



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

CHAMPION STATION / SAN JOSE, CA

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



230 W TASMAN DR: 95,484 SF

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- Move-In Ready, Title 24 Compliant Buildout
- Furniture Available
- 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

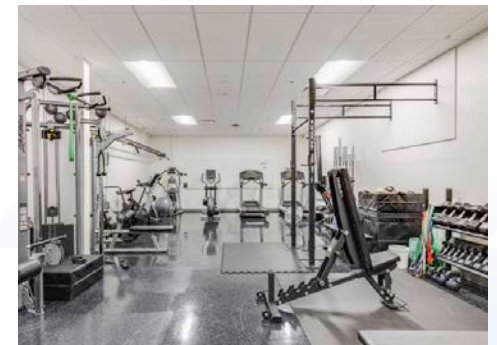
3,000 Amps @ 277/480V, 3 Phase



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

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



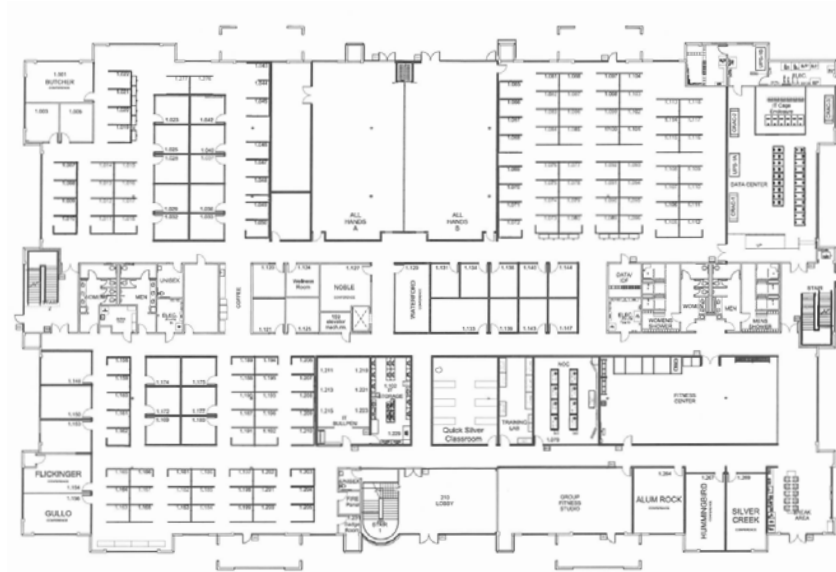
210 W TASMAN DR: 95,939 SF

CHAMPION STATION / SAN JOSE, CA



- Move-In Ready, Title 24 Compliant Buildout
- Furniture Available (Ground Floor Only)
- 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

[VIEW TOUR](#)

Floor plan of the second floor. The plan shows a large central open area with several rooms along the perimeter. On the left side, there is a staircase, a conference room, two offices, and a storage area. On the right side, there is a conference room, two offices, and a storage area. In the center, there are two large conference rooms, a storage area, and a utility room. At the bottom center, there is a staircase and a room labeled 'OFFICE TO BELOW'.



