

120 HOLGER WAY

±34,481 - ±172,405 SF AVAILABLE

San Jose, CA | Class A Office | Plug & Play

120
HOLGER WAY

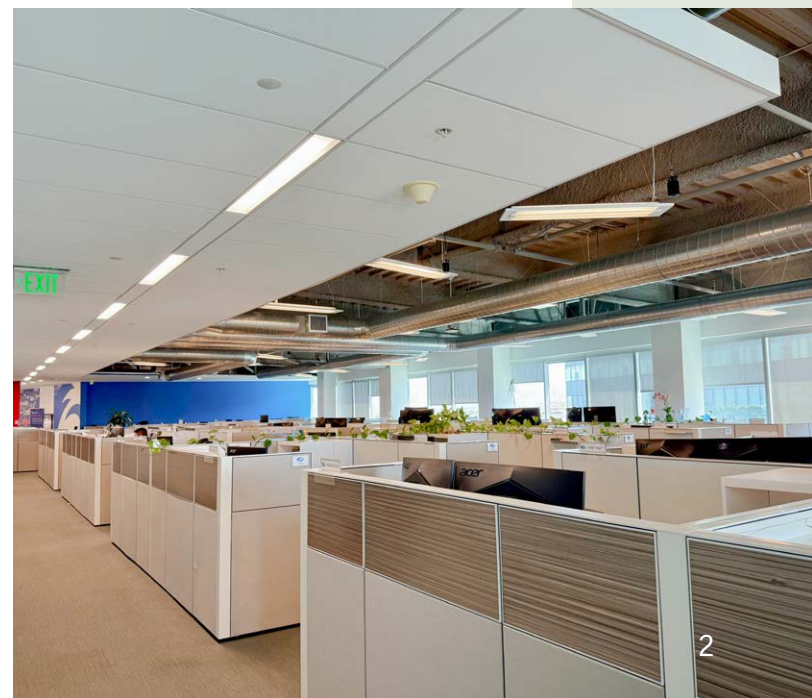
A WORKPLACE THAT WORKS AS HARD AS YOU DO

120 Holger Way offers seven floors of premium office space designed for today's leading companies. With plug-and-play convenience, expansive window lines, and thoughtfully integrated onsite amenities, this is an ideal headquarters.

FLOORS 3-7
AVAILABLE,
TOTALING
±172,405 SF

—
±34,481 SF
FLOOR PLATES

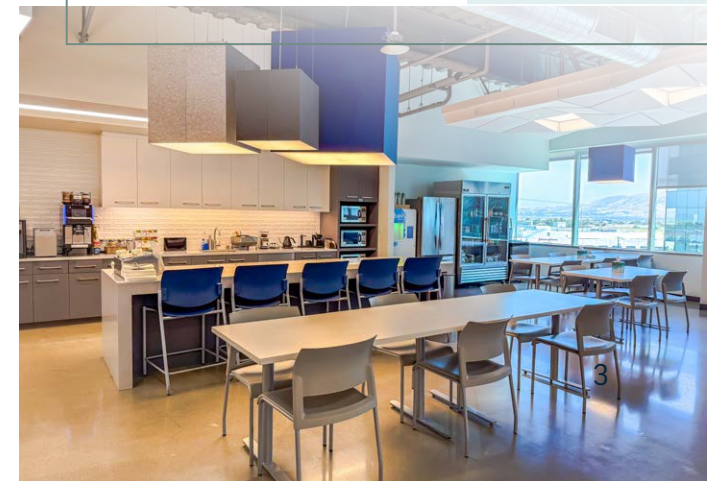
- Opportunity for building signage and visibility along major corridors
- Highly efficient with LEED Gold certification
- Flexible open layouts to accommodate collaborative and private spaces
- Move-in ready, plug-and-play space
- Expansive glass lines on all four sides, providing excellent natural light



AMENITIES THAT MAKE WORK LIFE BETTER



- Café in the building lobby offering snacks & coffee
- Large training room/executive briefing spaces
- Modern fitness center with showers and locker rooms
- Expansive outdoor amenity space with seating, sand volleyball, pickleball & basketball courts



120
HOLGER WAY

CONNECTED. CONVENIENT. DYNAMIC.

Nestled in the vibrant @First district, 120 Holger Way is surrounded by dining, retail, and hospitality options—putting everything your team needs at their fingertips. With immediate access to key highways and just minutes from San Jose International Airport, your business is always within easy reach of clients, partners, and talent.

