOLGER**

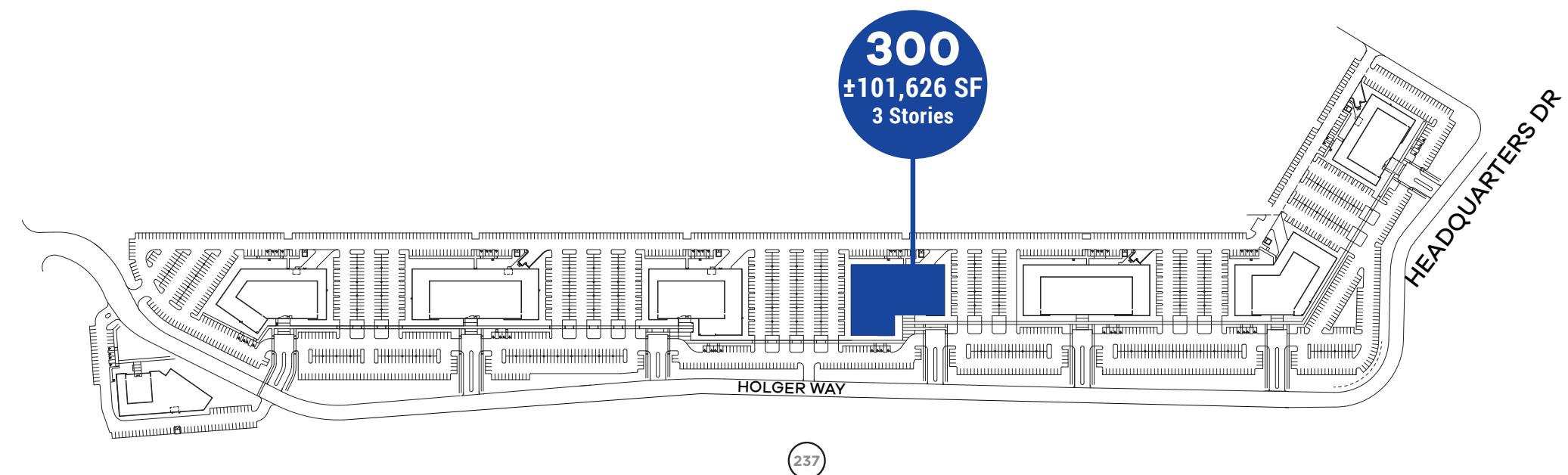
# 60 FOOT MONUMENT SIGN

ON HIGHWAY 237



HIGHWAY  
**237**

# SITE PLAN



**300 HOLGER**

# NEW PLANNED AMENITY AREA



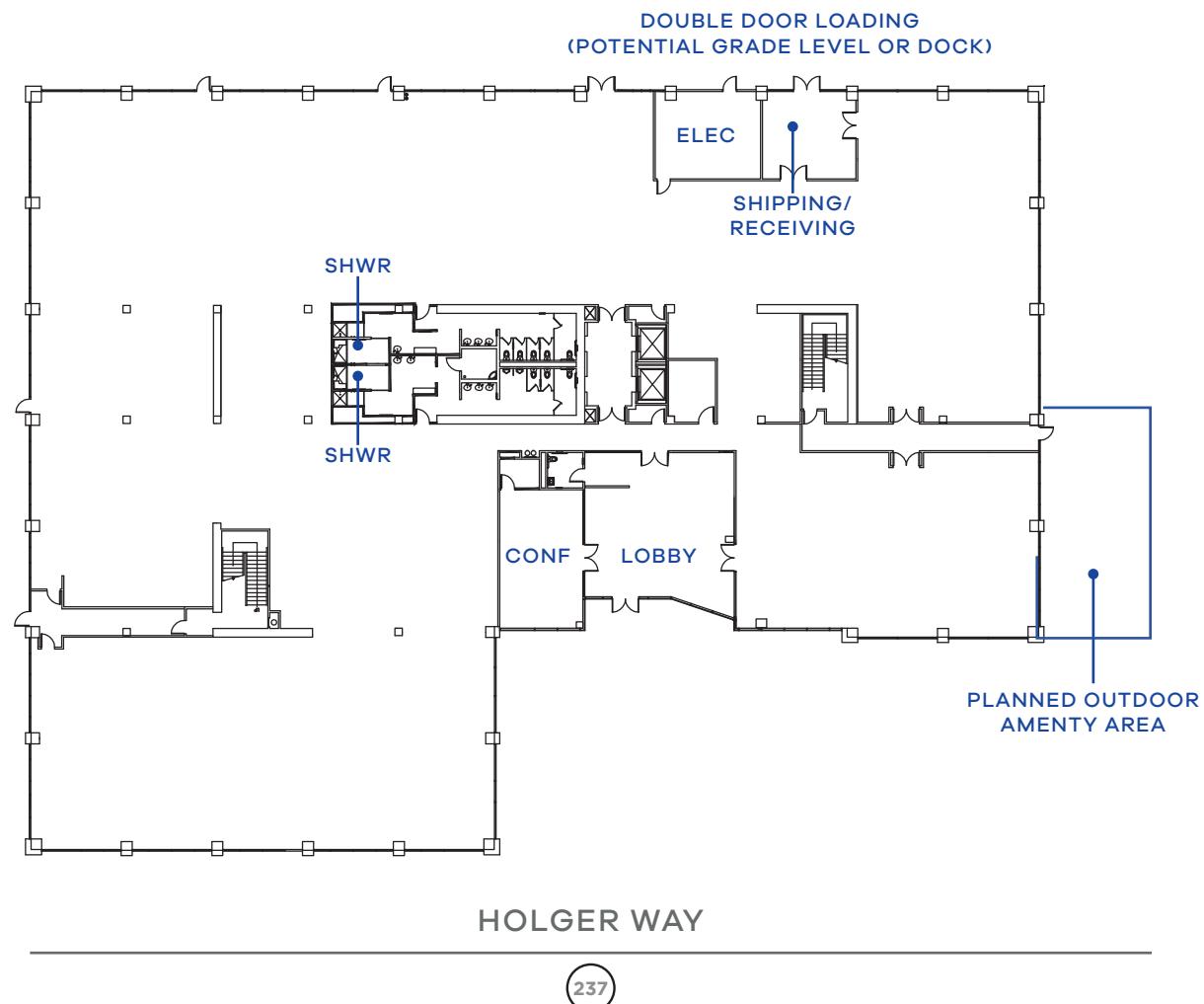
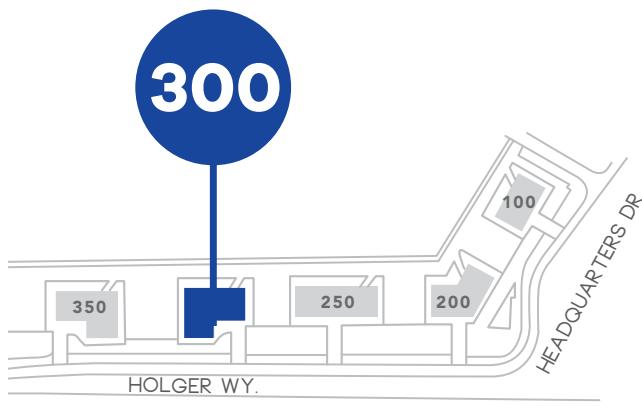
300 HOLGER

# 300 HOLGER WAY

## FLOOR PLAN

FIRST FLOOR:  $\pm 34,742$  SF

- CONFERENCE ROOM
- NEW LOBBY
- OPEN CEILING INTERIORS
- SHOWERS
- PLANNED OUTDOOR AMENITY AREA
- DOUBLE DOOR LOADING  
(POTENTIAL GRADE LEVEL OR DOCK)
- 5,500 AMPS AT 277/480 VOLTS
- 250 KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK



