

# 250 HOLGER WAY SAN JOSE



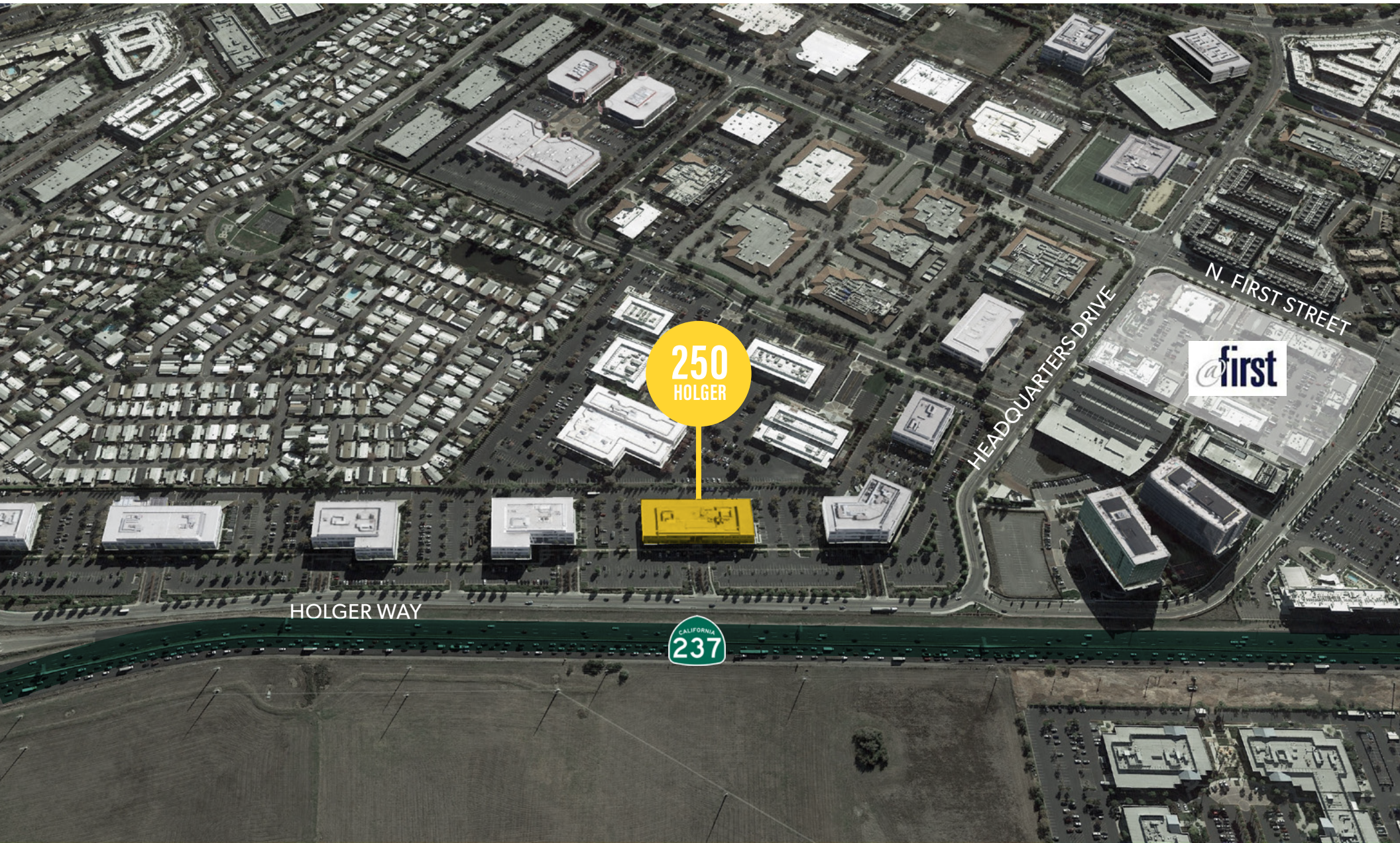
± 76,410 SF OFFICE/R&D  
FOR SUBLEASE

 CUSHMAN &  
WAKEFIELD

SUPERIOR  
LOCATION

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**250 HOLGER**  
SAN JOSE



250  
HOLGER

@first

HOLGER WAY

HEADQUARTERS DRIVE

N. FIRST STREET

CALIFORNIA  
237

# BUILDING HIGHLIGHTS

**250 HOLGER**  
SAN JOSE



## BUILDING

Two Story, ±76,410 SF Office / R&D building with strong glass line and Best-in-Class interiors



