

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

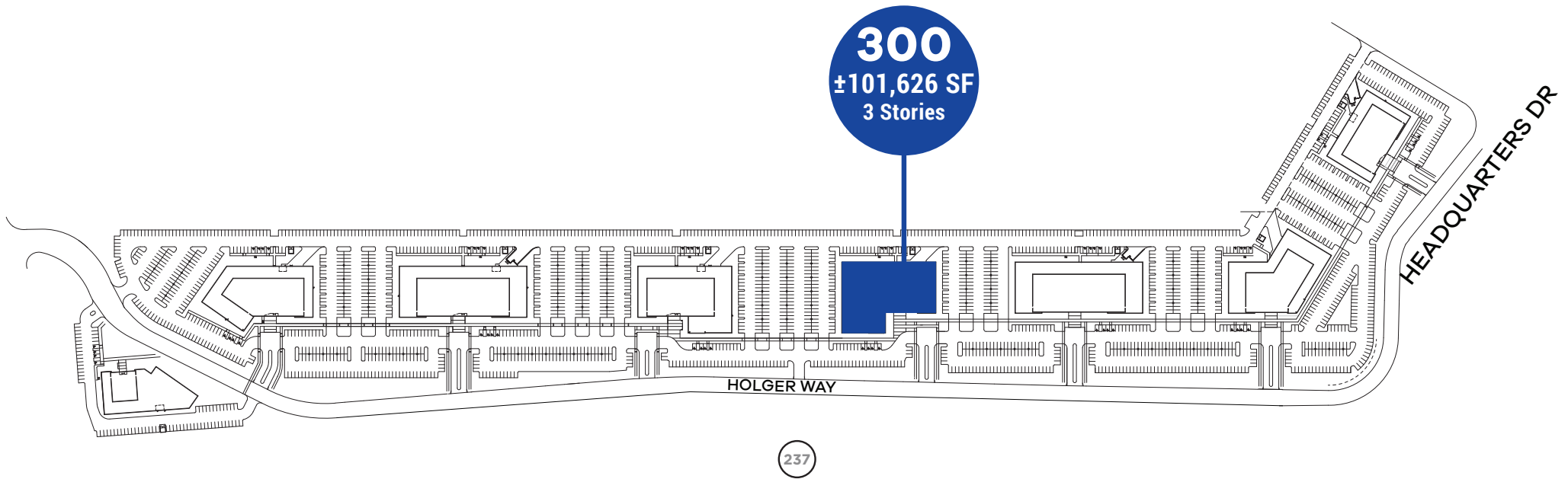
300 HOLGER

60 FOOT MONUMENT SIGN

ON HIGHWAY 237