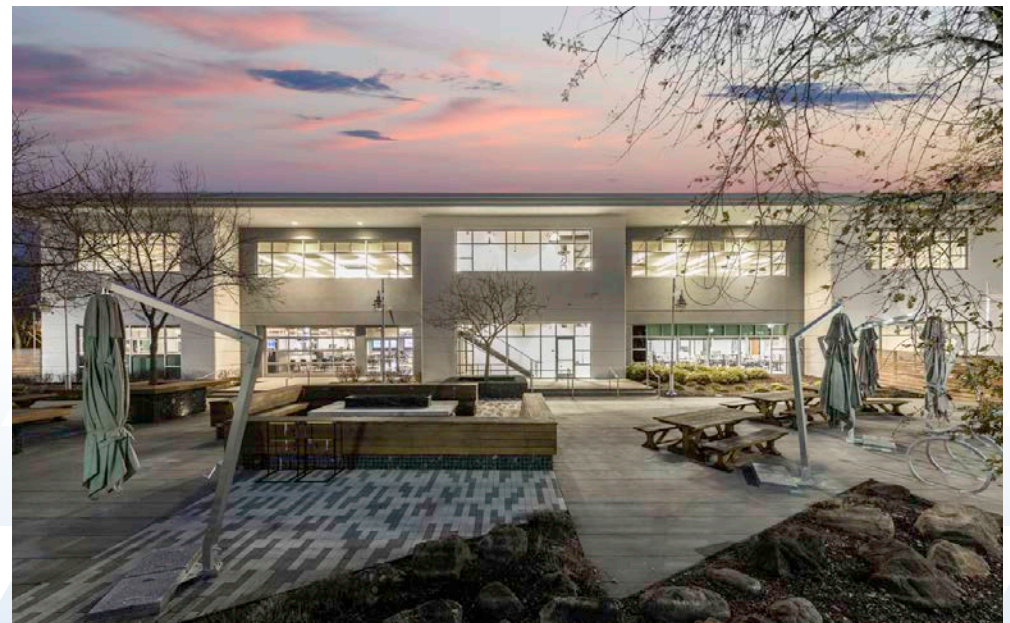
190 W TASMAN DR: 95,948 SF

CHAMPION STATION / SAN JOSE, CA



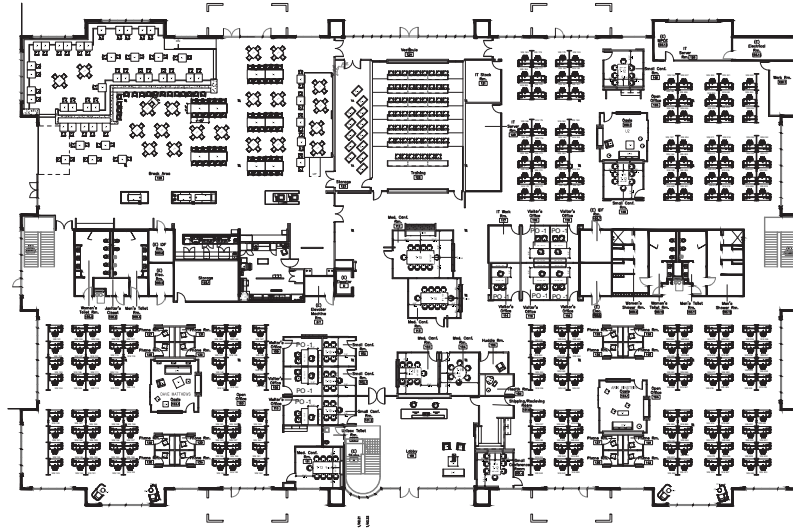
- Move-In Ready, Title 24 Compliant Buildout
- Progressive, Open Ceiling Design
- Stadium Seating Training Room
- Executive Briefing Center
- Cafe / All Hands Room
- Private Secure Outdoor Amenity Area with BBQ and Fire Pit

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



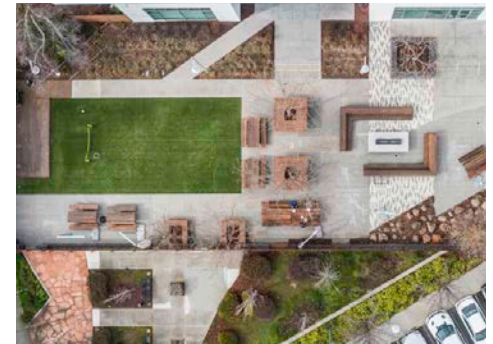
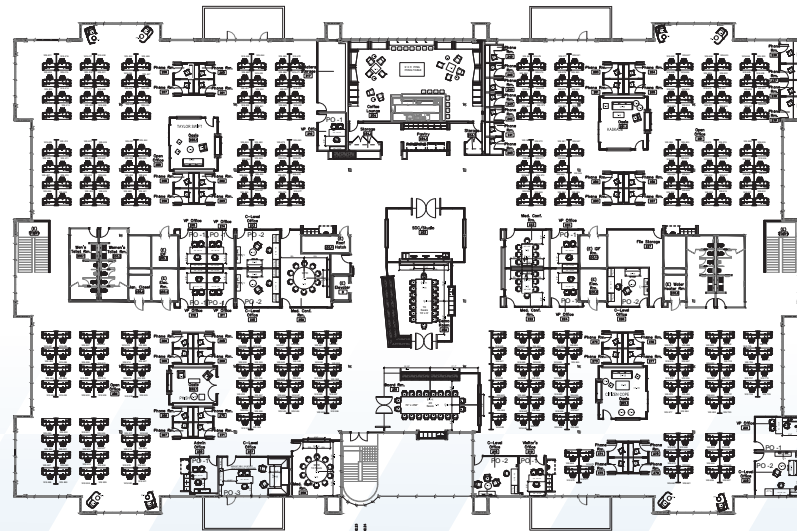
FIRST FLOOR