## TERM

LED: 3/31/2027 (4.5± years)



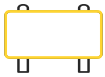
## BEST-IN-CLASS INTERIORS

Approx. 277 workstations  
33 conference rooms  
Full plug and play opportunity  
Indoor / outdoor collaboration areas  
Glass roll up door  
Café door opens to outside



## POWER

2,000 Amps @ 277/480V  
Backup UPS and generator



## SIGNAGE

Prominent signage identity along Highway 237



## LOADING

2 Dock level loading doors with load leveler



## PARKING

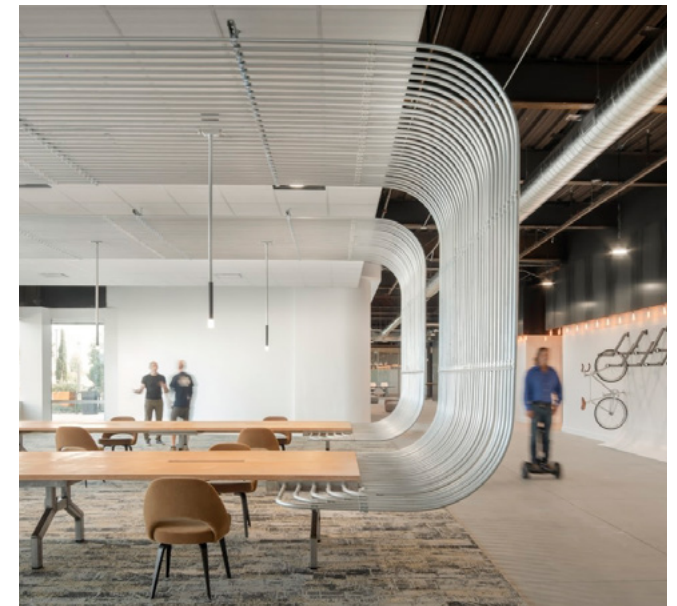
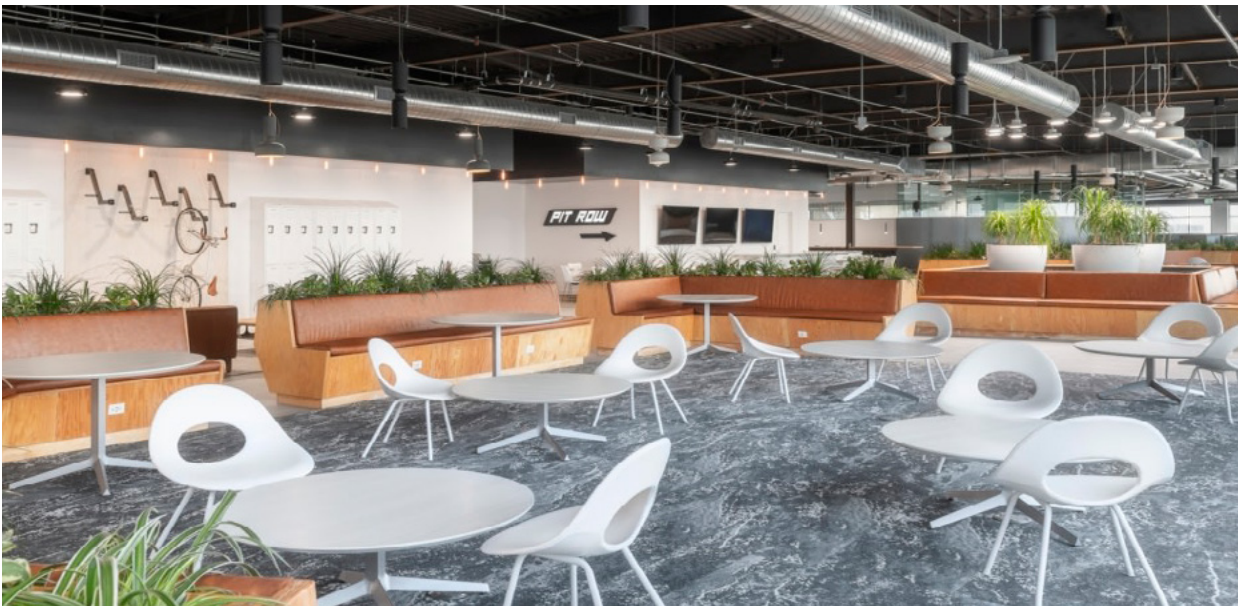
3.75/1,000 SF



