



CHAMPION STATION

*WHERE VISIONARIES
BUILD THEIR LEGACY*

±95,484 – 287,371 SF

CLASS A OFFICE / R&D CAMPUS

190 / 210 / 230 W TASMAN DRIVE / SAN JOSE, CALIFORNIA



BUILT FOR BOLD IDEAS



Champion Station offers an extraordinary opportunity to elevate your business within a premier Class A office and R&D campus in the heart of San Jose. Thoughtfully remodeled with cutting-edge technology and sophisticated interiors, this campus is built to inspire innovation and growth.

190 W TASMAN DR: 95,948 SF



210 W TASMAN DR: 95,939 SF



230 W TASMAN DR: 95,484 SF





CHAMPION STATION

230 W TASMAN DR: 95,484 SF

210 W TASMAN DR: 95,939 SF

190 W TASMAN DR: 95,948 SF

HIGHLIGHTS

- Standalone or multi-building opportunity located within a completely remodeled technology campus
- Exclusive outdoor amenity areas
- 3,000 Amps @ 277/480V, 3 Phase (per building)
- 3.25/1,000 SF Parking
- Direct access to Champion Light Rail Station
- Close proximity to nearby retail

CHAMPION STATION / SAN JOSE, CA



230 W TASMAN DR: 95,484 SF

CHAMPION STATION / SAN JOSE, CA



- Move-In Ready, Title 24 Compliant Buildout
- Approximately 17,000 SF of Labs
- Open and Cloud Ceilings
- Covered Private Patios and Balconies
- All-Hands Kitchen with 30' Folding Door to Patio
- Renovated Restrooms and Showers
- Outdoor Terraced Amphitheater with BBQ & Kegerator
- Complete Landscaping Renovations
- Prominent Building Signage at Entrance to Project



Stories

2 Floors

Floor Plate Size

Approximately 47,742 SF

Total Land Area

5.347 Acres

Clear Heights

16.6' Open; 13'-13'6 Clear; 10' Finished.

HVAC

7 Rooftop Units Totaling 540 Tons
3,500 mbh boiler

Power

3,000 Amps @ 277/480V, 3 Phase



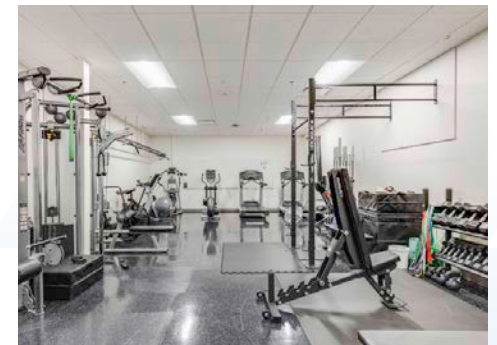
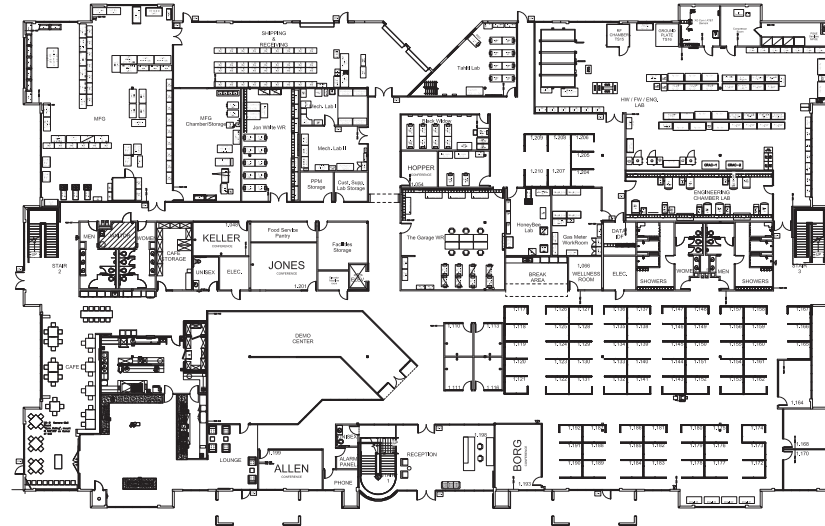
230 W TASMAN DR: 95,484 SF