SITE PLAN



300 HOLGER

NEW PLANNED AMENITY AREA



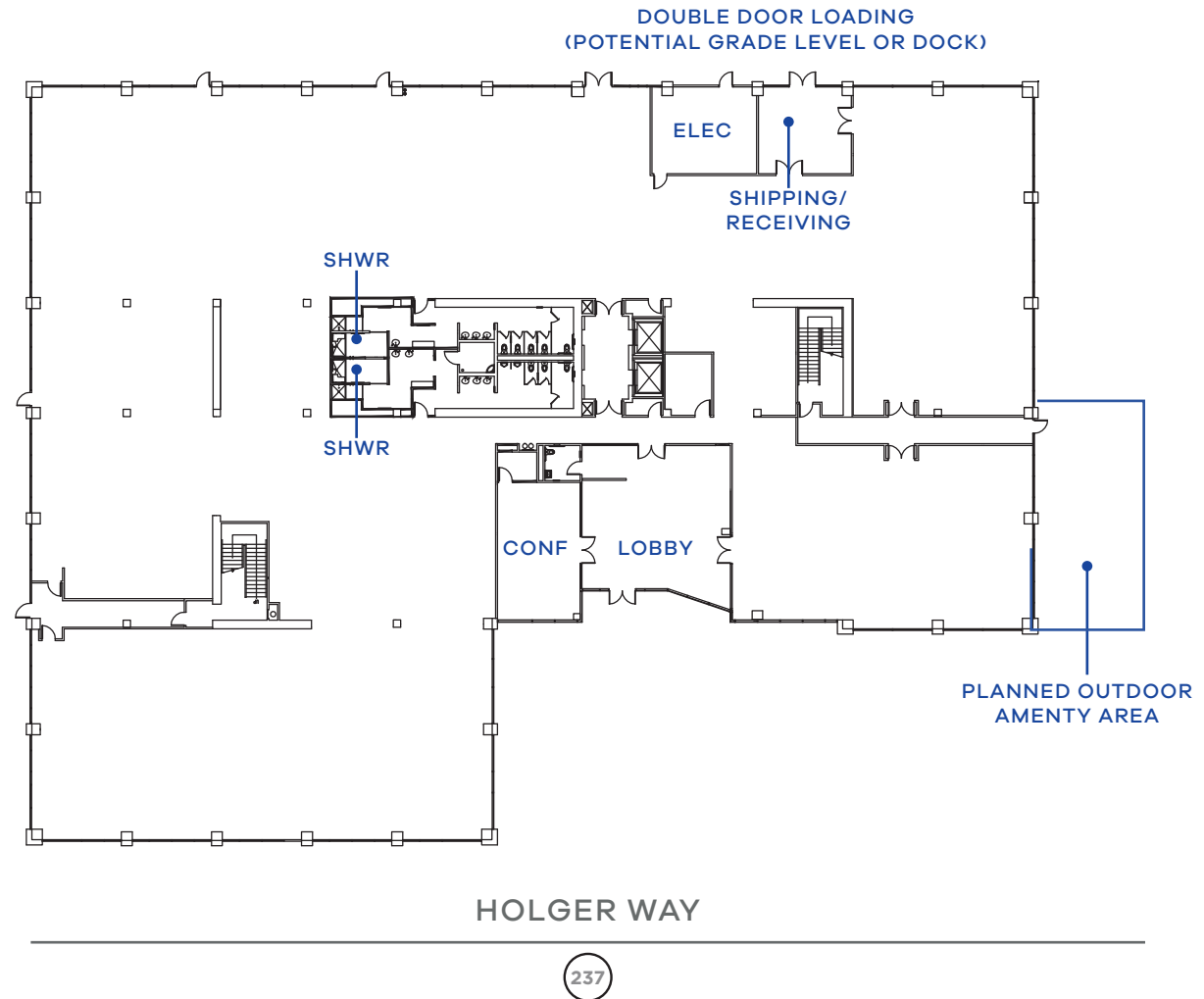
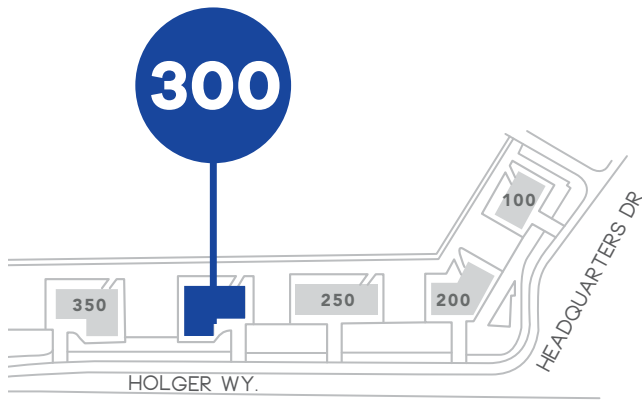
300 HOLGER