# HIGH-QUALITY INTERIORS

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**250 HOLGER**  
SAN JOSE



# CLASS A OFFICE

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# 250 HOLGER

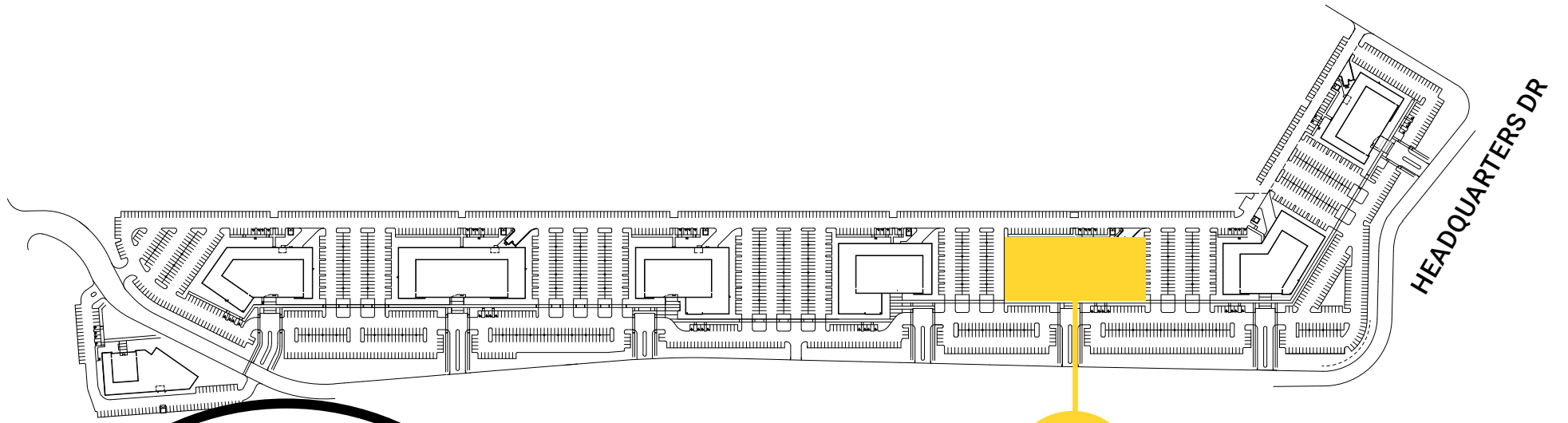
SAN JOSE



# SITE PLAN

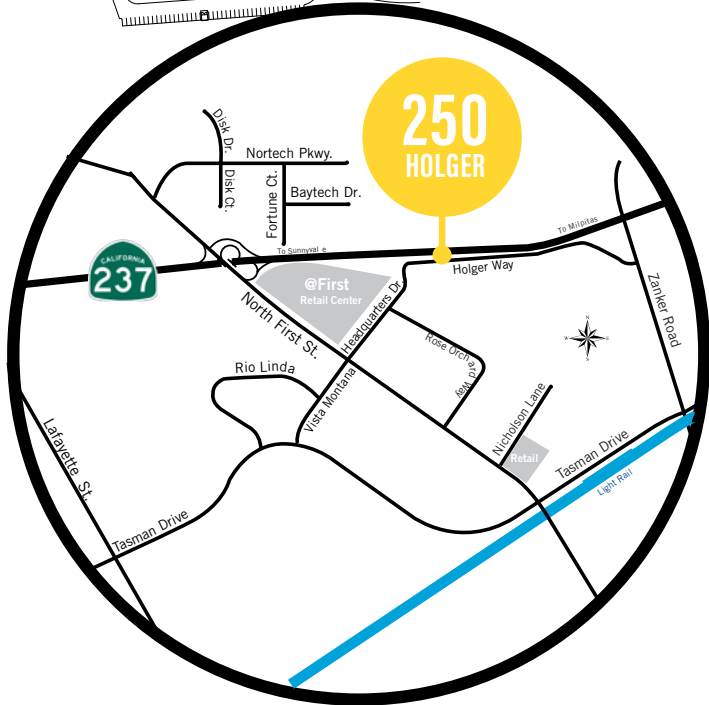