FIRST FLOOR

HYPOTHETICAL FURNITURE LAYOUT

- 75 Cubicles (6x8)
- 7 Offices
- 5 Conference Rooms

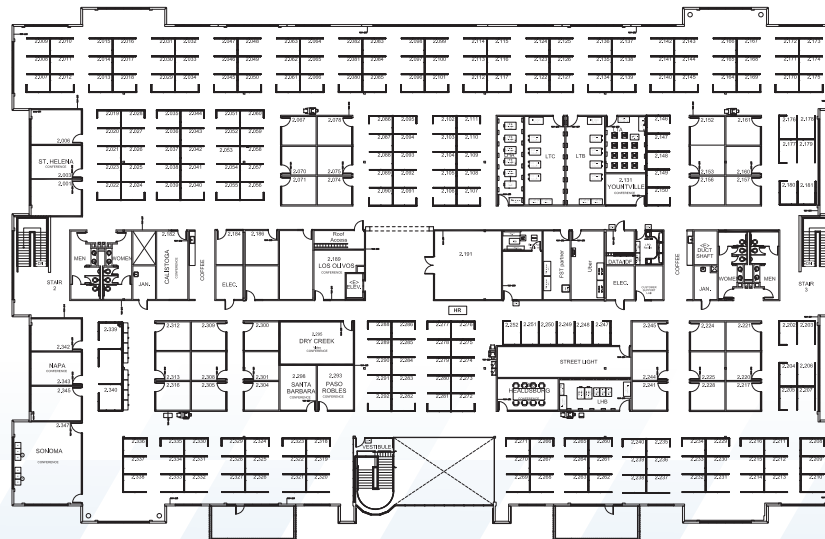
VIEW TOUR



SECOND FLOOR

HYPOTHETICAL FURNITURE LAYOUT

- 228 Cubicles (6x8)
- 35 Offices
- 10 Conference Rooms



210 W TASMAN DR: 95,939 SF

CHAMPION STATION / SAN JOSE, CA



- Move-In Ready, Title 24 Compliant Buildout
- Open and Cloud Ceilings
- Data Center
- Large Training Room with Movable Wall
- Fitness Center and Yoga Room
- Covered Private Patios and Balconies
- Renovated Restrooms and Showers
- Complete Landscaping Renovations

Stories	2 Floors
Floor Plate Size	Approximately 47,970 SF
Total Land Area	5.373 Acres
Clear Heights	16.6' Open; 13'-13'6 Clear; 10' Finished.
HVAC	8 Rooftop Units Totaling 665 Tons 3,500 mbh boiler
Power	3,000 Amps @ 277/480V, 3 Phase

HYPOTHETICAL FURNITURE LAYOUT

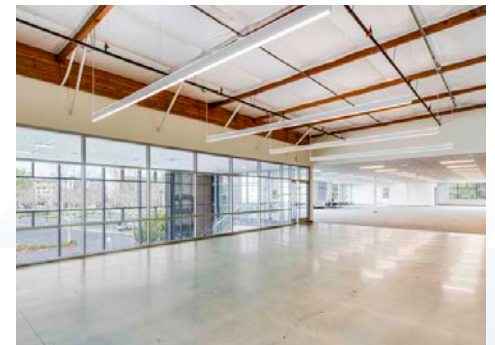
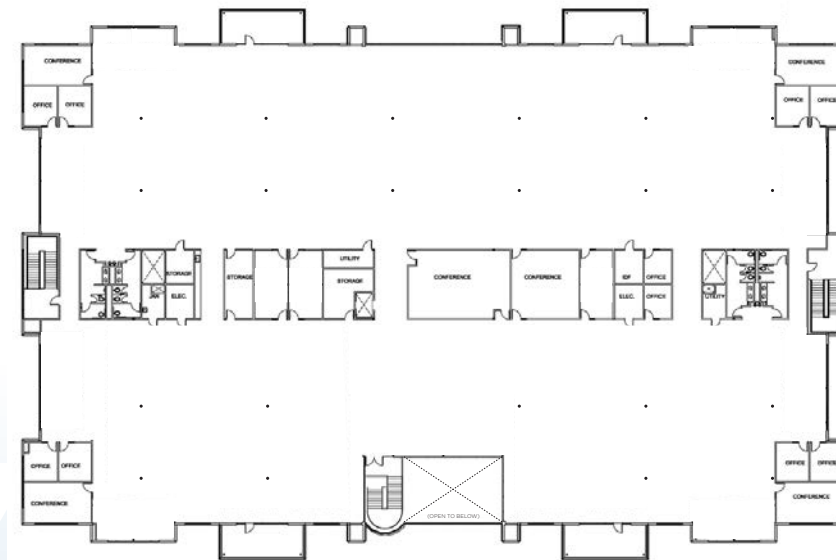
- 121 Cubicles (6x8)
- 29 Offices
- 10 Conference Rooms