SURROUNDING
AMENITIES

11+

FOOD &
DRINK

3

COFFEE
SHOPS

5

PARKS

4

FITNESS
CENTERS

2

HOTELS



DRIVE
TIMES

5 MIN

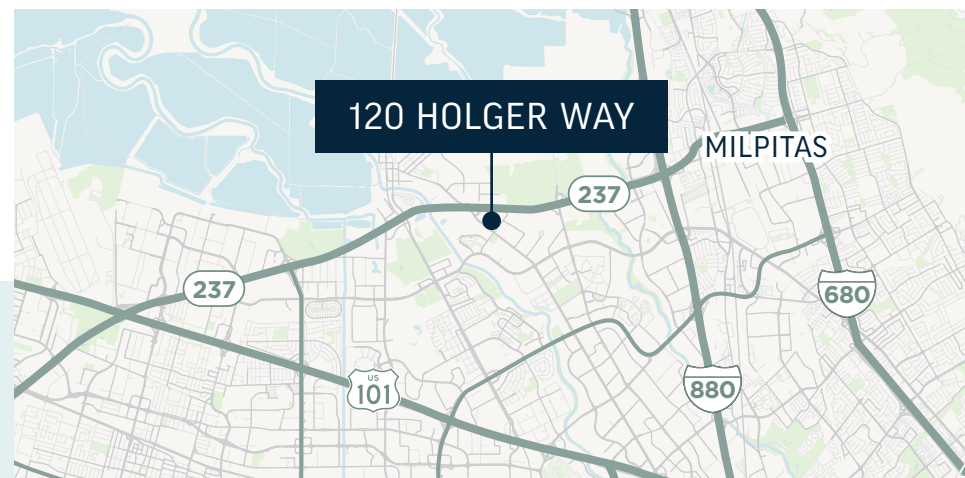
SJC
AIRPORT

10 MIN

DOWNTOWN
SAN JOSE

15 MIN