# 250 HOLGER

SAN JOSE



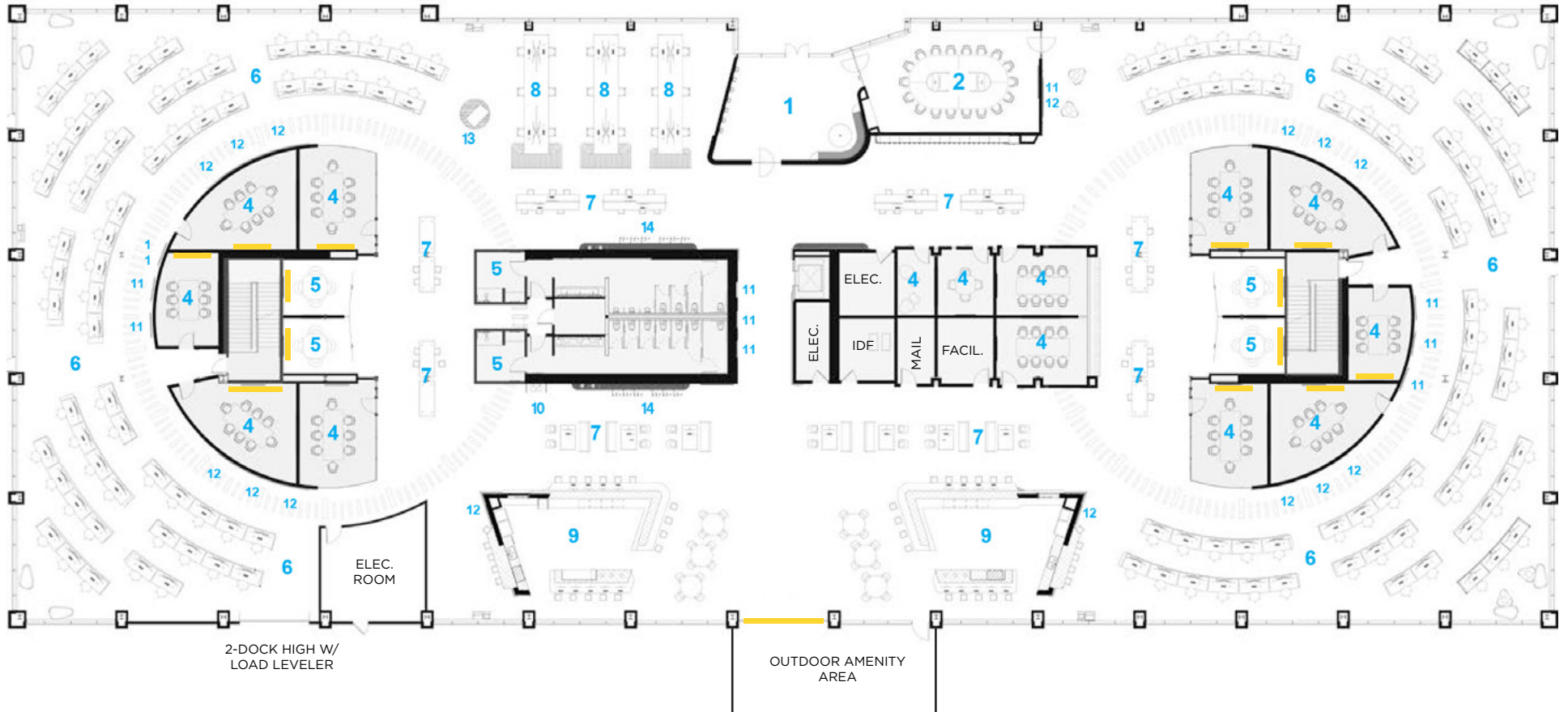
HOLGER WAY

250  
HOLGER



# FLOOR PLAN

FIRST FLOOR ±38,205

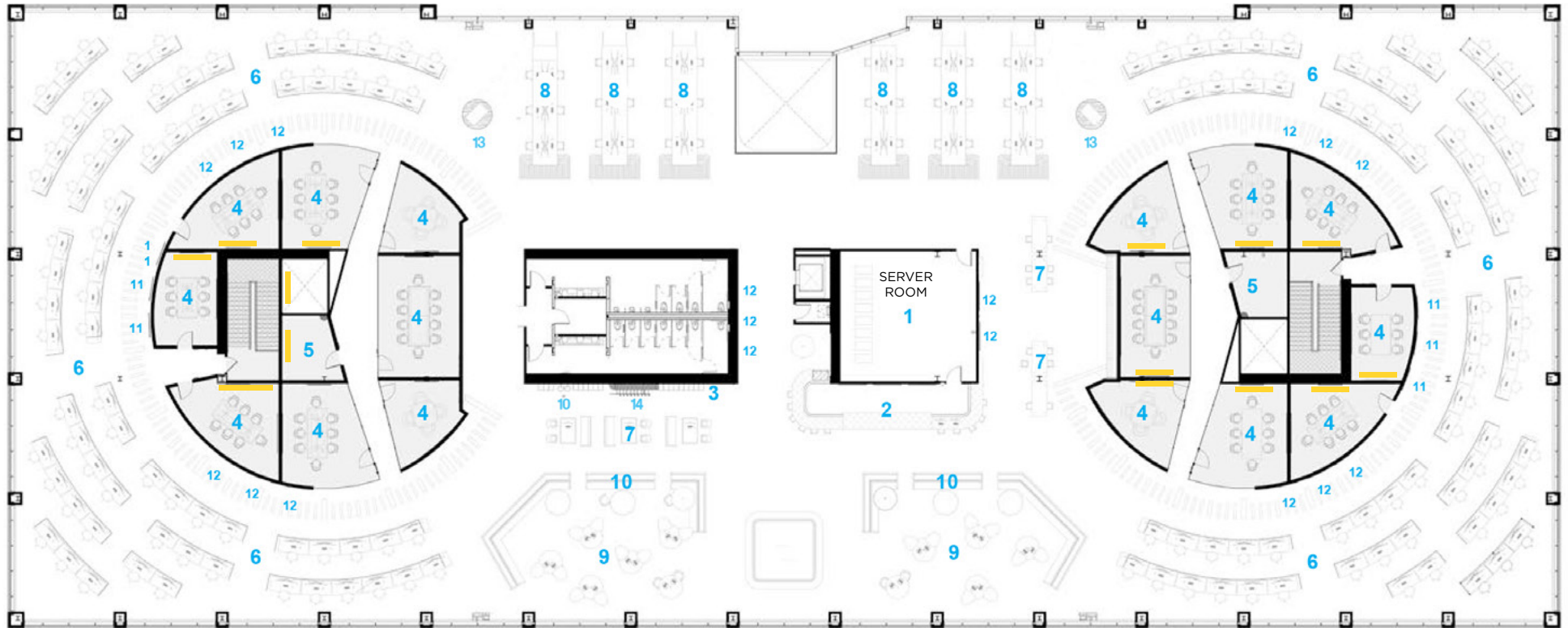


| FIRST FLOOR SUMMARY |                               |
|---------------------|-------------------------------|
| 133                 | WORKSTATIONS                  |
| 5                   | FOUR-PERSON CONFERENCE ROOMS  |
| 2                   | SIX-PERSON CONFERENCE ROOMS   |
| 10                  | EIGHT-PERSON CONFERENCE ROOMS |
| 1                   | BOARD ROOM (18 SEATS)         |