This detailed floor plan of the second floor of the University of Illinois at Chicago includes the following labeled areas:

- Top Section:** 1,001 RECEPTION, 1,000, 1,002, 1,003, 1,004, 1,005, 1,006, 1,007, 1,008, 1,009, 1,010, 1,011, 1,012, 1,013, 1,014, 1,015, 1,016, 1,017, 1,018, 1,019, 1,020, 1,021, 1,022, 1,023, 1,024, 1,025, 1,026, 1,027, 1,028, 1,029, 1,030, 1,031, 1,032, 1,033, 1,034, 1,035, 1,036, 1,037, 1,038, 1,039, 1,040, 1,041, 1,042, 1,043, 1,044, 1,045, 1,046, 1,047, 1,048, 1,049, 1,050, 1,051, 1,052, 1,053, 1,054, 1,055, 1,056, 1,057, 1,058, 1,059, 1,060, 1,061, 1,062, 1,063, 1,064, 1,065, 1,066, 1,067, 1,068, 1,069, 1,070, 1,071, 1,072, 1,073, 1,074, 1,075, 1,076, 1,077, 1,078, 1,079, 1,080, 1,081, 1,082, 1,083, 1,084, 1,085, 1,086, 1,087, 1,088, 1,089, 1,090, 1,091, 1,092, 1,093, 1,094, 1,095, 1,096, 1,097, 1,098, 1,099, 1,100, 1,101, 1,102, 1,103, 1,104, 1,105, 1,106, 1,107, 1,108, 1,109, 1,110, 1,111, 1,112, 1,113, 1,114, 1,115, 1,116, 1,117, 1,118, 1,119, 1,120, 1,121, 1,122, 1,123, 1,124, 1,125, 1,126, 1,127, 1,128, 1,129, 1,130, 1,131, 1,132, 1,133, 1,134, 1,135, 1,136, 1,137, 1,138, 1,139, 1,140, 1,141, 1,142, 1,143, 1,144, 1,145, 1,146, 1,147, 1,148, 1,149, 1,150, 1,151, 1,152, 1,153, 1,154, 1,155, 1,156, 1,157, 1,158, 1,159, 1,160, 1,161, 1,162, 1,163, 1,164, 1,165, 1,166, 1,167, 1,168, 1,169, 1,170, 1,171, 1,172, 1,173, 1,174, 1,175, 1,176, 1,177, 1,178, 1,179, 1,180, 1,181, 1,182, 1,183, 1,184, 1,185, 1,186, 1,187, 1,188, 1,189, 1,190, 1,191, 1,192, 1,193, 1,194, 1,195, 1,196, 1,197, 1,198, 1,199, 1,200, 1,201, 1,202, 1,203, 1,204, 1,205, 1,206, 1,207, 1,208, 1,209, 1,210, 1,211, 1,212, 1,213, 1,214, 1,215, 1,216, 1,217, 1,218, 1,219, 1,220, 1,221, 1,222, 1,223, 1,224, 1,225, 1,226, 1,227, 1,228, 1,229, 1,230, 1,231, 1,232, 1,233, 1,234, 1,235, 1,236, 1,237, 1,238, 1,239, 1,240, 1,241, 1,242, 1,243, 1,244, 1,245, 1,246, 1,247, 1,248, 1,249, 1,250, 1,251, 1,252, 1,253, 1,254, 1,255, 1,256, 1,257, 1,258, 1,259, 1,260, 1,261, 1,262, 1,263, 1,264, 1,265, 1,266, 1,267, 1,268, 1,269, 1,270, 1,271, 1,272, 1,273, 1,274, 1,275, 1,276, 