

DISTRICT | 237

BE FRONT & CENTER

±46K SF TO ±339,862 SF AVAILABLE

ERIK HALLGRIMSON

408.615.3435

erik.hallgrimson@cushwake.com

LIC #01274540

JEFF CUSHMAN

408.572.4122

jeff.cushman@cushwake.com

LIC #01308259

KELLY YODER

408.615.3427

kelly.yoder@cushwake.com

LIC #01821117

STEVE HORTON

408.615.3412

steve.horton@cushwake.com

LIC #01127340



**CUSHMAN &
WAKEFIELD**

DISTRICT | 237



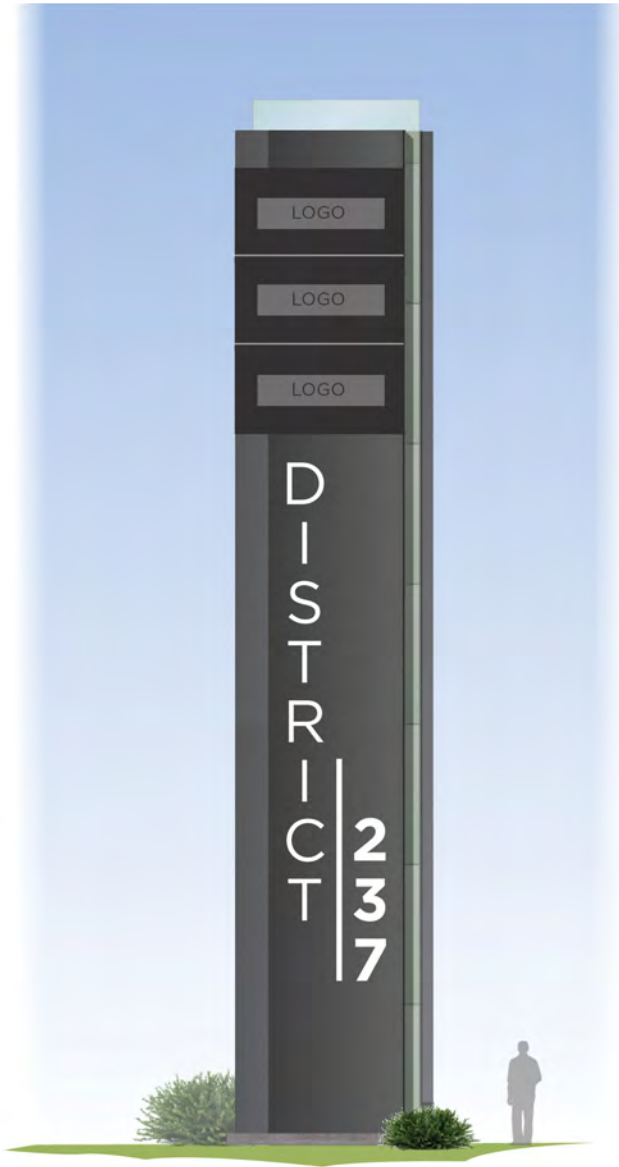
PROJECT HIGHLIGHTS

- ±45,831 TO ±339,862 SF AVAILABLE
- NEW MARKET READY INTERIORS & EXTERIORS
- CLASS A STEEL FRAME BUILDINGS
- CONNECTED CAMPUS OPPORTUNITY
- FLEXIBLE & EFFICIENT FLOOR PLATES
- ±3.75/1,000 SF PARKING RATIO
- NEW OUTDOOR AMENITY AREAS
- SIGNAGE PROGRAM
- EXCELLENT HIGHWAY 237 EXPOSURE
- PROMINENT BUILDING TOP SIGNAGE
- ADJACENT TO @FIRST RETAIL, HOTELS & RESTAURANTS

YOUR NAME IN LIGHTS!

NEW SIGNAGE PROGRAM - SIGN HEIGHT: 60 FT.

DISTRICT | 237



IN GOOD COMPANY

CORPORATE MAP

DISTRICT | 237





DISTRICT | 237

350 HOLGER NEWLY RENOVATED INSIDE & OUT!



350 HOLGER WAY | ±96,502 SF

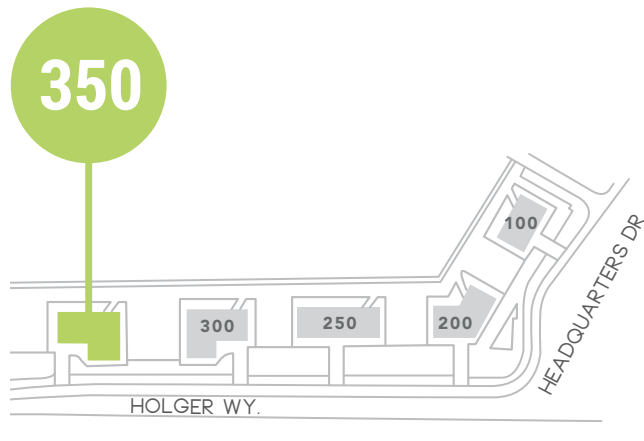
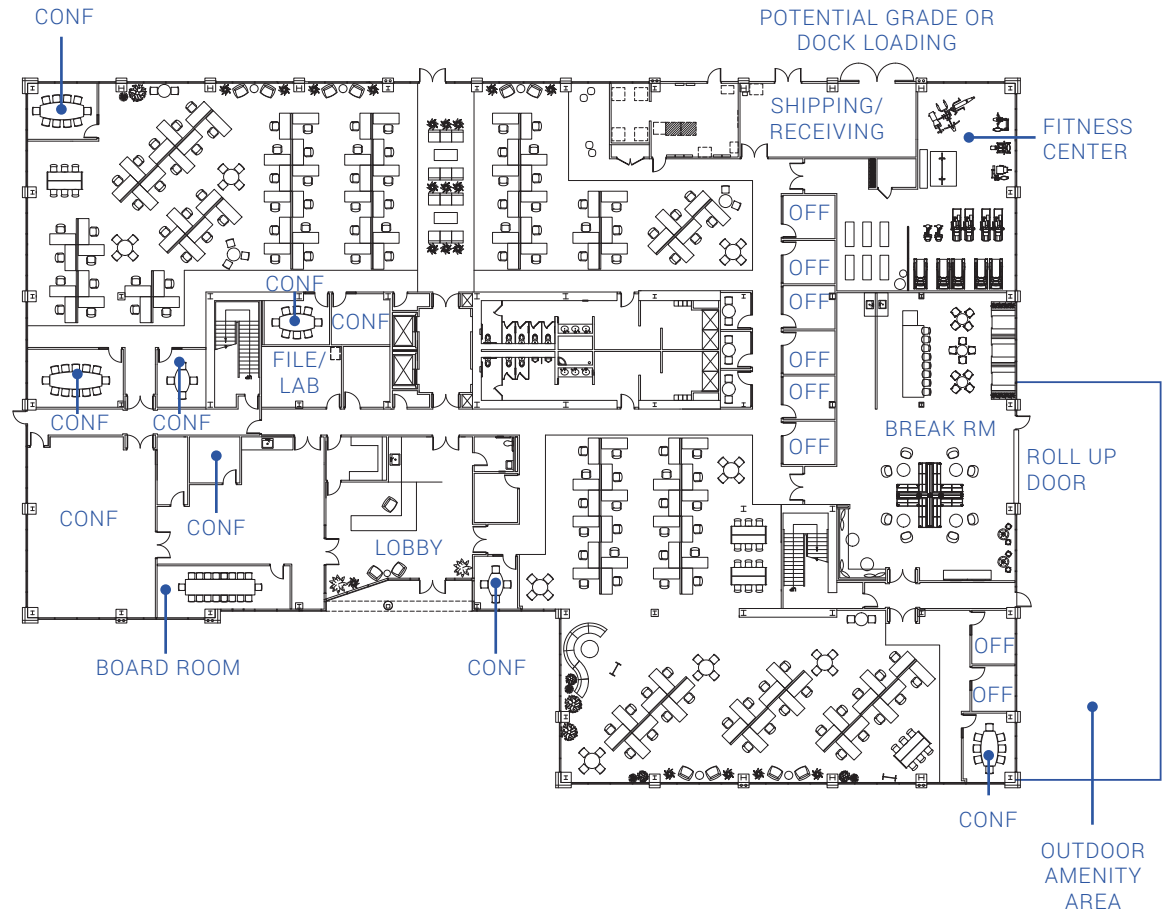
MARKET READY FLOOR PLAN

WITH HYPOTHETICAL FURNITURE LAYOUT

FIRST FLOOR: ±32,076 SF

DISTRICT | 237

- 126 WORKSTATIONS
- 8 OFFICES
- 10 CONFERENCE ROOMS
- 1 BREAK ROOM
- 1 FITNESS CENTER
- SHOWERS
- OUTDOOR AMENITY AREA
- POTENTIAL GRADE OR DOCK LOADING
- 2,500 AMPS AT 277/480 VOLTS
- 250KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK
- **TOTAL BUILDING HEAD COUNT: 618**