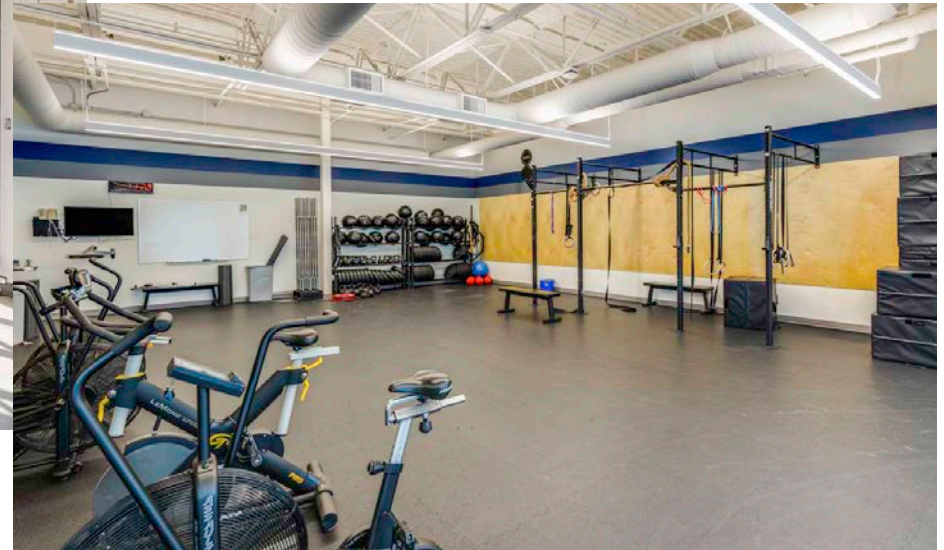
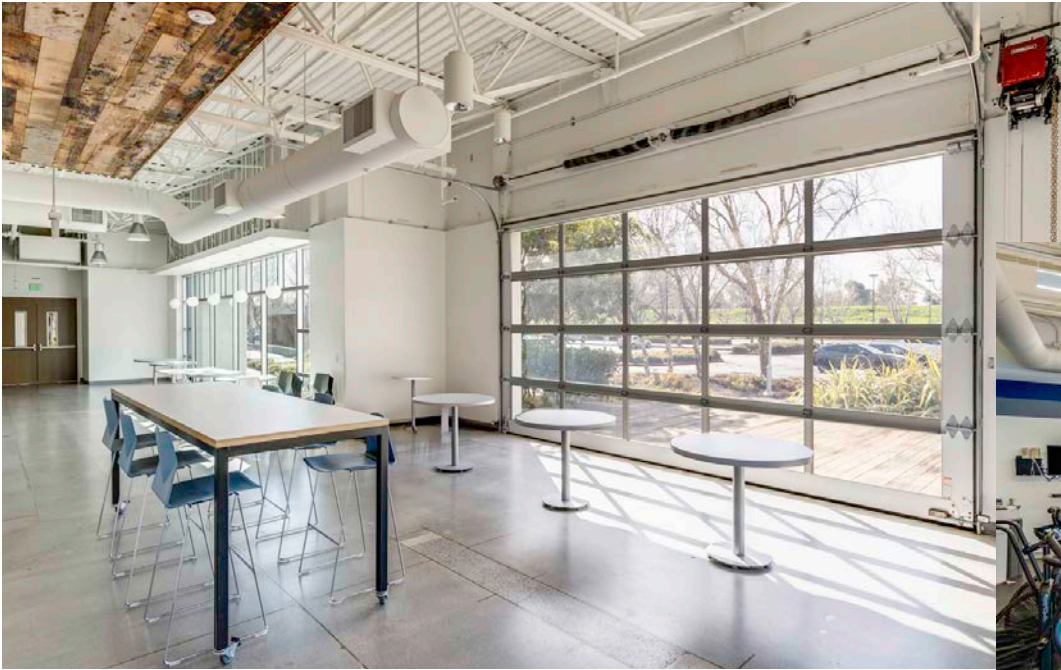
- 203 Cubicles
- 8 Offices
- 11 Conference Rooms