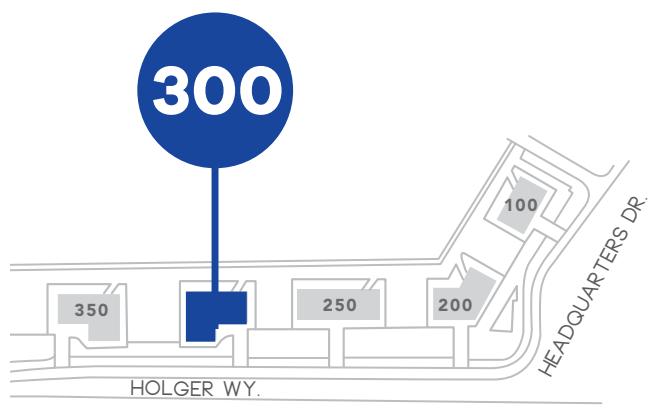
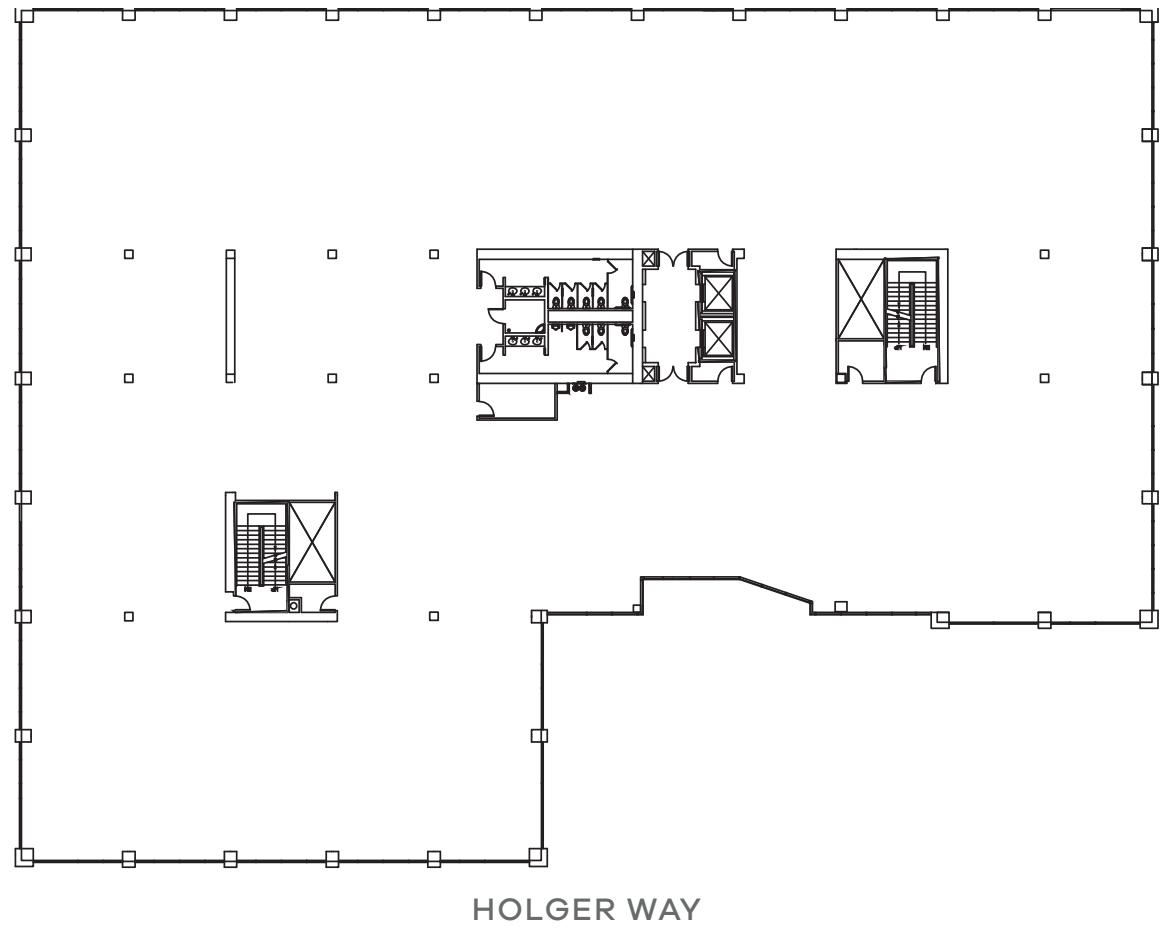
**300 HOLGER**