|   |                                |    |                          |
|---|--------------------------------|----|--------------------------|
| 1 | LOBBY / ADDRESSING             | 8  | FAN COILS (QUIET / WORK) |
| 2 | BOARDROOM                      | 9  | RE-FUEL (BREAK / WORK)   |
| 3 | LOCKERS                        | 10 | WATER FILTRATION STATION |
| 4 | CONFERENCE ROOM                | 11 | DISPLAY SCREEN           |
| 5 | OPEN CONFERENCE                | 12 | MARKERBOARD              |
| 6 | WORKSTATIONS (SIT/STAND DESKS) | 13 | PRIVACY POD              |
| 7 | OPEN COLLABORATION             | 14 | BIKE STORAGE             |

# FLOOR PLAN

SECOND FLOOR ±38,205



## SECOND FLOOR SUMMARY

|     |                               |
|-----|-------------------------------|
| 144 | WORKSTATIONS                  |
| 4   | FOUR PERSON CONFERENCE ROOMS  |
| 2   | SIX PERSON CONFERENCE ROOMS   |
| 8   | EIGHT PERSON CONFERENCE ROOMS |
| 2   | TEN PERSON CONFERENCE ROOMS   |

|   |                      |    |                          |
|---|----------------------|----|--------------------------|
| 1 | SERVER ROOM          | 8  | FAN COILS (QUIET / WORK) |
| 2 | PIT ROW (GENIUS BAR) | 9  | THE PARK (BREAK / WORK)  |
| 3 | LOCKERS              | 10 | WATER FILTRATION STATION |
| 4 | CONFERENCE ROOM      | 11 | DISPLAY SCREEN           |
| 5 | MOTHER'S ROOM        | 12 | MARKERBOARD              |
| 6 | WORKSTATIONS         | 13 | PRIVACY POD              |
| 7 | OPEN COLLABORATION   | 14 | BIKE STORAGE             |