1,277, 1,278, 1,279, 1,280, 1,281, 1,282, 1,283, 1,284, 1,285, 1,286, 1,287, 1,288, 1,289, 1,290, 1,291, 1,292, 1,293, 1,294, 1,295, 1,296, 1,297, 1,298, 1,299, 1,300, 1,301, 1,302, 1,303, 1,304, 1,305, 1,306, 1,307, 1,308, 1,309, 1,310, 1,311, 1,312, 1,313, 1,314, 1,315, 1,316, 1,317, 1,318, 1,319, 1,320, 1,321, 1,322, 1,323, 1,324, 1,325, 1,326, 1,327, 1,328, 1,329, 1,330, 1,331, 1,332, 1,333, 1,334, 1,335, 1,336, 1,337, 1,338, 1,339, 1,340, 1,341, 1,342, 1,343, 1,344, 1,345, 1,346, 1,347, 1,348, 1,349, 1,350, 1,351, 1,352, 1,353, 1,354, 1,355, 1,356, 1,357, 1,358, 1,359, 1,360, 1,361, 1,362, 1,363, 1,364, 1,365, 1,366, 1,367, 1,368, 1,369, 1,370, 1,371, 1,372, 1,373, 1,374, 1,375, 1,376, 1,377, 1,378, 1,379, 1,380, 1,381, 1,382, 1,383, 1,384, 1,385, 1,386, 1,387, 1,388, 1,389, 1,390, 1,391, 1,392, 1,393, 1,394, 1,395, 1,396, 1,397, 1,398, 1,399, 1,400, 1,401, 1,402, 1,403, 1,404, 1,405, 1,406, 1,407, 1,408, 1,409, 1,410, 1,411, 1,412, 1,413, 1,414, 1,415, 1,416, 1,417, 1,418, 1,419, 1,420, 1,421, 1,422, 1,423, 1,424, 1,425, 1,426, 1,427, 1,428, 1,429, 1,430, 1,431, 1,432, 1,433, 1,434, 1,435, 1,436, 1,437, 1,438, 1,439, 1,440, 1,441, 1,442, 1,443, 1,444, 1,445, 1,446, 1,447, 1,448, 1,449, 1,450, 1,451, 1,452, 1,453, 1,454, 1,455, 1,456, 1,457, 1,458, 1,459, 1,460, 1,461, 1,462, 1,463, 1,464, 1,465, 1,466, 1,467, 1,468, 1,469, 1,470, 1,471, 1,472, 1,473, 1,474, 1,475, 1,476, 1,477, 1,478, 1,479, 1,480, 1,481, 1,482, 1,483, 1,484, 1,485, 1,486, 1,487, 1,488, 1,489, 1,490, 1,491, 1,492, 1,493, 1,494, 1,495, 1,496, 1,497, 1,498, 1,499, 1,500, 1,501, 1,502, 1,503, 1,504, 1,505, 1,506, 1,507, 1,508, 1,509, 1,510, 1,511, 1,512, 1,513, 1,514, 1,515, 1,516, 1,517, 1,518, 1,519, 1,520, 1,521, 1,522, 1,523, 1,524, 1,525, 1,526, 1,527, 1,528, 1,529, 1,530, 1,531, 1,532, 1,533, 1,534, 1,535, 1,536, 1,537, 1,538, 1,539, 1,540, 1,541, 1,542, 1,543, 1,544, 1,545, 1,546, 1,547, 1,548, 1,549, 1,550, 1,551, 1,552, 1,553, 1,554, 1,555, 1,556, 1,557, 1,558, 1,559, 1,560, 1,561, 1,562, 1,563, 1,564, 1,565, 1,566, 1,567, 1,568, 1,569, 1,570, 1,571, 1,572, 1,573, 1,574, 1,57