# 300 HOLGER WAY

## FLOOR PLAN

SECOND FLOOR:  $\pm 33,442$  SF

- 15 FOOT CLEAR HEIGHT TO DECK



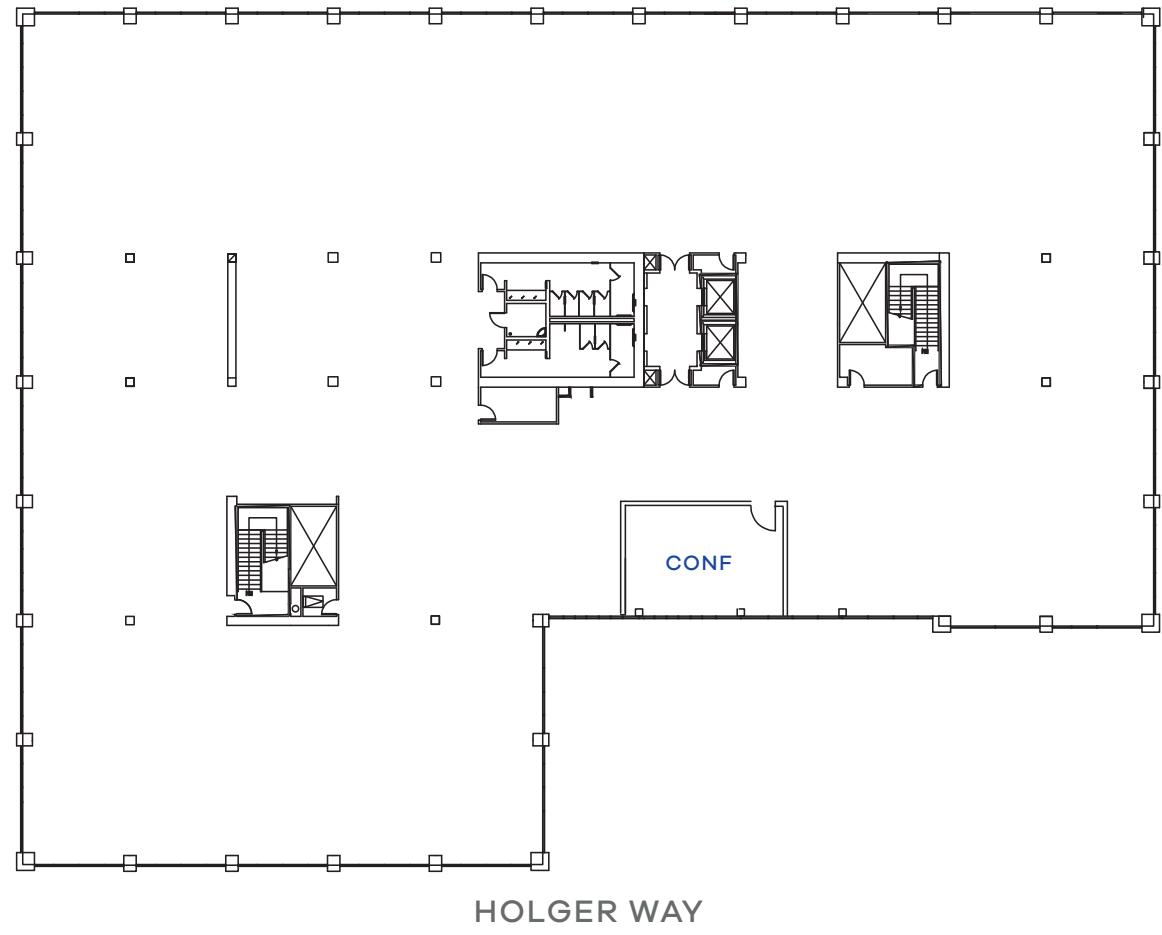
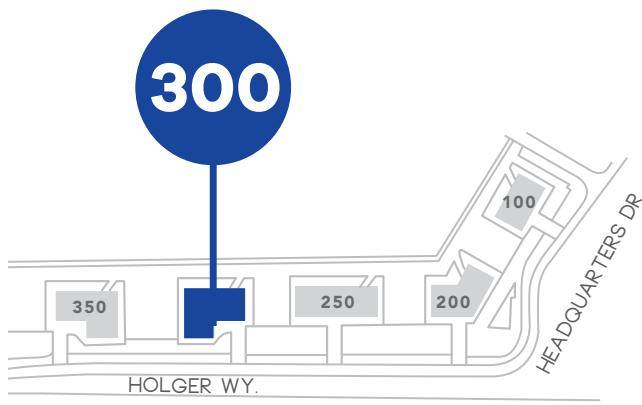
**300 HOLGER**

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## FLOOR PLAN

THIRD FLOOR:  $\pm 33,442$  SF

- CONFERENCE ROOM
- 15 FOOT CLEAR HEIGHT TO DECK



**300 HOLGER**

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## AMENITIES

### 1 @FIRST

- Chick-fil-A
- Blue Water Seafood & Crab
- Fish's Wild
- Chipotle
- Panera Bread
- Starbucks
- Shan Tandoori Pizza
- SAJJ Mediterranean
- Rok Steakhouse & Grill
- Target
- CVS
- Courtyard Marriot
- Hyatt House

### 2

- Chicken Meets Rice
- Bistro Siam
- Pho Khang
- Bawarchi Indian Cuisine
- Mikayla's Café

### 3

- Hyatt Regency & Convention Center
- Truya Sushi
- Evolution Café & Bar
- Peet's Coffee

### 4

- First Café @ Samsung
- First Market
- Halal Gyro
- Mina's Korean BBQ
- Subway
- Sri's Kitchen
- Sendo Sushi
- La Catalana