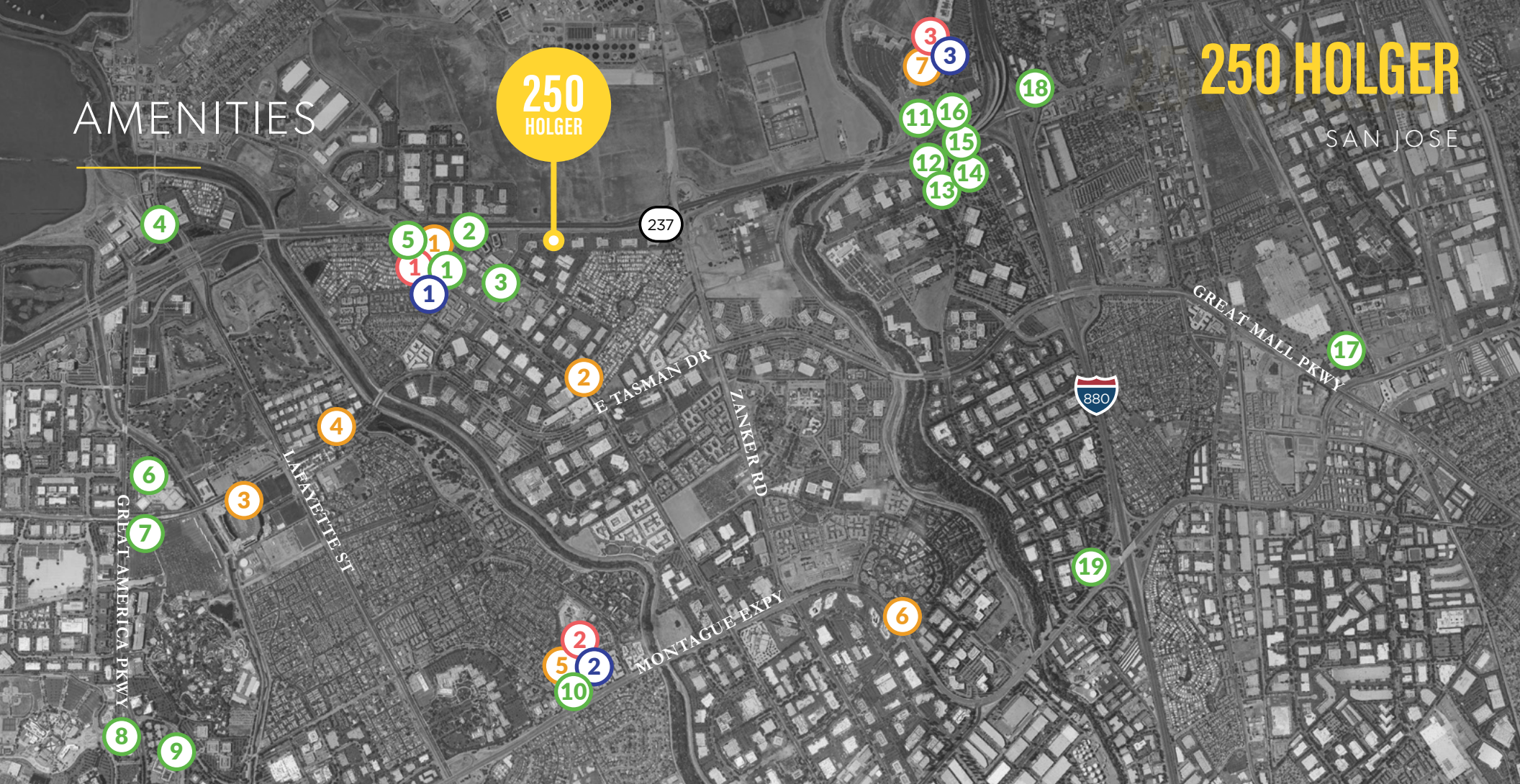


# AMENITIES

250  
HOLGER

# 250 HOLGER

SAN JOSE



## FOOD

1. The Coffee Bean & Tea Leaf  
Chipotle  
Chick-fil-A  
Sweet Tomatoes  
Five Guys  
Panera Bread  
Rok Steakhouse  
Panda Express  
Fish's Wild  
Shan Restaurant  
Starbucks  
SAJJ
2. Subway  
Round Table Pizza  
La Catalana  
Sendo Sushi  
Mina's Korean  
Halal Guys  
Vons Chicken  
Sri's Kitchen
3. Levi's Stadium  
Bourbon Steak
4. Pho Khang  
Carl's Jr  
Cocina Dona  
Maria  
Chicken Meets  
Rice  
Bistro Siam  
Mikayla's Cafe  
Bawarchi Indian
5. Red Robin  
Jamba Juice  
Peet's Coffee  
Chipotle  
Jersey Mike's  
Premier Pizza
6. Safeway  
Cold Stone  
Piatti's  
Starbucks  
Mazbaan Bar  
Fantasia Coffee
7. Starbucks  
Macaroni Grill  
On the Border  
Black Angus  
Banana Leaf  
McDonald's  
Taco Bell



## HOTELS

1. Hyatt House  
Courtyard SJ
2. Courtyard Marriott  
Aroma
3. Hyatt House
4. Extended Stay America  
Aloft Santa Clara
5. Homewood Suites-Hilton  
The Green Barn
6. Hyatt Regency
7. Hilton Santa Clara
8. Avatar Hotel
9. Santa Clara Marriott
10. Hyatt House



## SHOPPING

1. Target  
CVS  
Supercuts
2. Verizon  
T Mobile  
AT&T  
GNC  
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

# TRANSPORTATION

# 250 HOLGER

SAN JOSE



**10 Minute** Drive to Milpitas Bart Station

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

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

# 250 HOLGER

SAN JOSE

**± 76,410 SF OFFICE / R&D  
FOR SUBLEASE**

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