HOLGER WAY

237

350 HOLGER WAY | ±96,502 SF

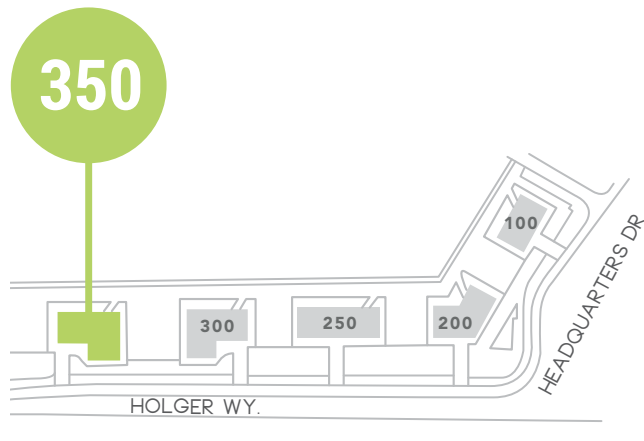
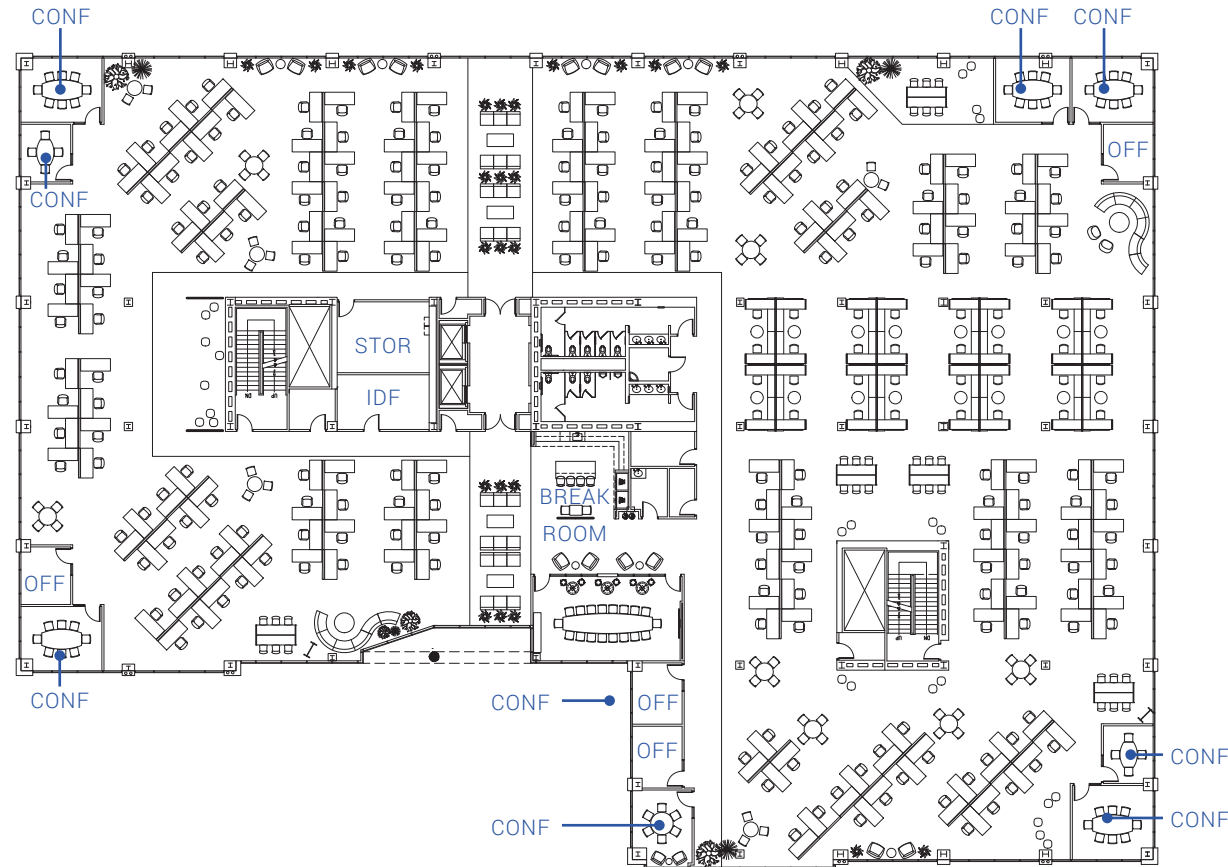
MARKET READY FLOOR PLAN

WITH HYPOTHETICAL FURNITURE LAYOUT

SECOND FLOOR: ±32,110 SF

DISTRICT | 237

- 238 WORKSTATIONS
- 4 OFFICES
- 9 CONFERENCE ROOMS
- BREAK ROOM
- 15 FOOT CLEAR HEIGHT TO DECK
- TOTAL BUILDING HEAD COUNT: 618



HOLGER WAY

237

350 HOLGER WAY | ±96,502 SF

MARKET READY FLOOR PLAN

WITH HYPOTHETICAL FURNITURE LAYOUT

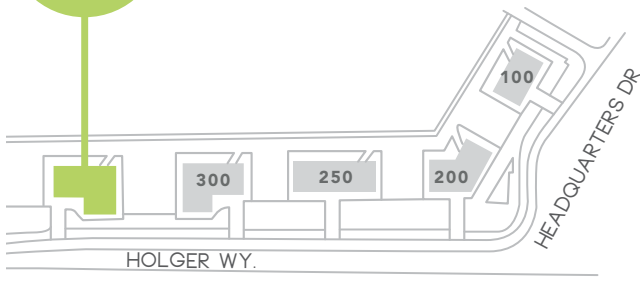
THIRD FLOOR: ±32,316 SF

DISTRICT | 237

- 233 WORKSTATIONS
- 9 OFFICES
- 9 CONFERENCE ROOMS
- BREAK ROOM
- 16 FOOT CLEAR HEIGHT TO DECK
- TOTAL BUILDING HEAD COUNT: 618



350



HOLGER WAY

237

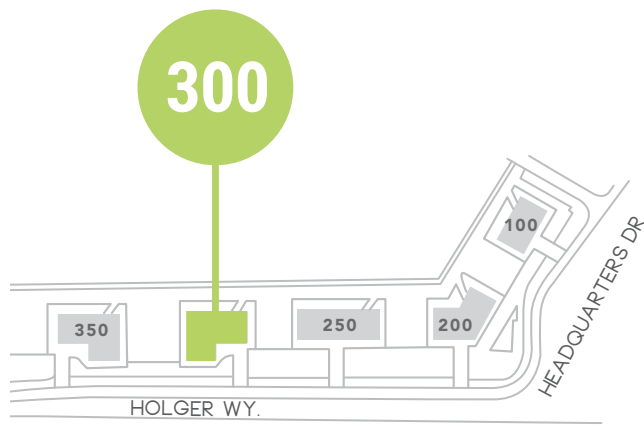
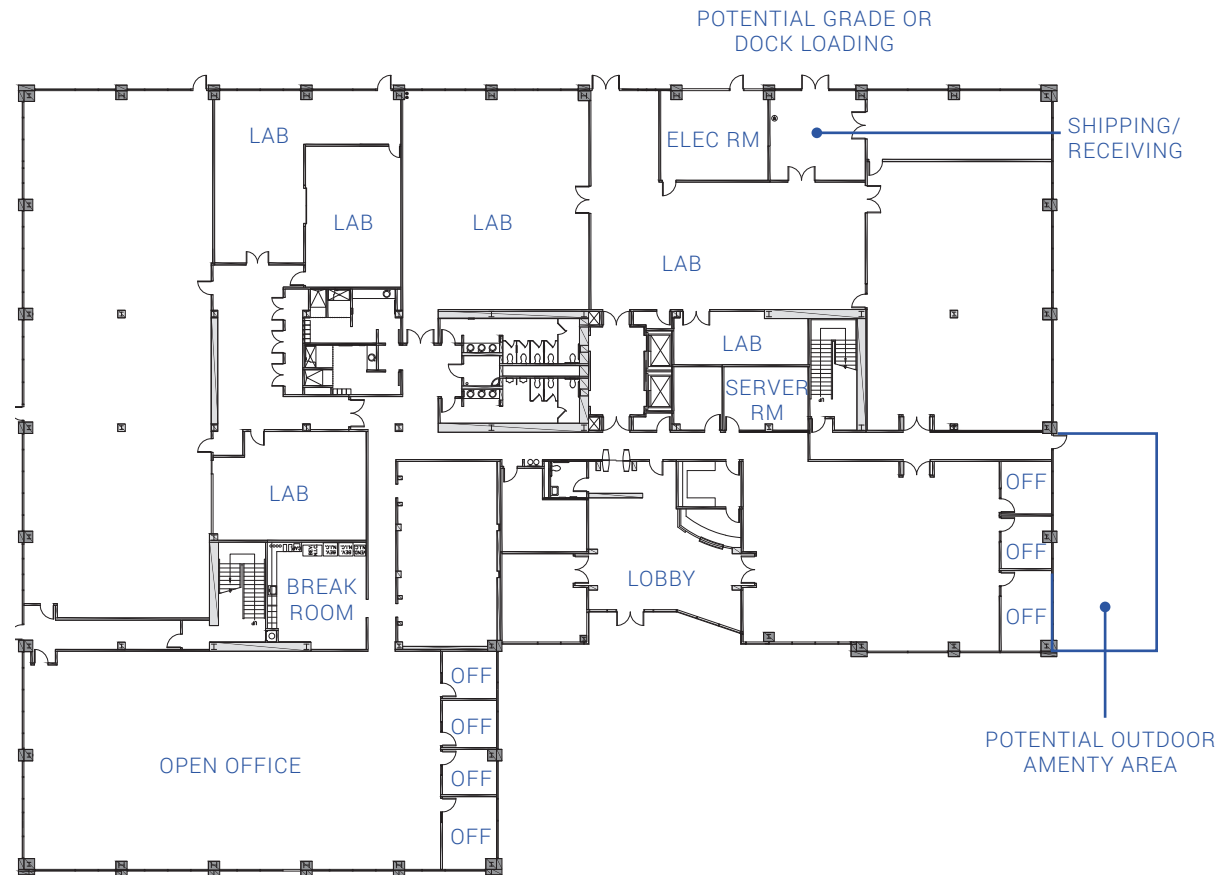
300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±33,106 SF

DISTRICT | 237

- 7 OFFICES
- BREAK ROOM
- DEDICATED AIR TO LABS & SERVER ROOMS
- 5,000 AMPS AT 277/480 VOLTS
- POTENTIAL GRADE OR DOCK LOADING
- 250 KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