### 4

### First Café @ Samsung

- Caffe Bene
- Faz Restaurants
- Cherry's Cakes
- The UPS Store

### 7

### The Market @ North Park

- Quizno's

### 8

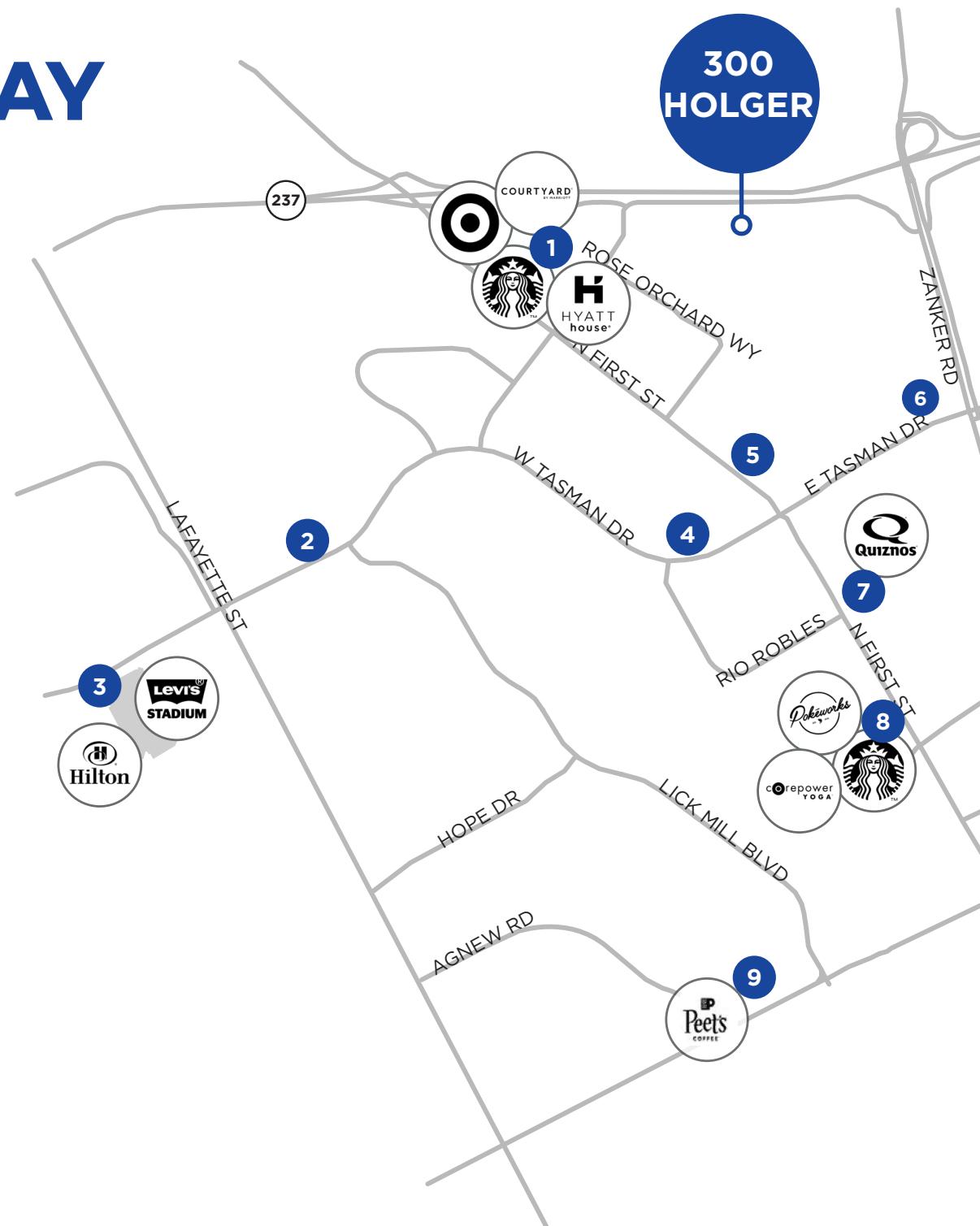
### Starbucks

- Pokeworks
- Salad Farm
- Blast & Brew
- Inchin's Bamboo Garden
- A2B Indian Vegetarian Restaurant
- Corepower Yoga

### 9

### RIVERMARK VILLAGE

- Poke House
- Premier Pizza
- Red Robin
- The Kebab Shop
- Piatti Ristorante & Bar
- Jersey Mike's Subs
- Easterly Hunan Cuisine
- Chipotle
- Bellyrub
- Fantasia Tea Café
- Peet's Coffee
- Safeway
- Cold Stone Creamery



# TRANSPORTATION MAP



**10 Minute Drive** from District 237 to Milpitas Bart Station

**15 Minutes** on Light Rail from Baypointe Station to Milpitas BART Station

**10 Minutes** on Light Rail from Baypointe Station to ACE Train Santa Clara/Great America Station

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MENLO EQUITIES

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