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FLOOR PLAN

FIRST FLOOR: ±34,742 SF

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



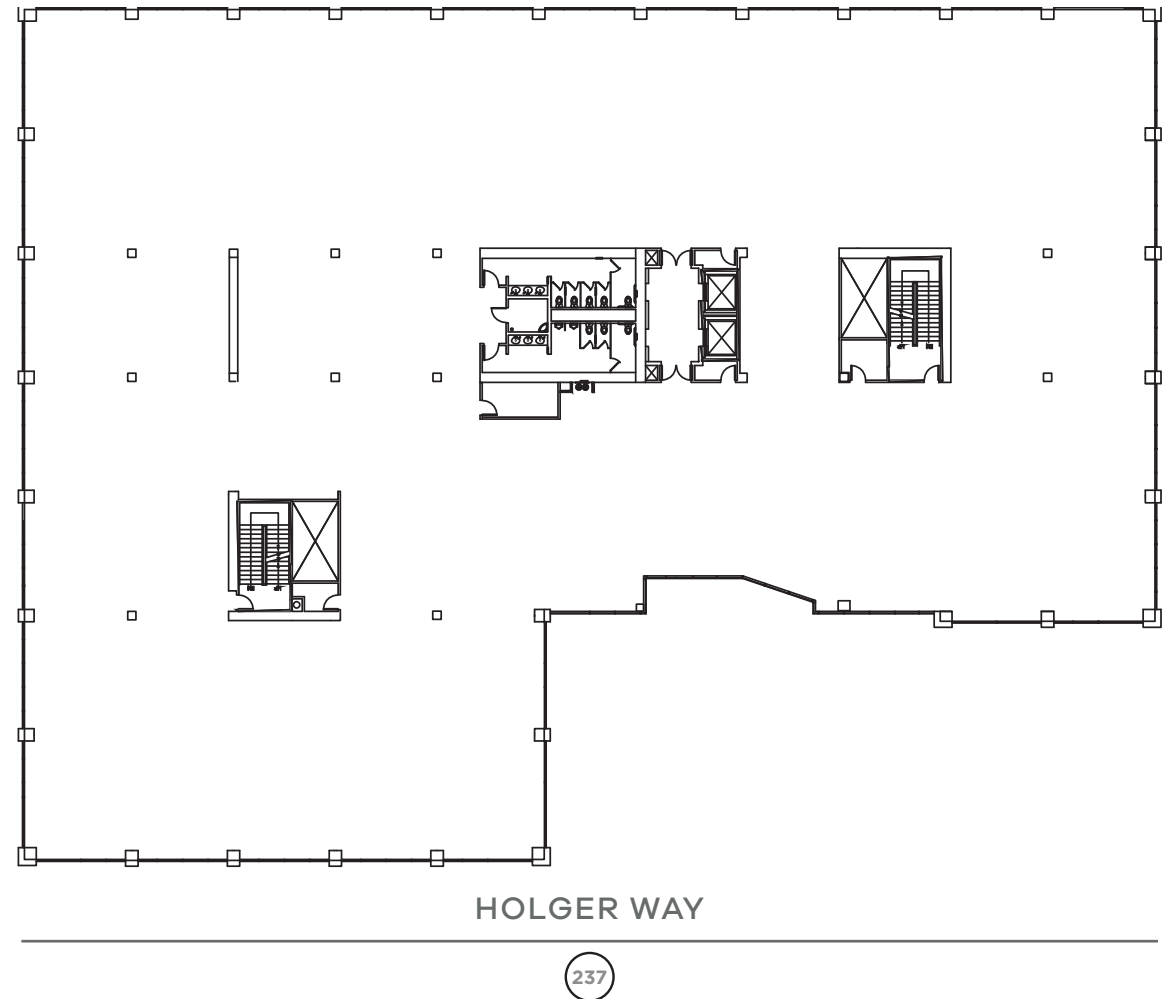
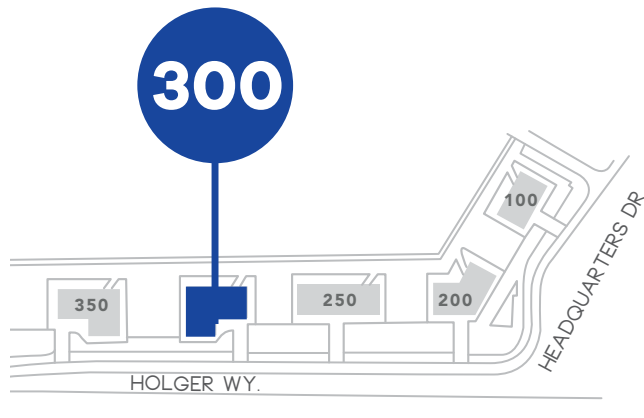
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FLOOR PLAN