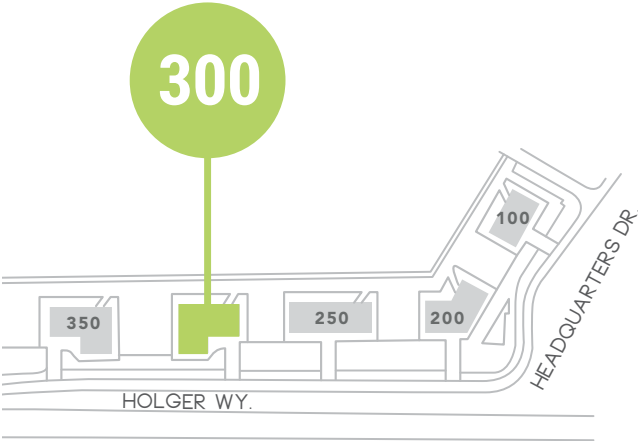
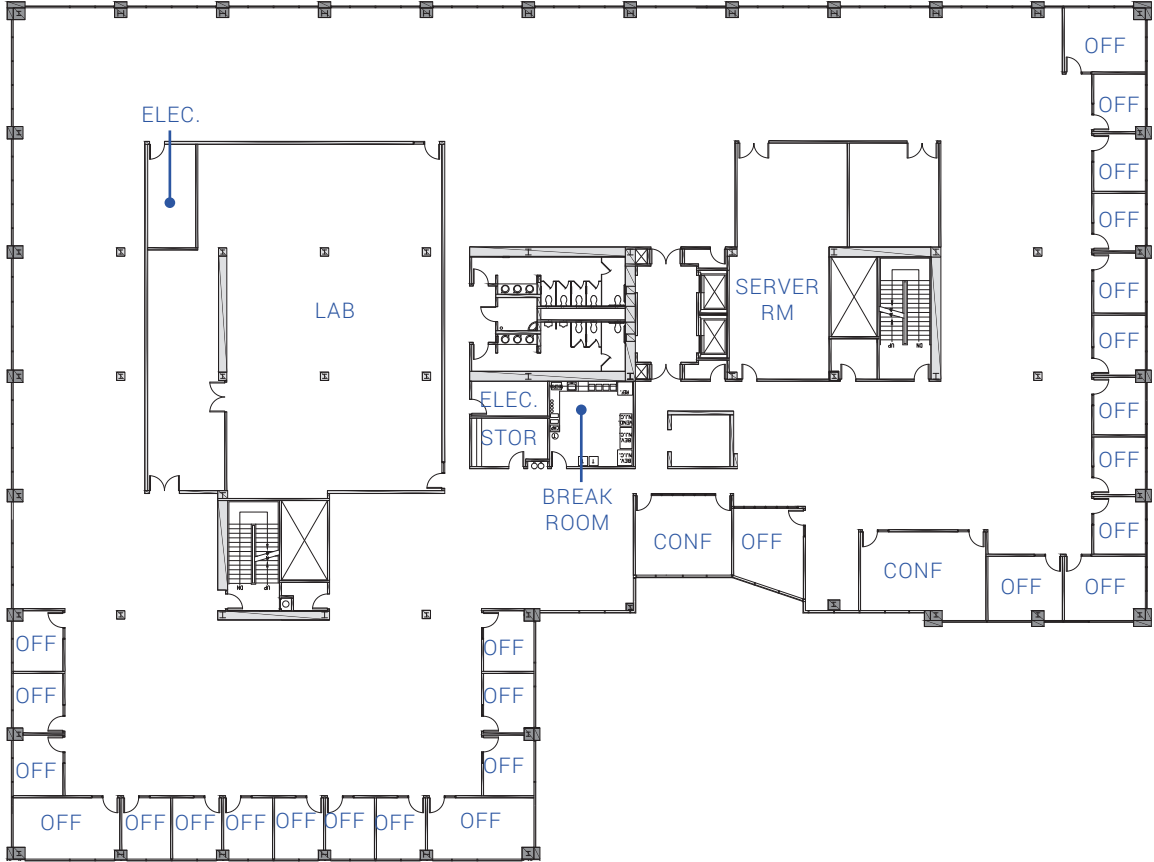
300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±33,106 SF

DISTRICT | 237

- 26 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

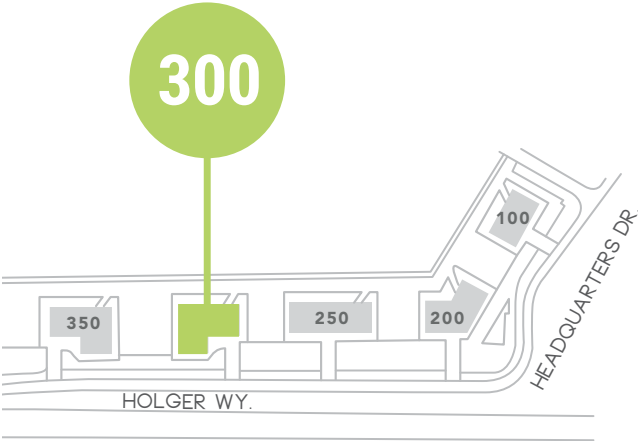
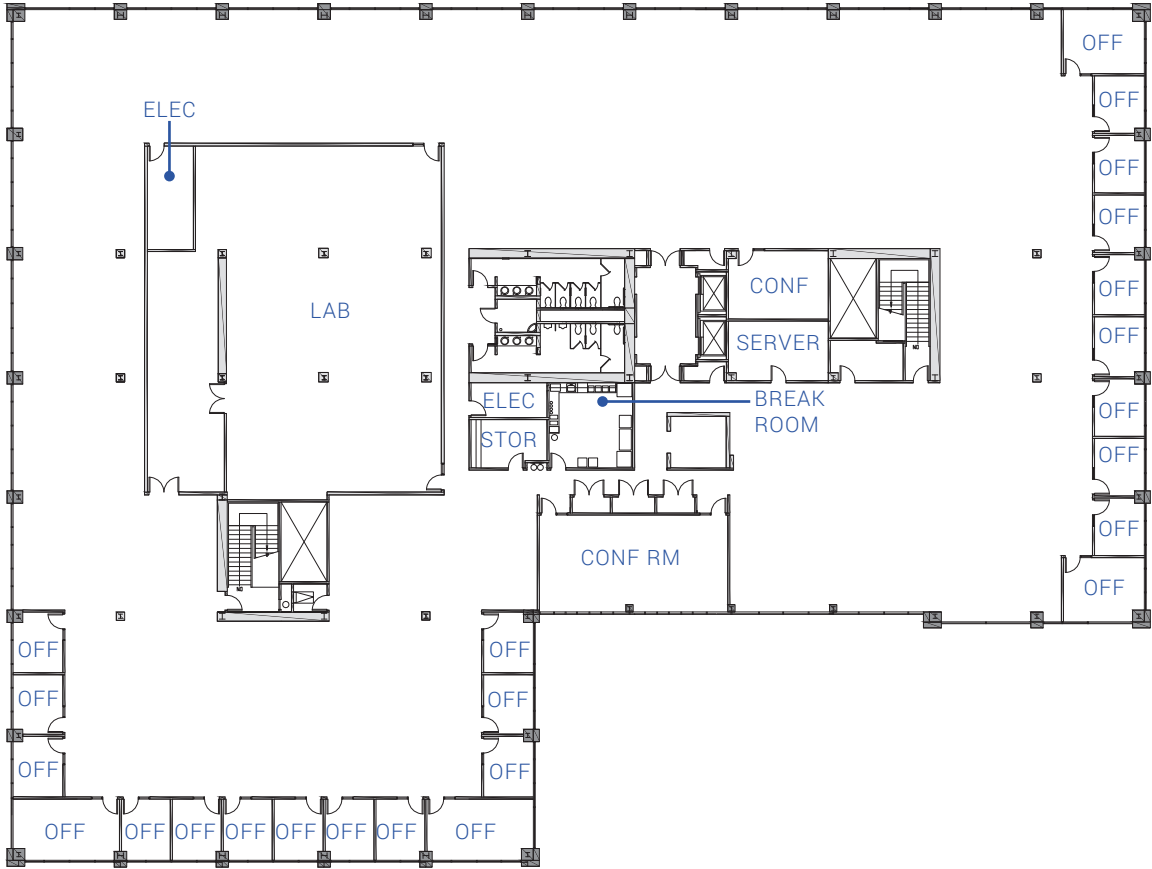
300 HOLGER WAY | ±99,552 SF

EXISTING FLOOR PLAN

THIRD FLOOR: ±33,340 SF

DISTRICT | 237

- 24 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

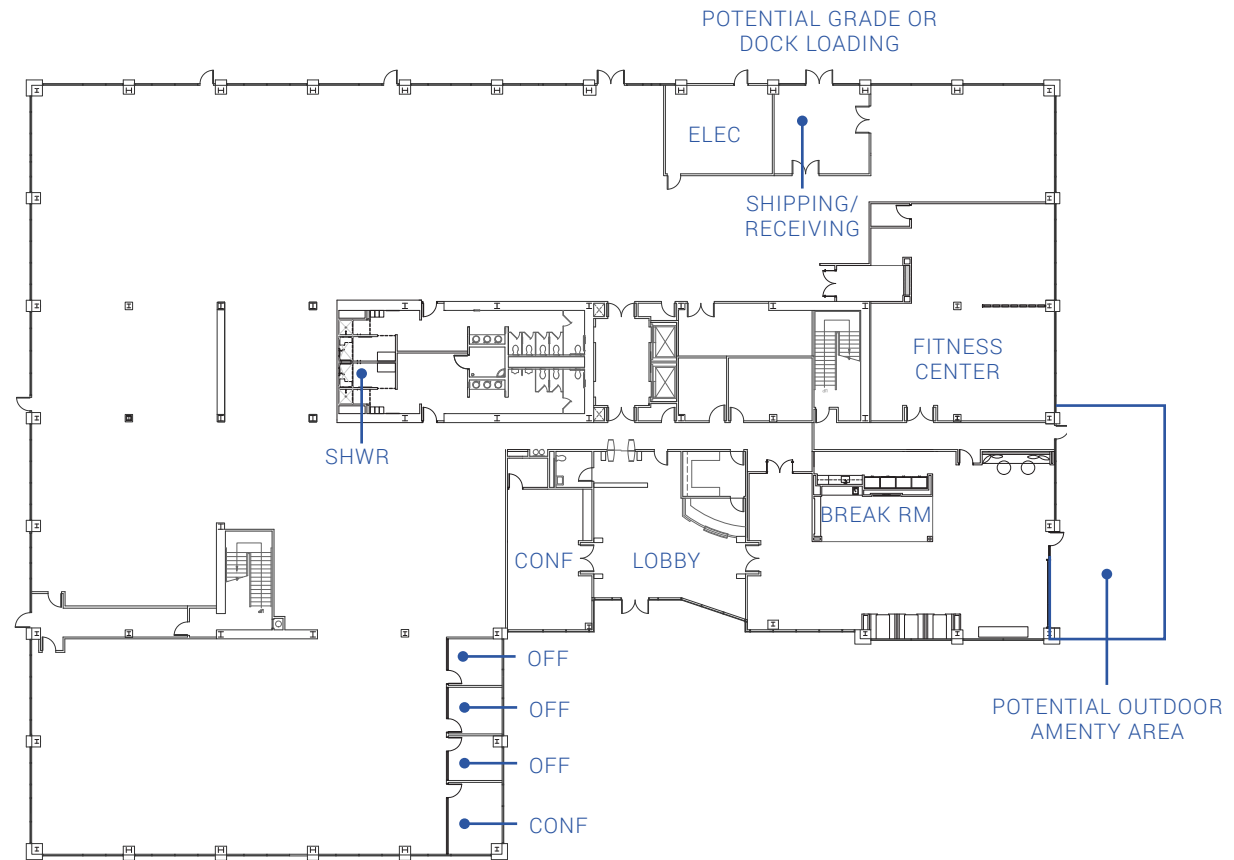
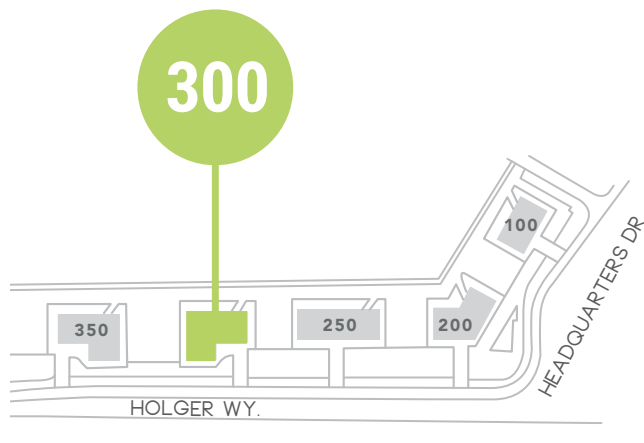
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