- 10 Offices
- 6 Conference Rooms



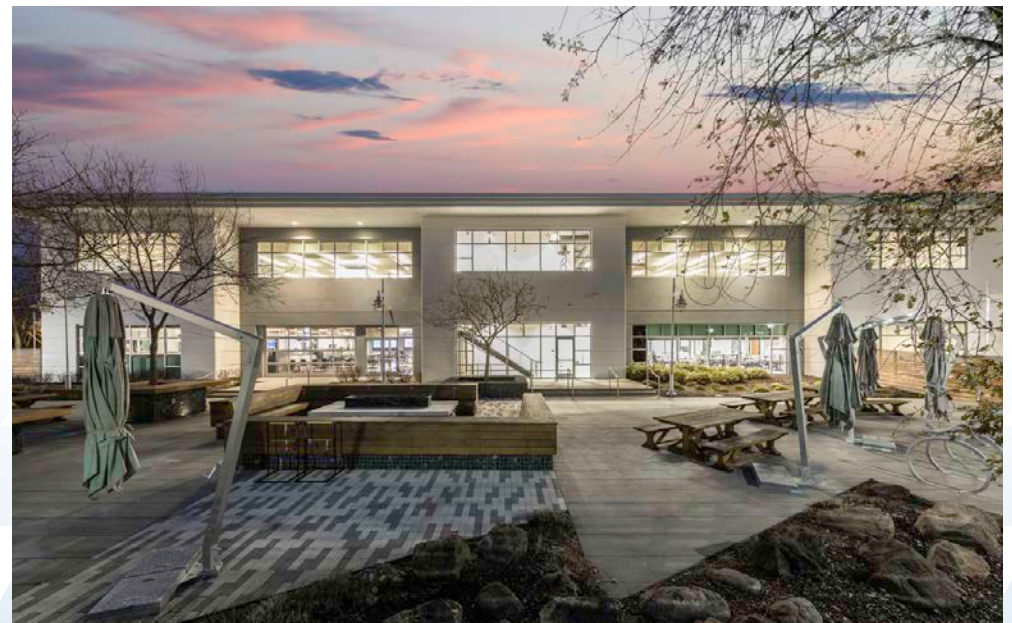
190 W TASMAN DR: 95,948 SF

CHAMPION STATION / SAN JOSE, CA



- Move-In Ready, Title 24 Compliant Buildout
- Progressive, Open Ceiling Design
- Stadium Seating Training Room
- Executive Briefing Center
- Cafe / All Hands Room
- Private Secure Outdoor Amenity Area with BBQ and Fire Pit

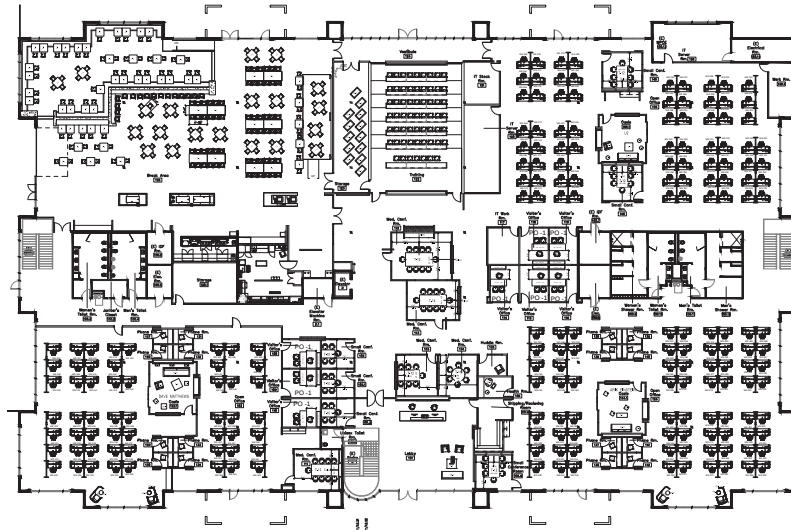
Stories	2 Floors
Floor Plate Size	Approximately 47,974 SF
Total Land Area	5.350 Acres
Clear Heights	16.6' Open; 13'-13'6 Clear; 10' Finished.
HVAC	9 Rooftop Units Totaling 660 Tons 3,500 mbh boiler
Power	3,000 Amps @ 277/480V, 3 Phase



FIRST FLOOR

HYPOTHETICAL FURNITURE LAYOUT

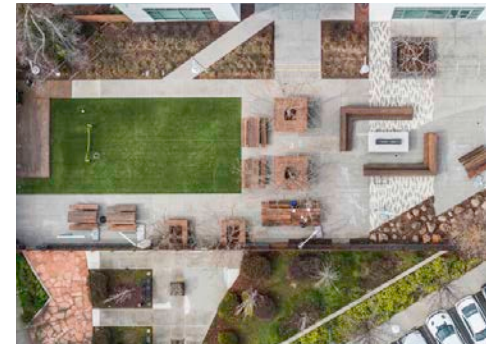
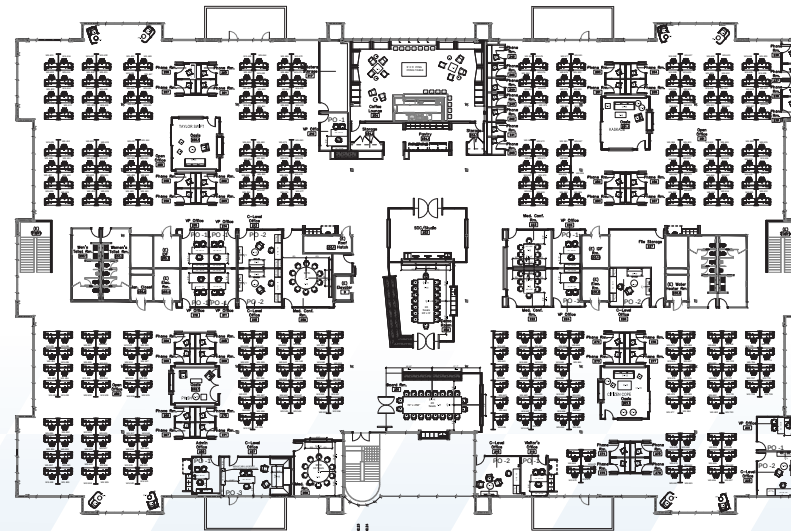
- 195 Cubicles
- 8 Offices
- 11 Conference Rooms