SECOND FLOOR: ±33,442 SF

- 15 FOOT CLEAR HEIGHT TO DECK



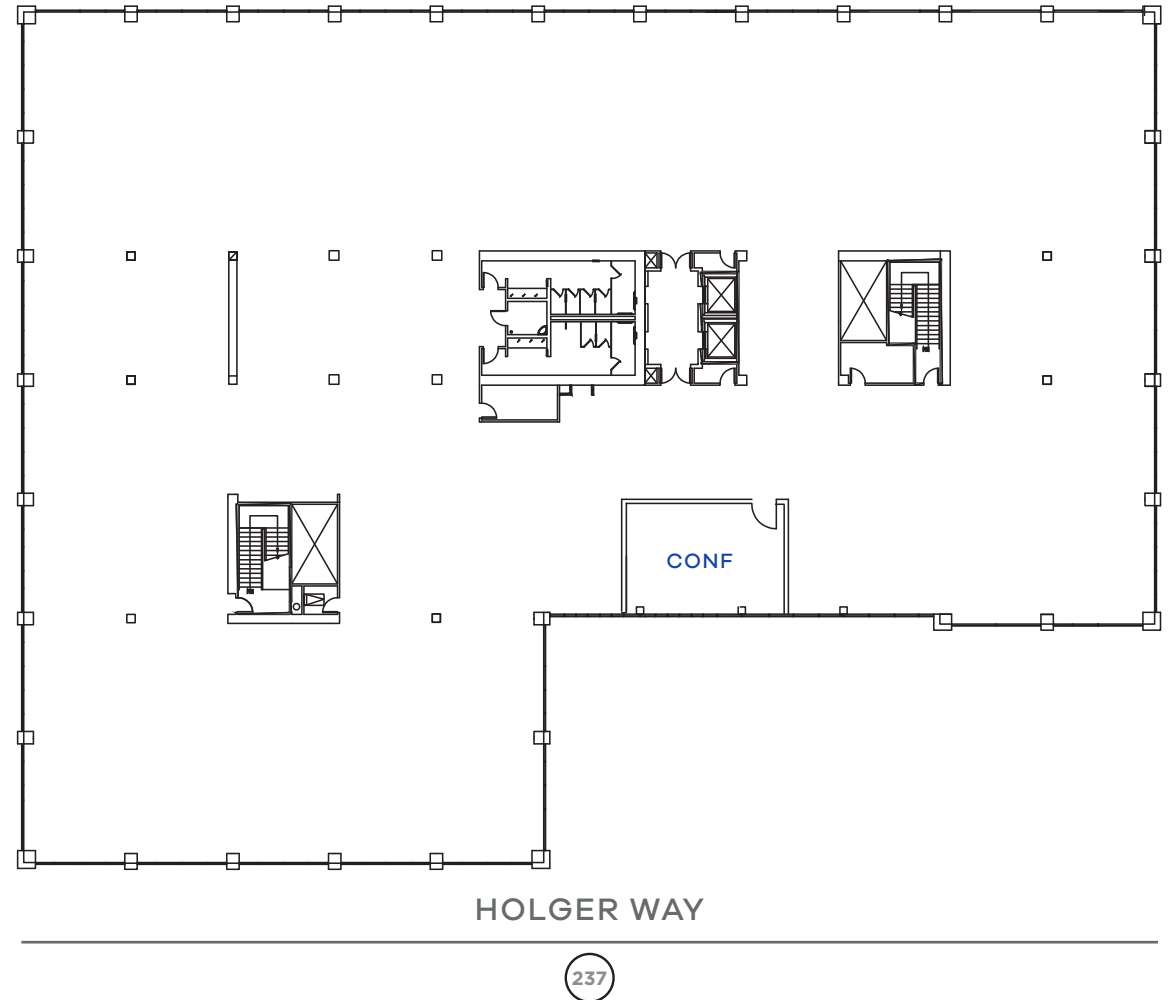
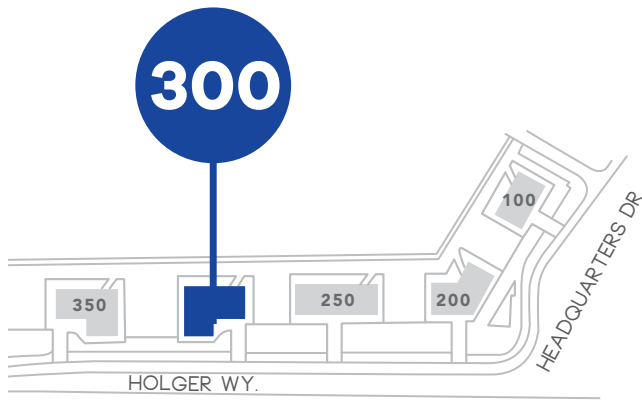
300 HOLGER