FIRST FLOOR: ±33,106 SF

DISTRICT | 237

- 3 OFFICES
- 2 CONFERENCE ROOMS
- BREAK ROOM
- FITNESS CENTER
- SHOWERS
- POTENTIAL OUTDOOR AMENITY AREA
- POTENTIAL GRADE OR DOCK LOADING
- 5,000 AMPS AT 277/480 VOLTS
- 250 KVA BACKUP GENERATOR
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

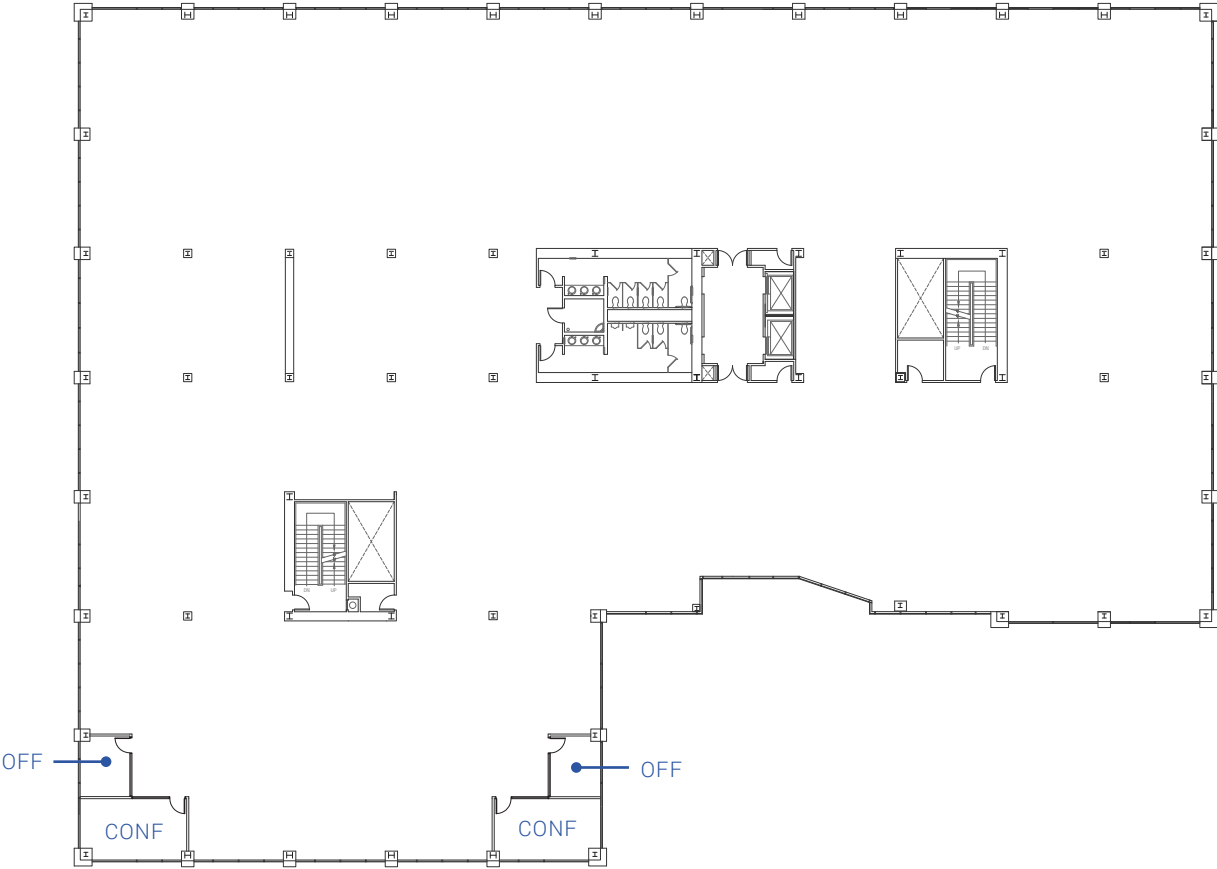
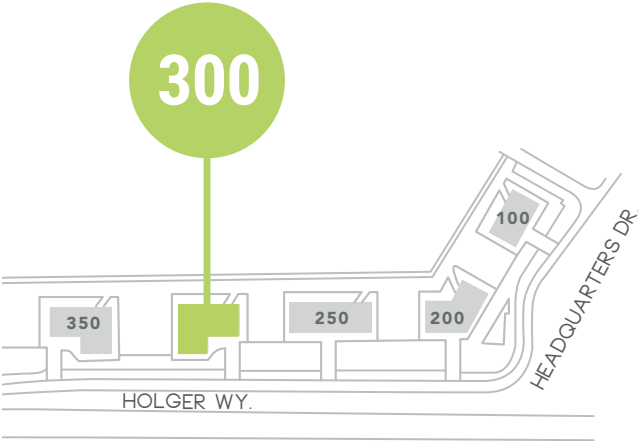
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

SECOND FLOOR: ±33,106 SF

DISTRICT | 237

- 2 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

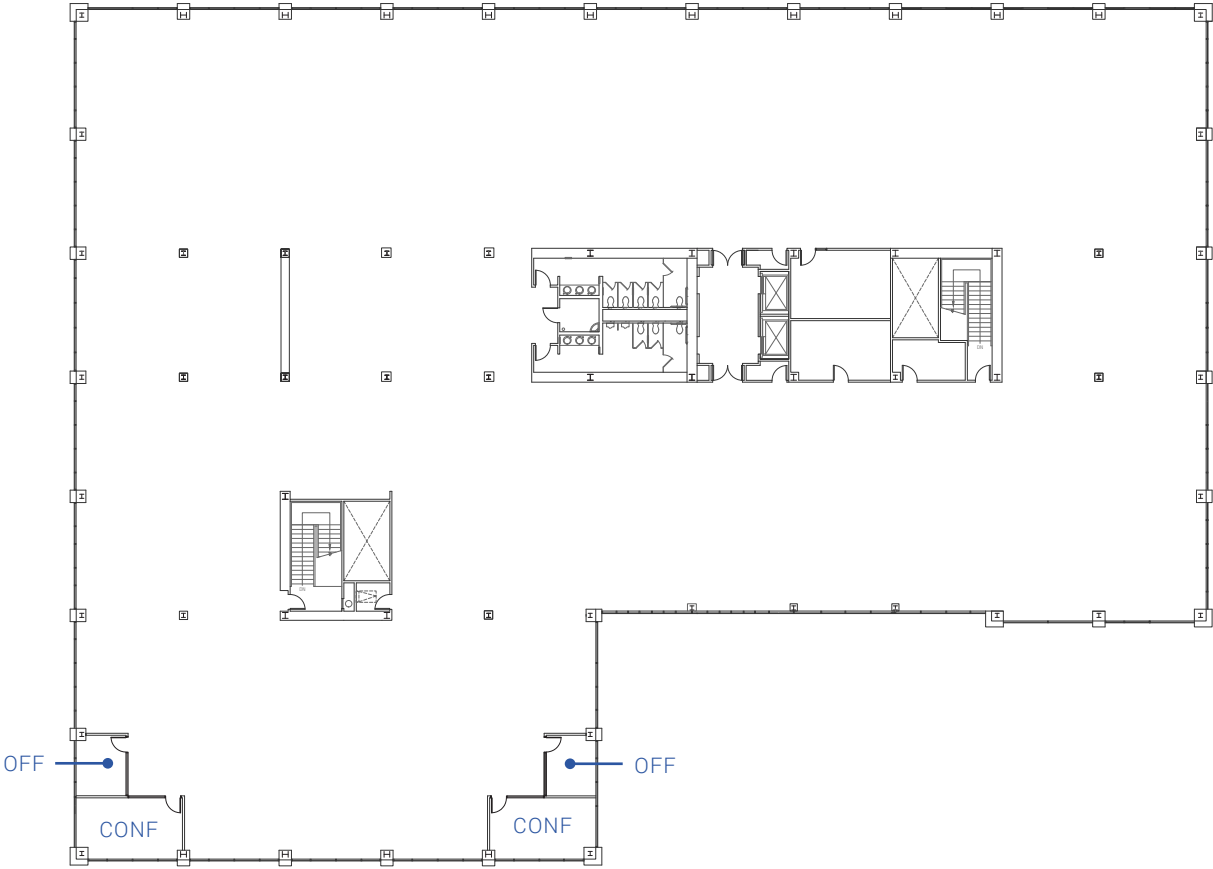
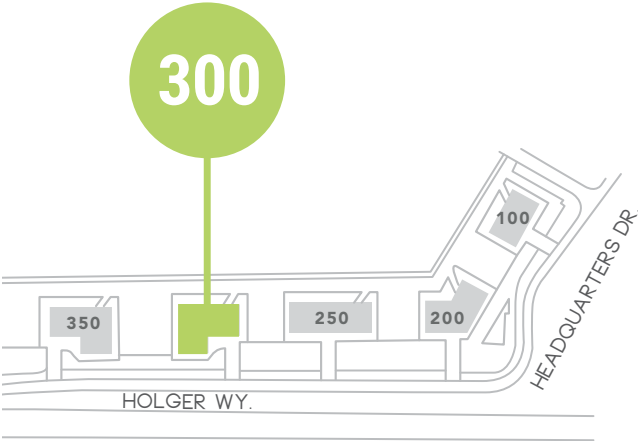
300 HOLGER WAY | ±99,552 SF