SECOND FLOOR

- 312 Cubicles
- 16 Offices
- 4 Conference Rooms



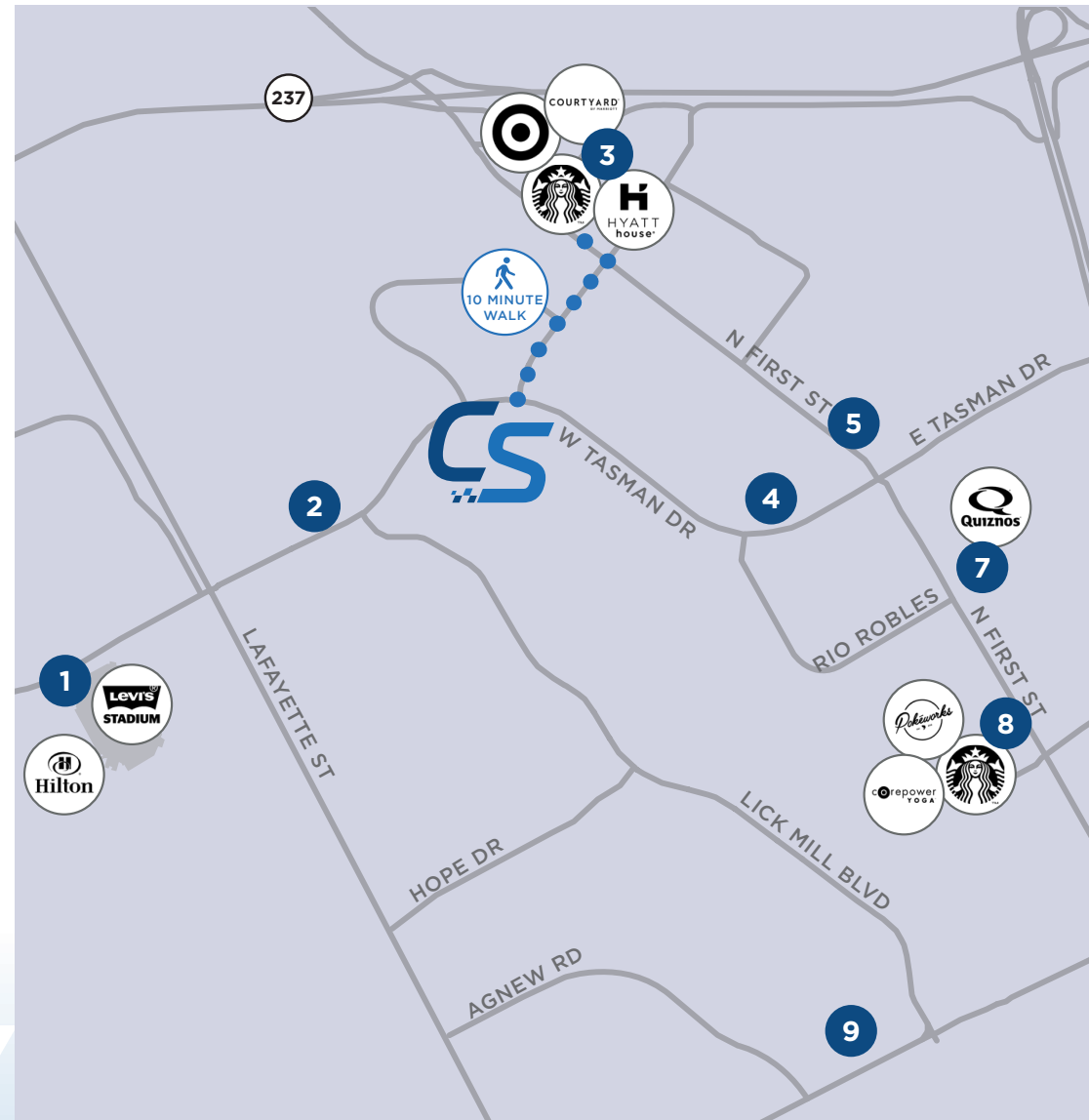


NEARBY AMENITIES

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



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