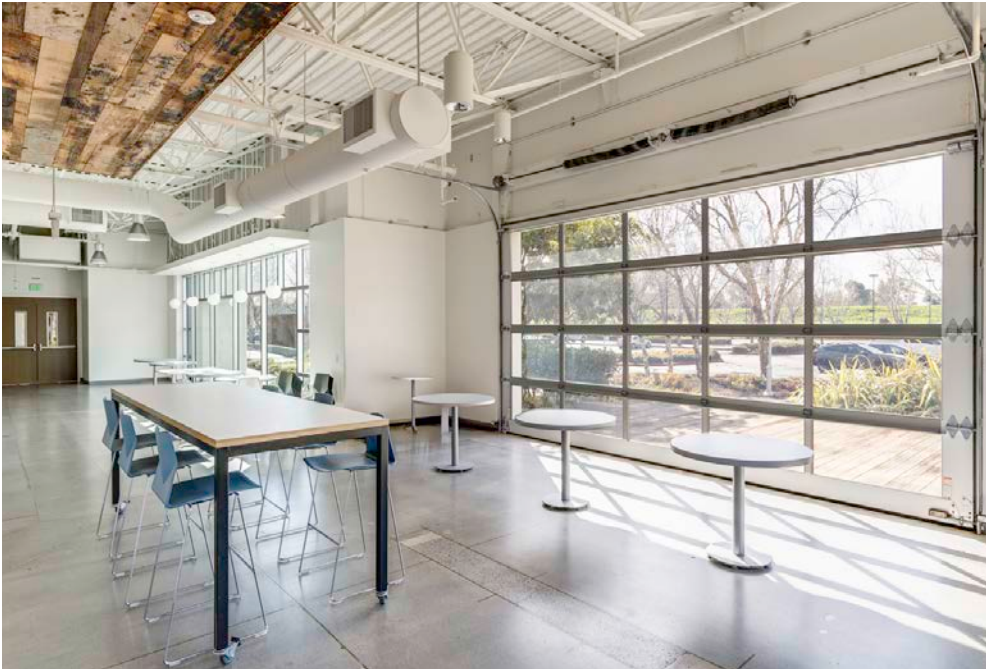


SECOND FLOOR

HYPOTHETICAL FURNITURE LAYOUT

- 312 Cubicles
- 16 Offices
- 4 Conference Rooms



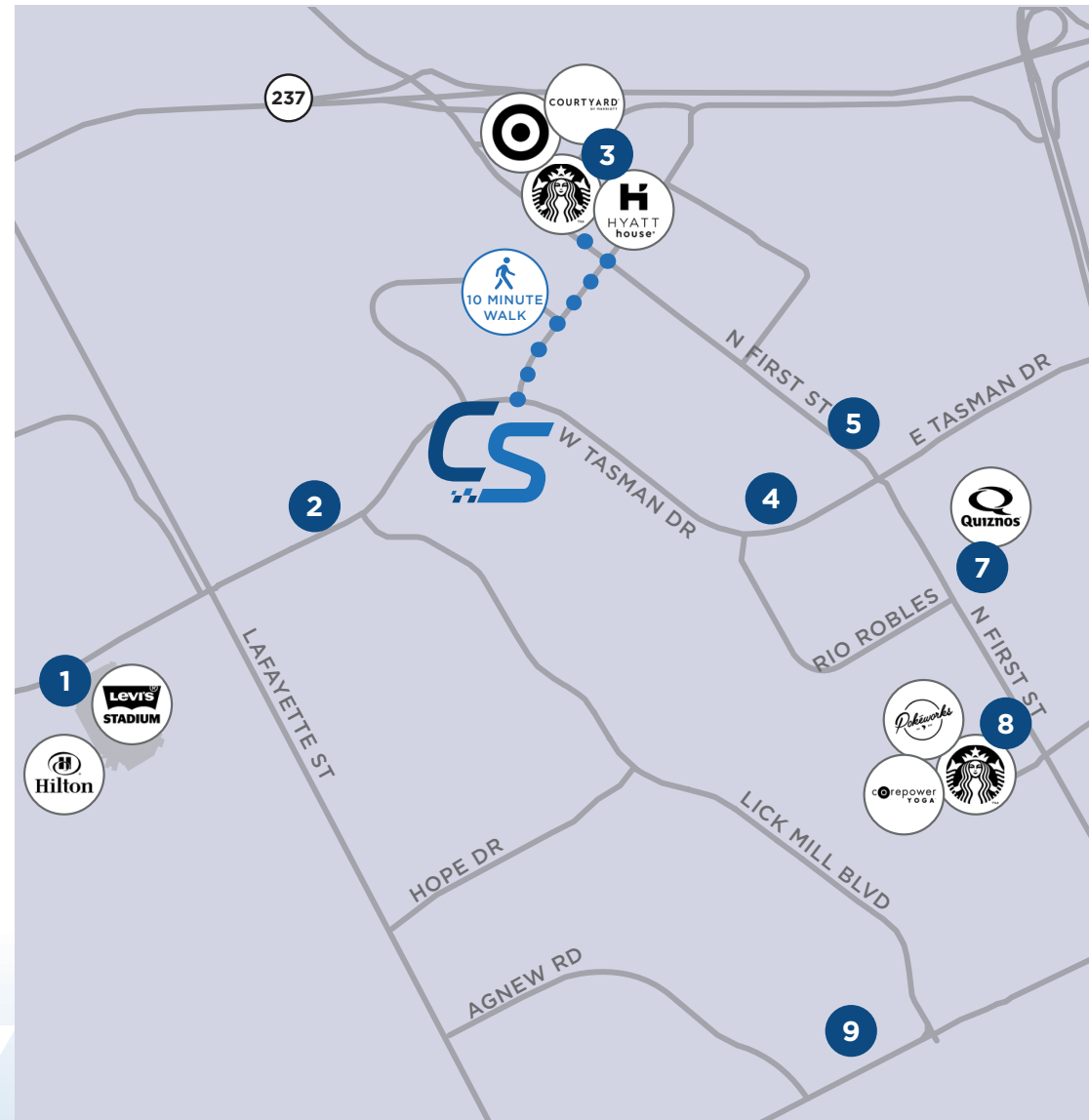


NEARBY AMENITIES

CHAMPION STATION / SAN JOSE, CA

- 1** Hyatt Regency & Convention Center
Truya Sushi
Evolution Café & Bar
Peet's Coffee
- 2** Chicken Meets Rice
Bistro Siam
Pho Khang
Bawarchi Indian Cuisine
Mikayla's Café
- 3** **@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
Five Guy's
Panda Express
- 4** First Café @ Samsung
- 5** First Market
Halal Gyro
Mina's Korean BBQ
Subway
Sri's Kitchen
Sendo Sushi
La Catalana
- 6** 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

**16 MINUTES ON LIGHT
RAIL TO MILPITAS
BART STATION**



WALKABLE RETAIL AMENITIES

CHAMPION STATION IS A QUICK 10 MINUTE WALK TO @FIRST RETAIL AMENITIES.



CONVENIENCE AT YOUR DOORSTEP



5PM DRIVE TIMES:

4 MIN
HIGHWAY 237

10 MIN
HIGHWAY 101

10 MIN
HIGHWAY 880

12 MIN
MILPITAS BART
STATION

14 MIN
SAN JOSE AIRPORT

ACE TRAIN
HHHH

VTA LIGHT RAIL
HHHH



CHAMPION STATION



SCOTT DEVER

+1 408 615 3457

scott.dever@cushwake.com

Lic. #01890552

JEFF CUSHMAN

+1 917 575 4722

jeff.cushman@cushwake.com

Lic. #01308295



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