MARKET READY FLOOR PLAN

THIRD FLOOR: ±33,340 SF

DISTRICT | 237

- 2 OFFICES
- 2 CONFERENCE ROOMS
- 15 FOOT CLEAR HEIGHT TO DECK



HOLGER WAY

237

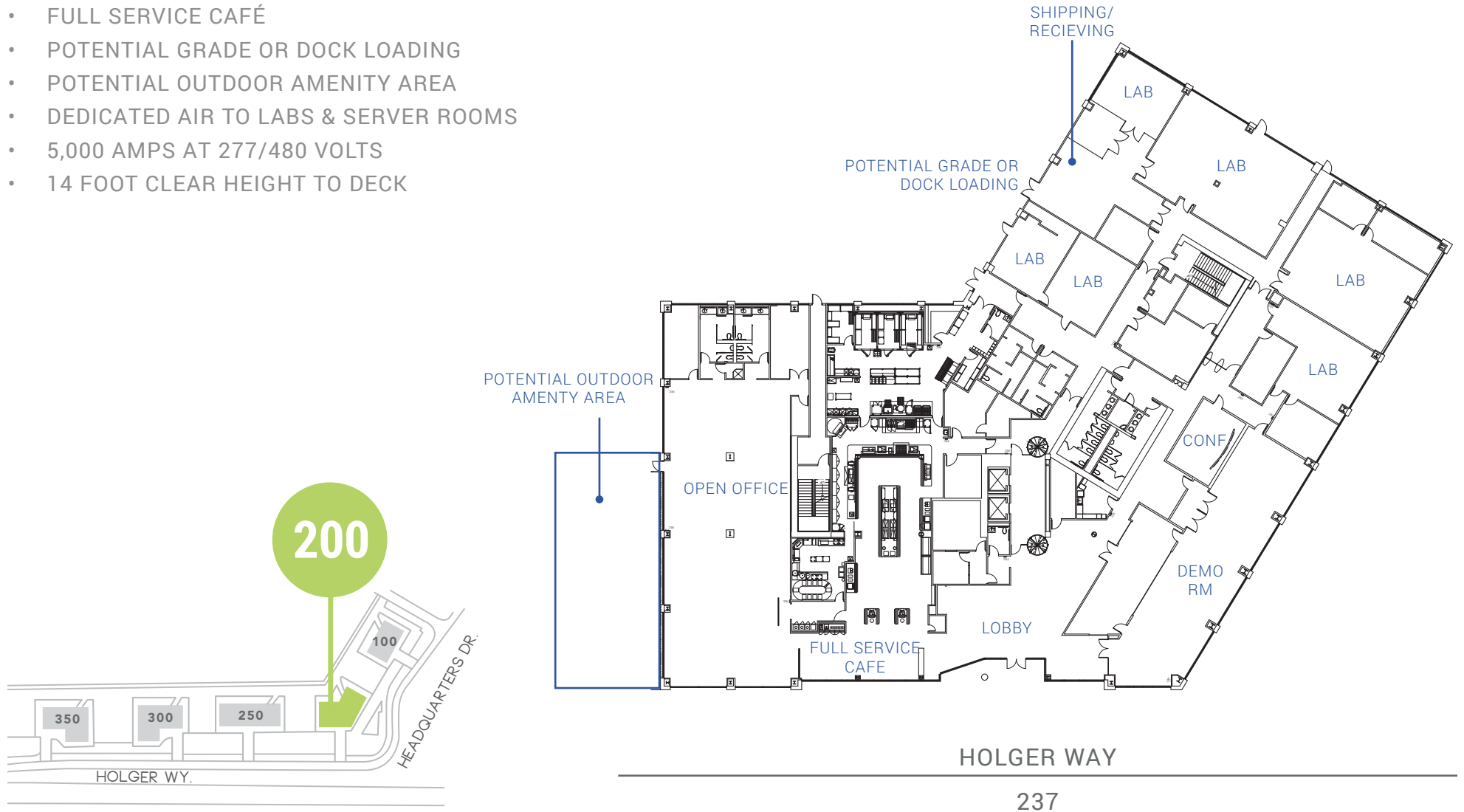
200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±32,575 SF

DISTRICT | 237

- FULL SERVICE CAFÉ
- POTENTIAL GRADE OR DOCK LOADING
- POTENTIAL OUTDOOR AMENITY AREA
- DEDICATED AIR TO LABS & SERVER ROOMS
- 5,000 AMPS AT 277/480 VOLTS
- 14 FOOT CLEAR HEIGHT TO DECK



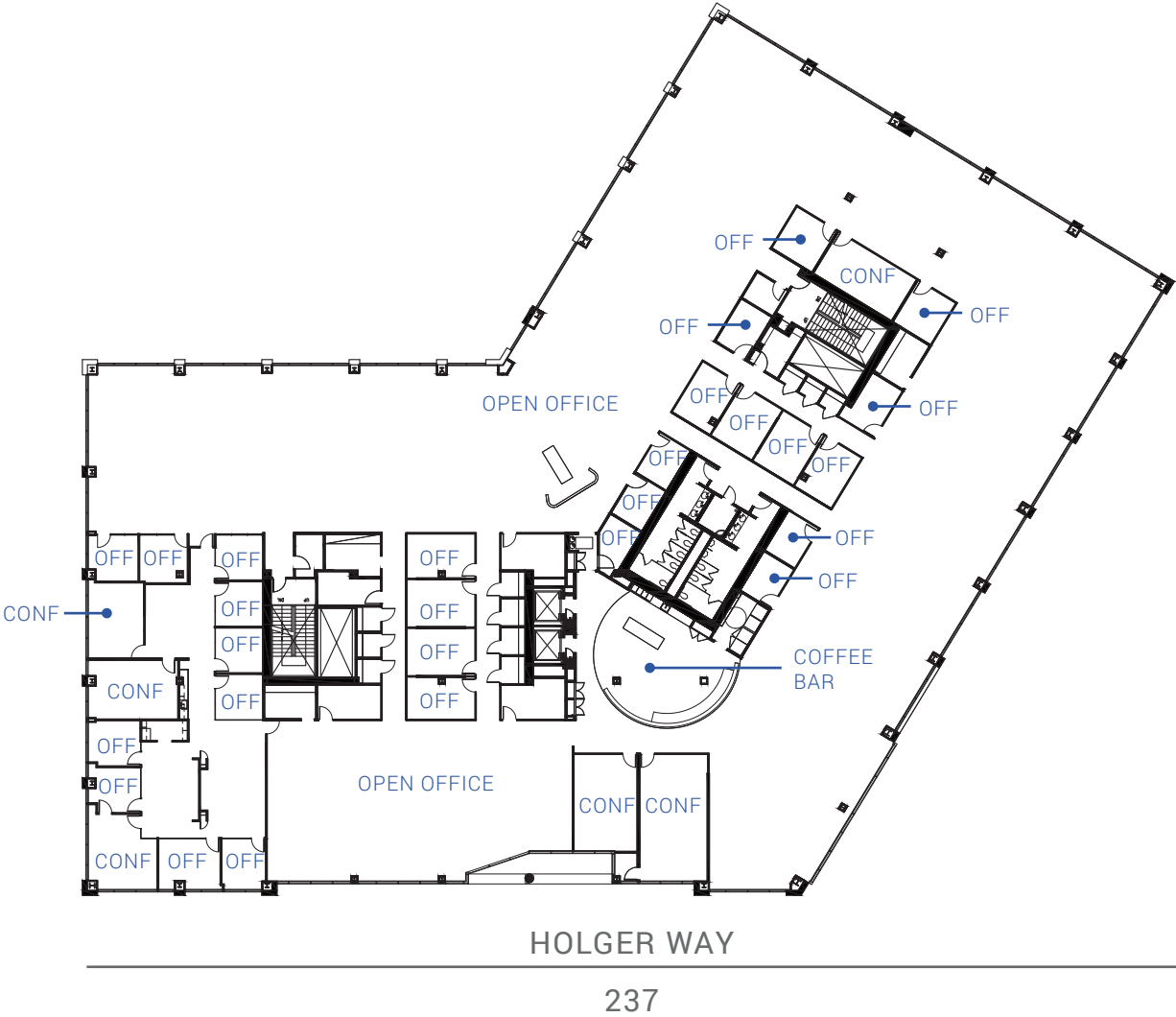
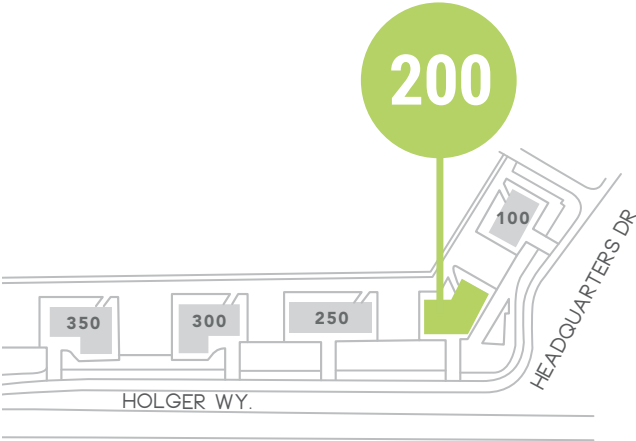
200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±32,600 SF