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FLOOR PLAN

THIRD FLOOR: ±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

5 First Market

Halal Gyro
Mina's Korean BBQ
Subway
Sri's Kitchen
Sendo Sushi
La Catalana

4 First Café @ Samsung

6 Caffè Bene

Faz Restaurants
Cherry's Cakes
The UPS Store

7 The Market @ North Park

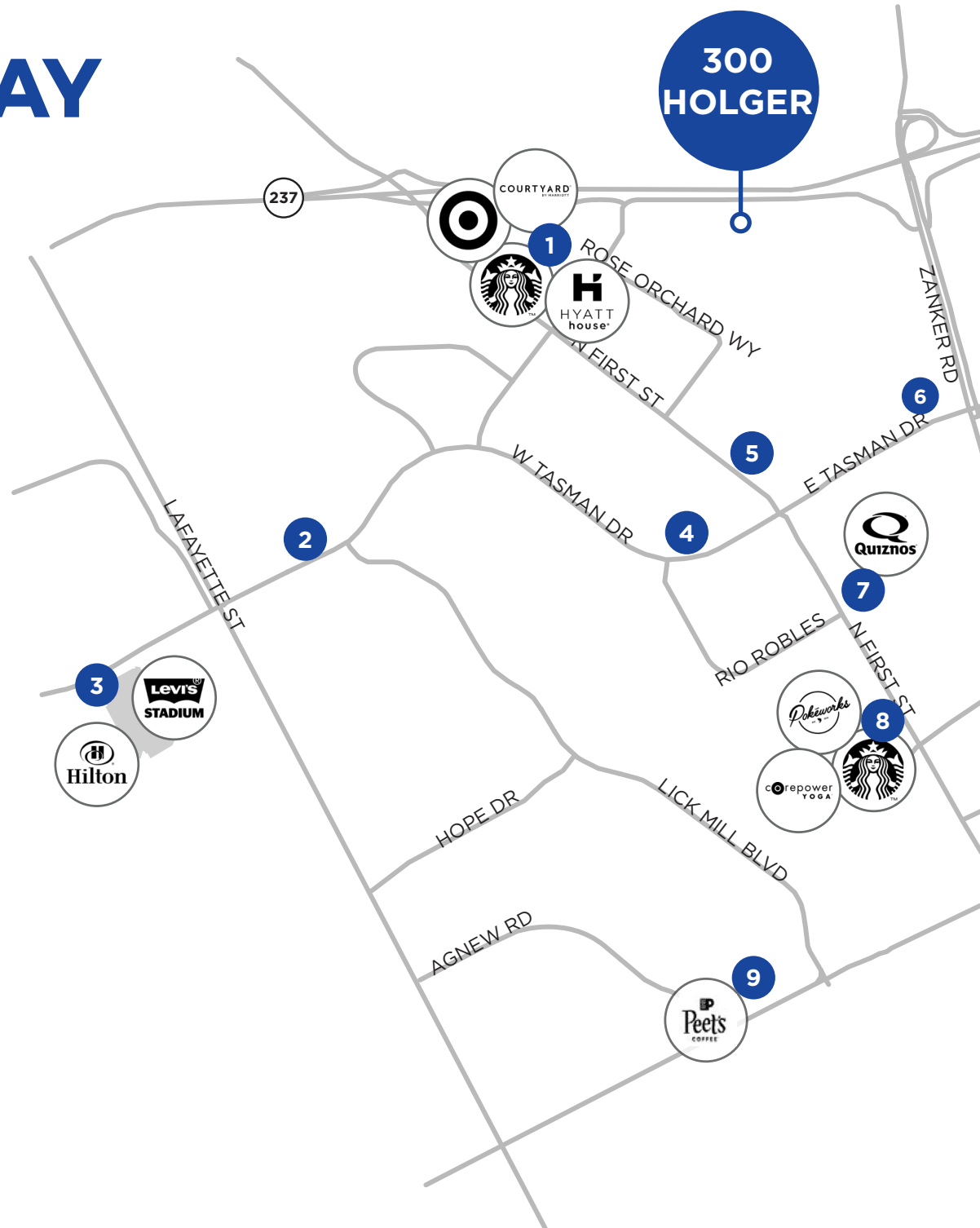
Quizno's

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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