DISTRICT | 237

- 27 OFFICES
- 6 CONFERENCE ROOMS
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



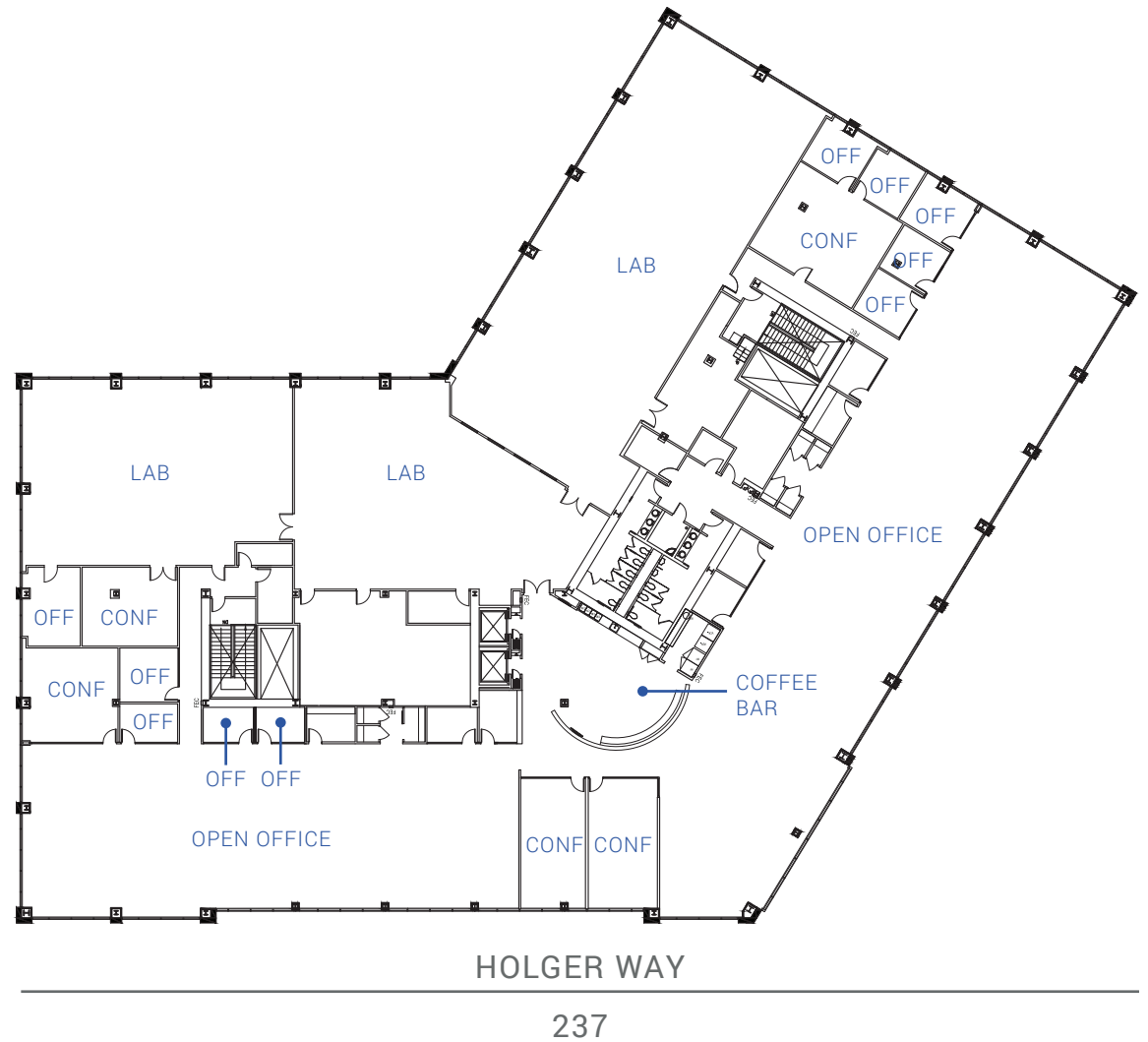
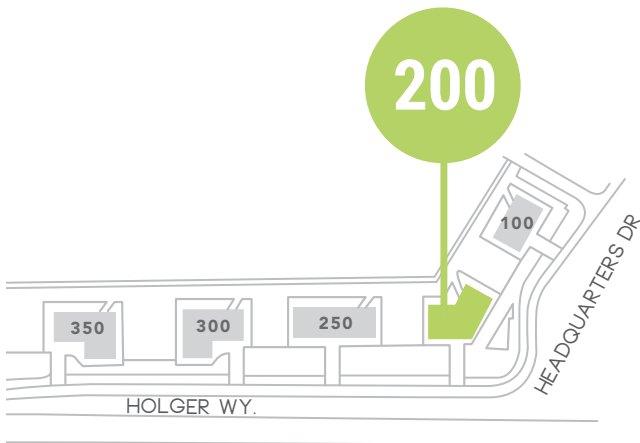
200 HOLGER WAY | ±97,977 SF

EXISTING FLOOR PLAN

THIRD FLOOR: ±32,802 SF

DISTRICT | 237

- 10 OFFICES
- 5 CONFERENCE ROOMS
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



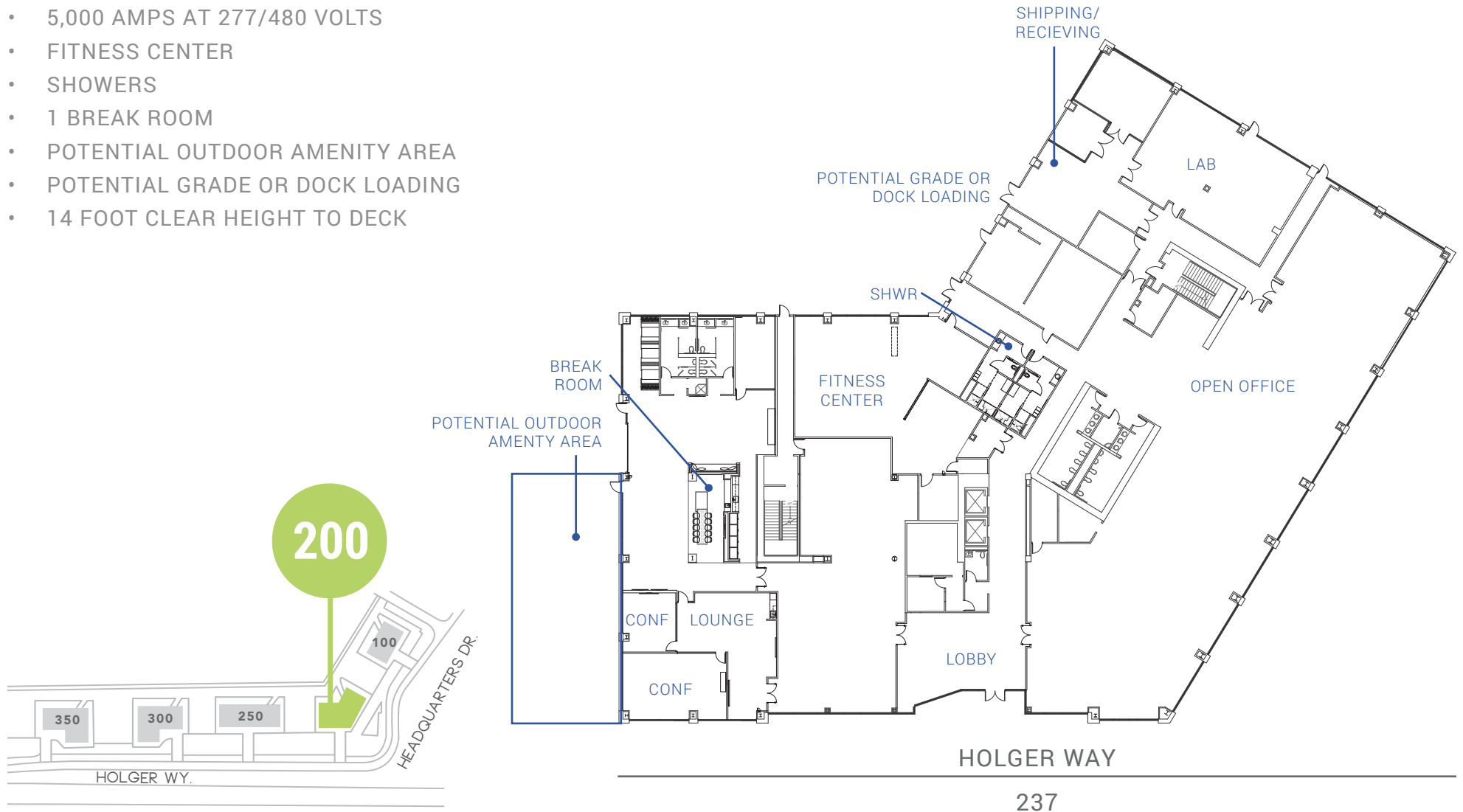
200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

FIRST FLOOR: ±32,575 SF

DISTRICT | 237

- 5,000 AMPS AT 277/480 VOLTS
- FITNESS CENTER
- SHOWERS
- 1 BREAK ROOM
- POTENTIAL OUTDOOR AMENITY AREA
- POTENTIAL GRADE OR DOCK LOADING
- 14 FOOT CLEAR HEIGHT TO DECK



237

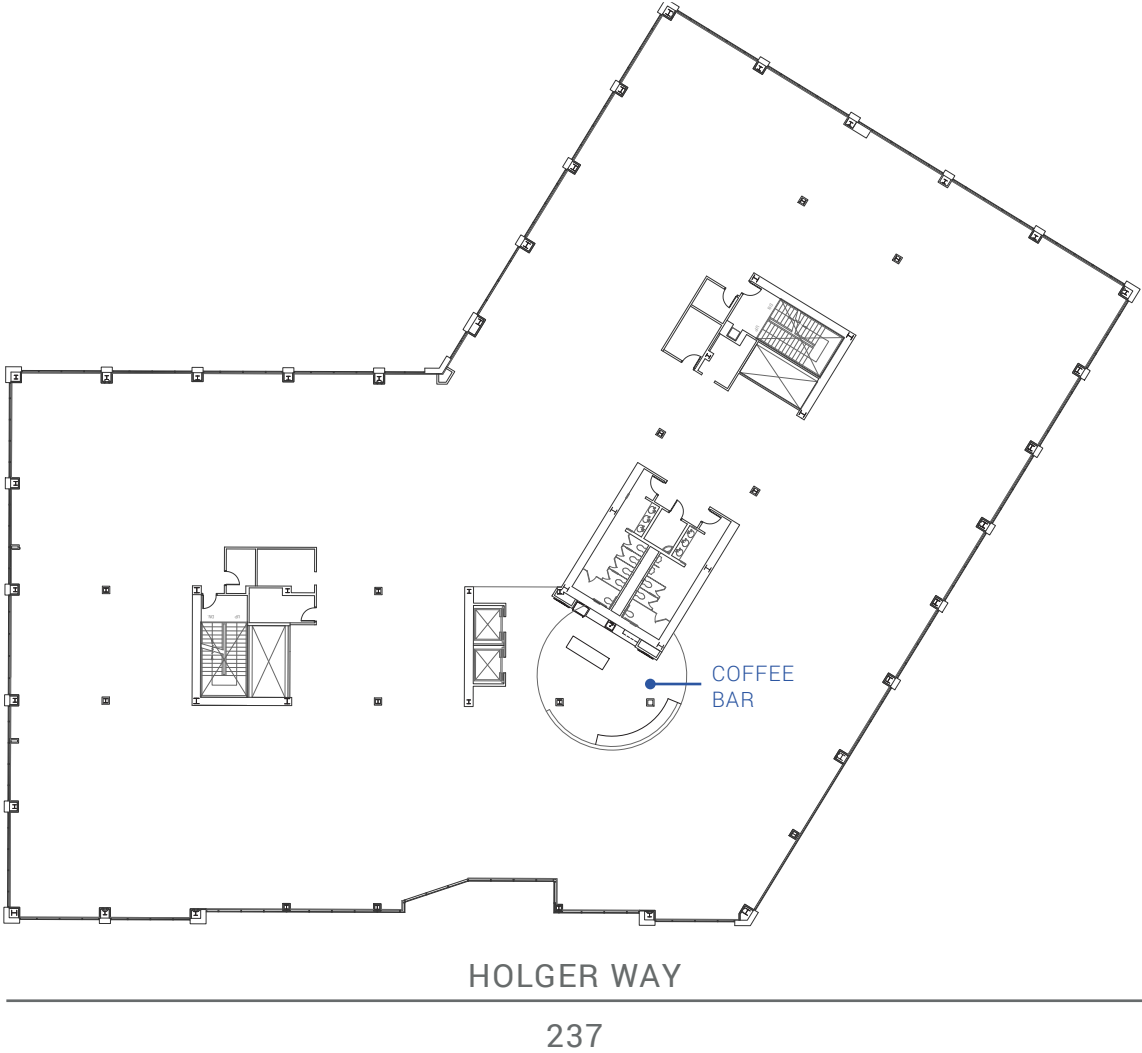
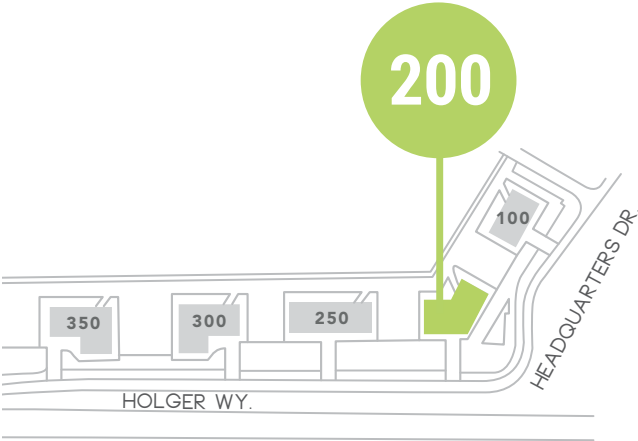
200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

SECOND FLOOR: ±32,600 SF

DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



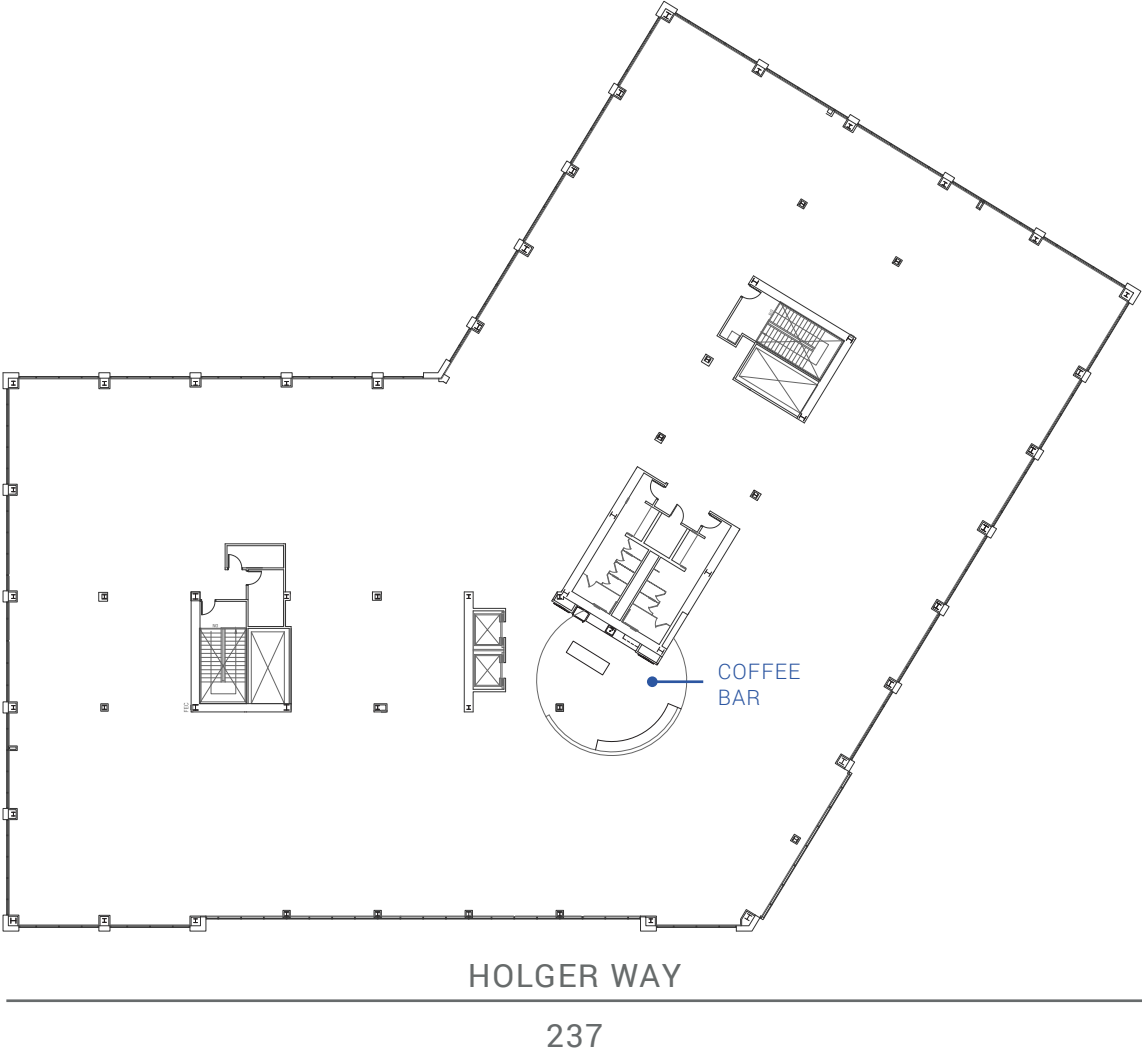
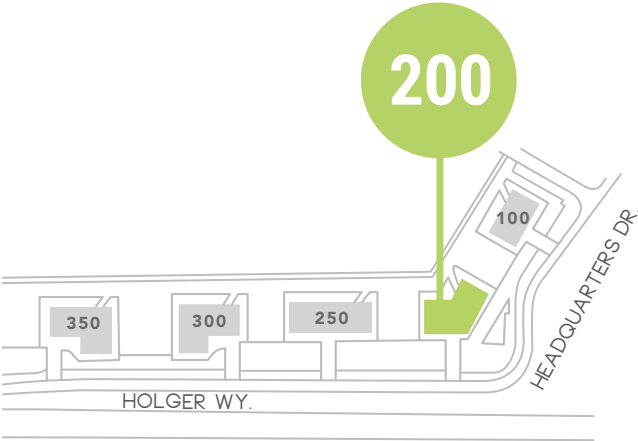
200 HOLGER WAY | ±97,977 SF

MARKET READY FLOOR PLAN

THIRD FLOOR: ±32,802 SF

DISTRICT | 237

- OPEN OFFICE
- COFFEE BAR
- 16 FOOT CLEAR HEIGHT TO DECK



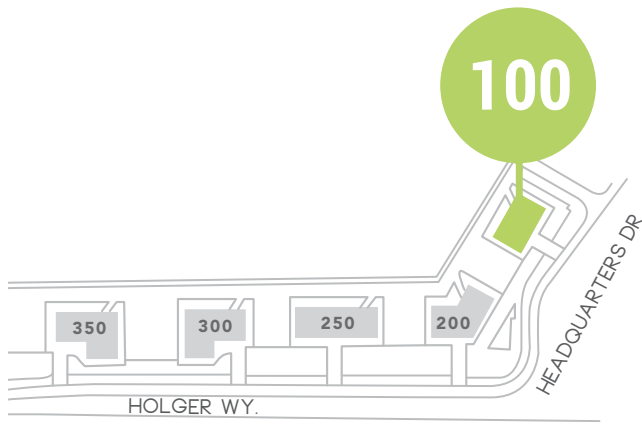
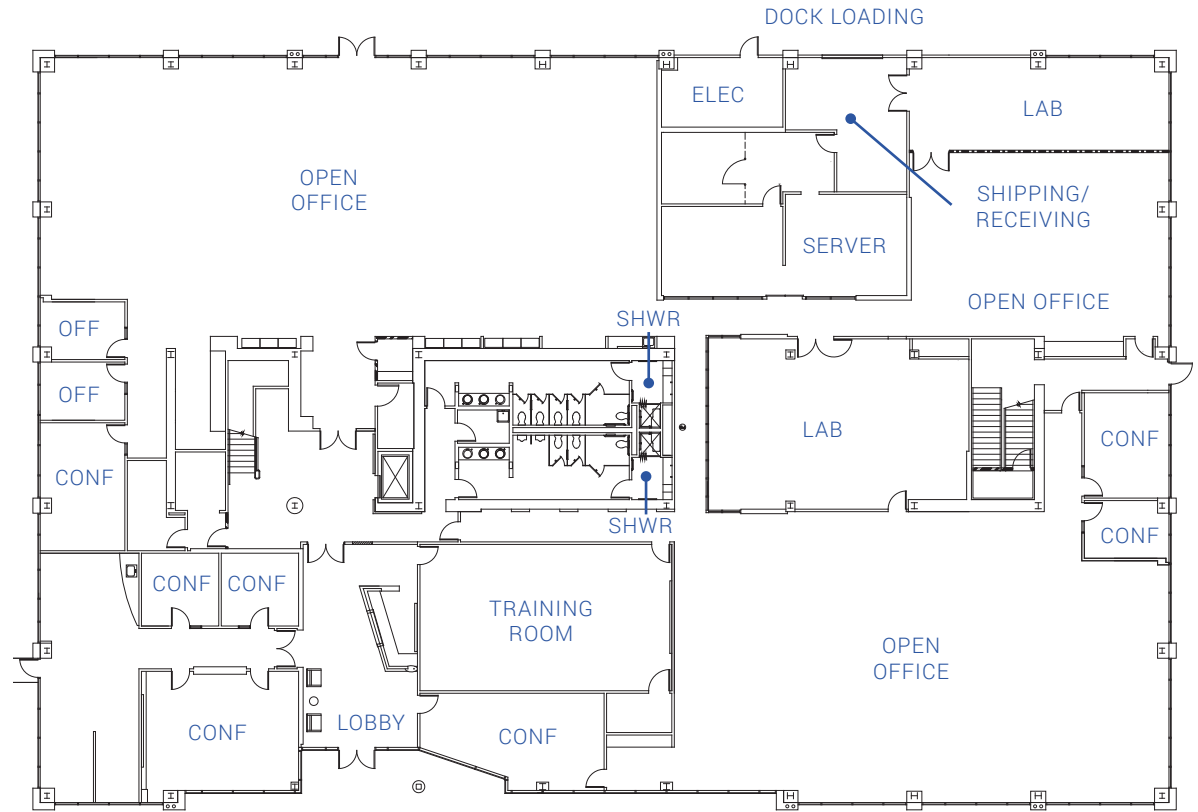
100 HEADQUARTERS DRIVE | ±45,831 SF

EXISTING FLOOR PLAN

FIRST FLOOR: ±22,926 SF

DISTRICT | 237

- 2 OFFICES
- 7 CONFERENCE ROOMS
- TRAINING ROOM
- LABS WITH DEDICATED AIR
- SHOWERS
- DOCK LOADING & POTENTIAL GRADE LOADING
- 2,400 AMPS AT 277/480 VOLTS
- 16 FOOT CLEAR HEIGHT TO DECK



HEADQUARTERS DRIVE

237

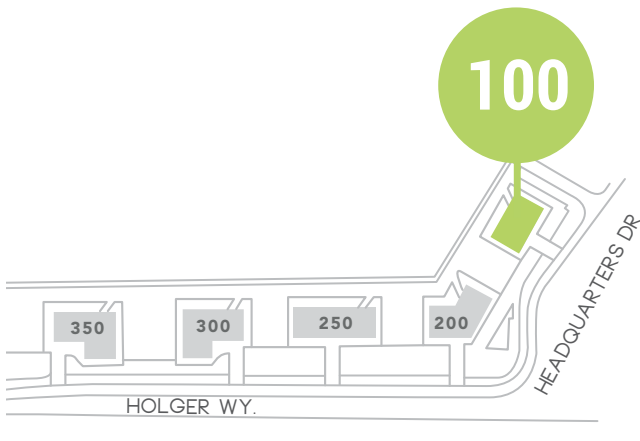
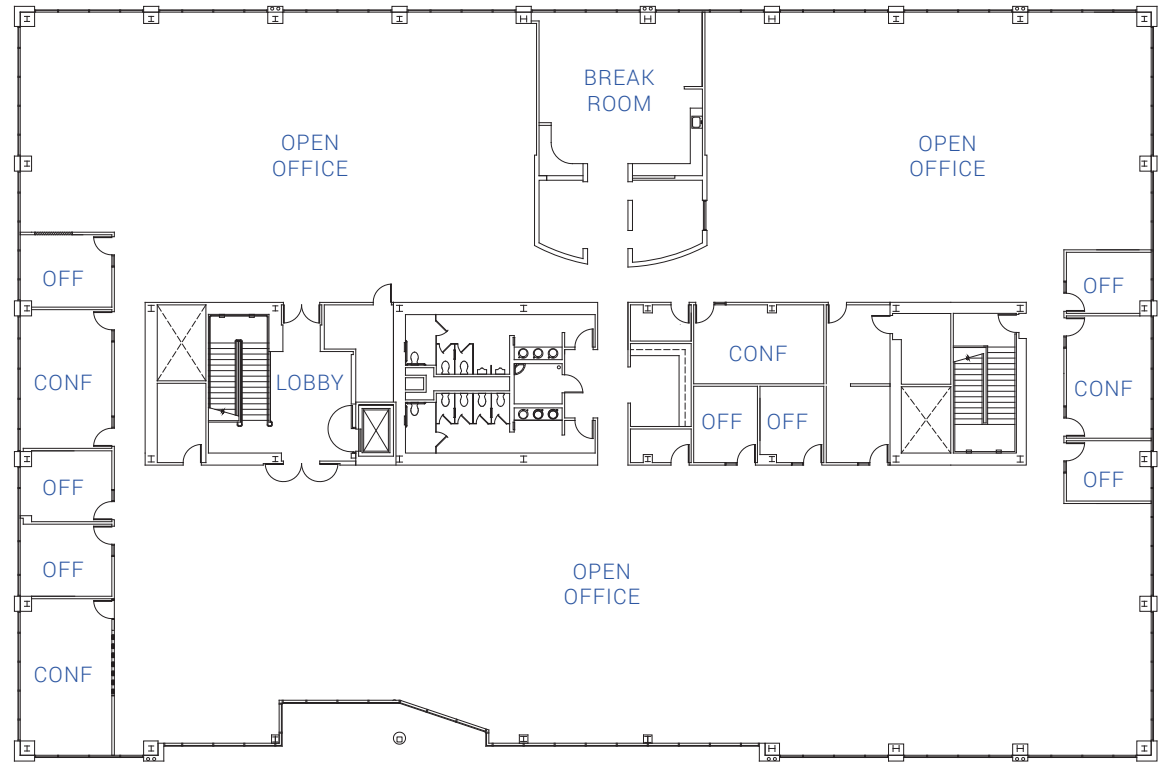
100 HEADQUARTERS DRIVE | ±45,831 SF

EXISTING FLOOR PLAN

SECOND FLOOR: ±22,905 SF

DISTRICT | 237

- 7 OFFICES
- 4 CONFERENCE ROOMS
- BREAK ROOM
- 17 FOOT CLEAR HEIGHT TO DECK



HEADQUARTERS DRIVE

237

AMENITY MAP



DISTRICT 237



FOOD

1. The Coffee Bean & Tea Leaf
Chipotle
Chick-fil-A
Sweet Tomatoes
Five Guys
Panera Bread
Rok Steakhouse
2. Subway
Round Table Pizza
La Catalana
Sendo Sushi
Extreme Pita
Mina's Korean
Tandoori Bites
3. Levi's Stadium
Bourbon Steak
4. Pho Kang
Carl's Jr.
Butter & Zeus

5. Red Robin
Jamba Juice
Peet's Coffee
Chipotle
Yoyo Sushi
Jersey Mike's
Safeway
Yan Can Asian
Bistro
Cold Stone
The Prolific Oven
Piatti's
Smashburger
Starbucks
Mazbaan Bar
Fantasia Coffee

6. Hobe's
Premier Pizza
China Taste
Subway
Falafel's N More
Starbucks
7. Starbucks
Macaroni Grill
Michael's
On the Border
Black Angus
Home Town Buffett
Banana Leaf
McDonald's
Taco Bell
DishDash Grill



HOTELS

1. Hyatt House
Courtyard SJ
2. Courtyard Marriott
3. Hyatt House
4. Extended Stay America
Aloft Santa Clara
5. Homewood Suites-Hilton
6. Hyatt Regency
7. Hilton Santa Clara
8. Avatar Hotel
9. Santa Clara Marriott
10. Hyatt House
11. Hilton Garden Inn
12. Staybridge Suites
13. Extended Stay America
14. Crowne Plaza
15. Hampton Inn
16. Larkspur Landing
17. Towne Place by Marriott
18. Best Western Plus/
Brookside Inn
19. Sheraton San Jose
Sonesta Silicon Valley



SHOPPING

1. Target
CVS
Supercuts
2. Nail Spa
Dental Spa
3. Best Buy
Michael's
Ross
PetSmart
Walmart
Dollar Tree



BANKS

1. Chase Bank
2. Wells Fargo
3. Bank of America
Wells Fargo



13 MINUTE DRIVE FROM DISTRICT 237 TO MILPITAS BART STATION
15 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO MILPITAS BART
16 MINUTES ON LIGHT RAIL FROM TASMAN STATION TO ACE TRAIN

DISTRICT | 237

±46K SF TO ±339,862 SF AVAILABLE

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