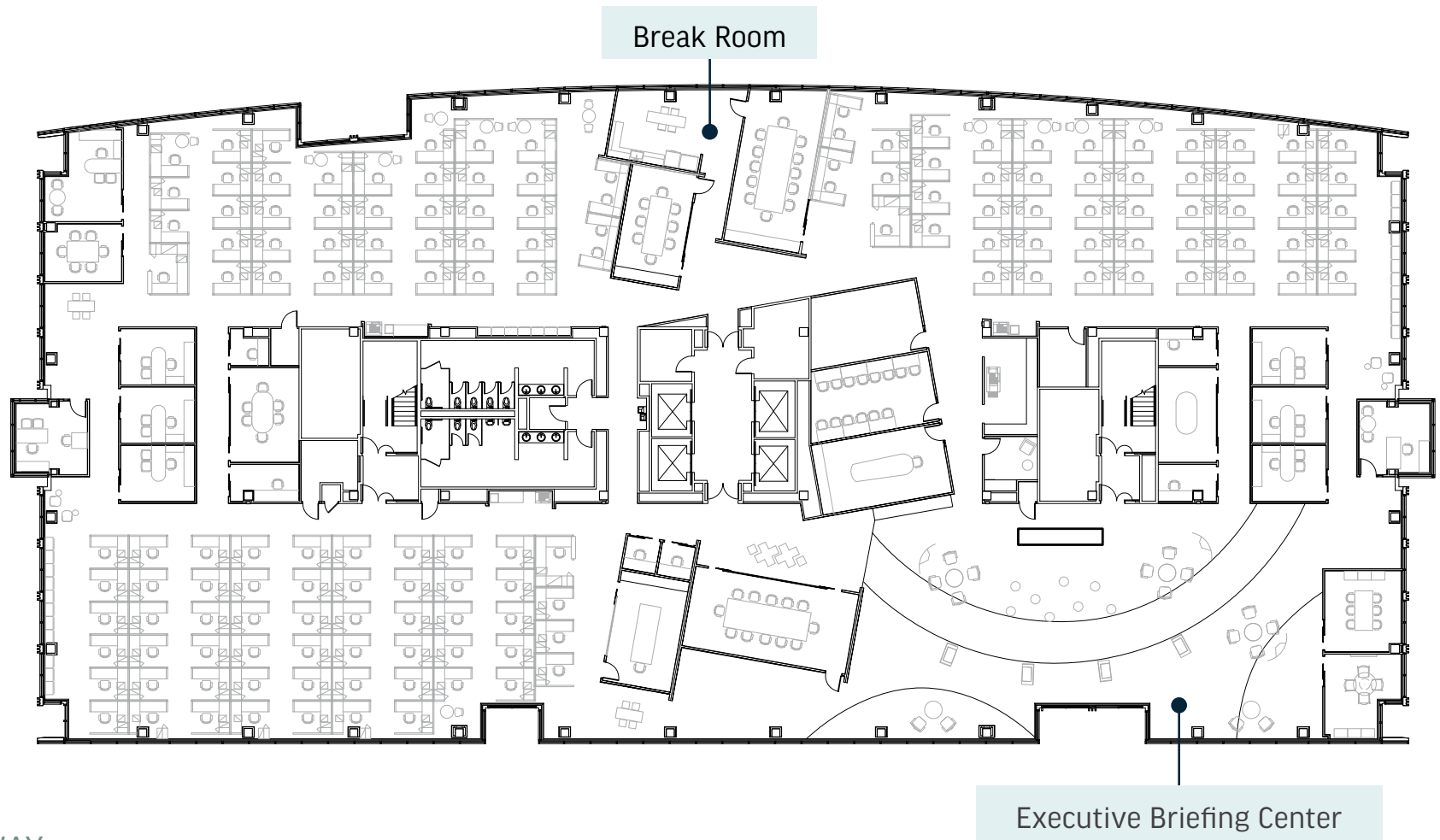
PALO
ALTO



3RD FLOOR

±34,481 SF

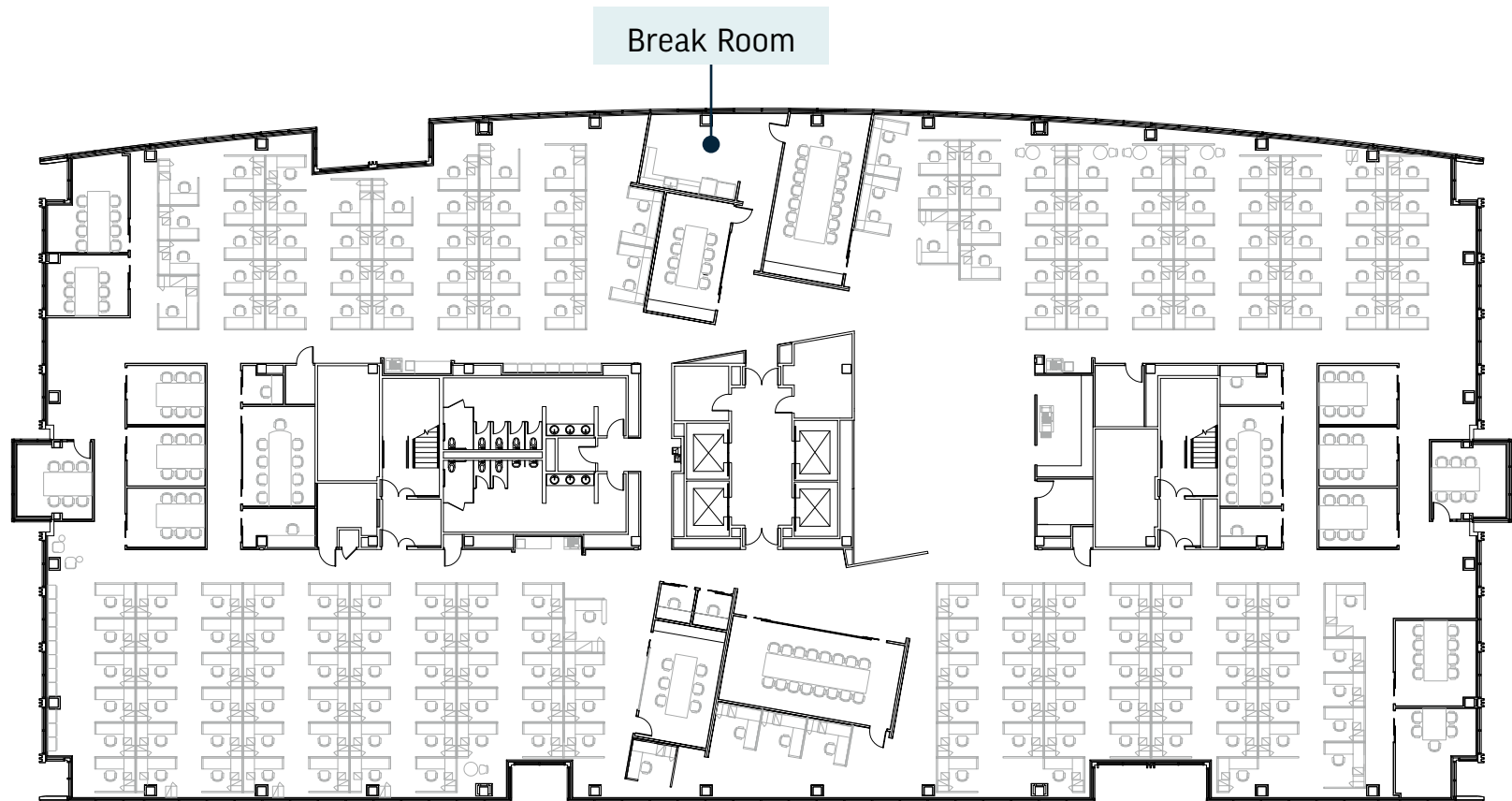
- 8 Offices
- 8 Conference Rooms
- 8 Phone Rooms
- Break Room
- Executive Briefing Center



4TH FLOOR

±34,481 SF

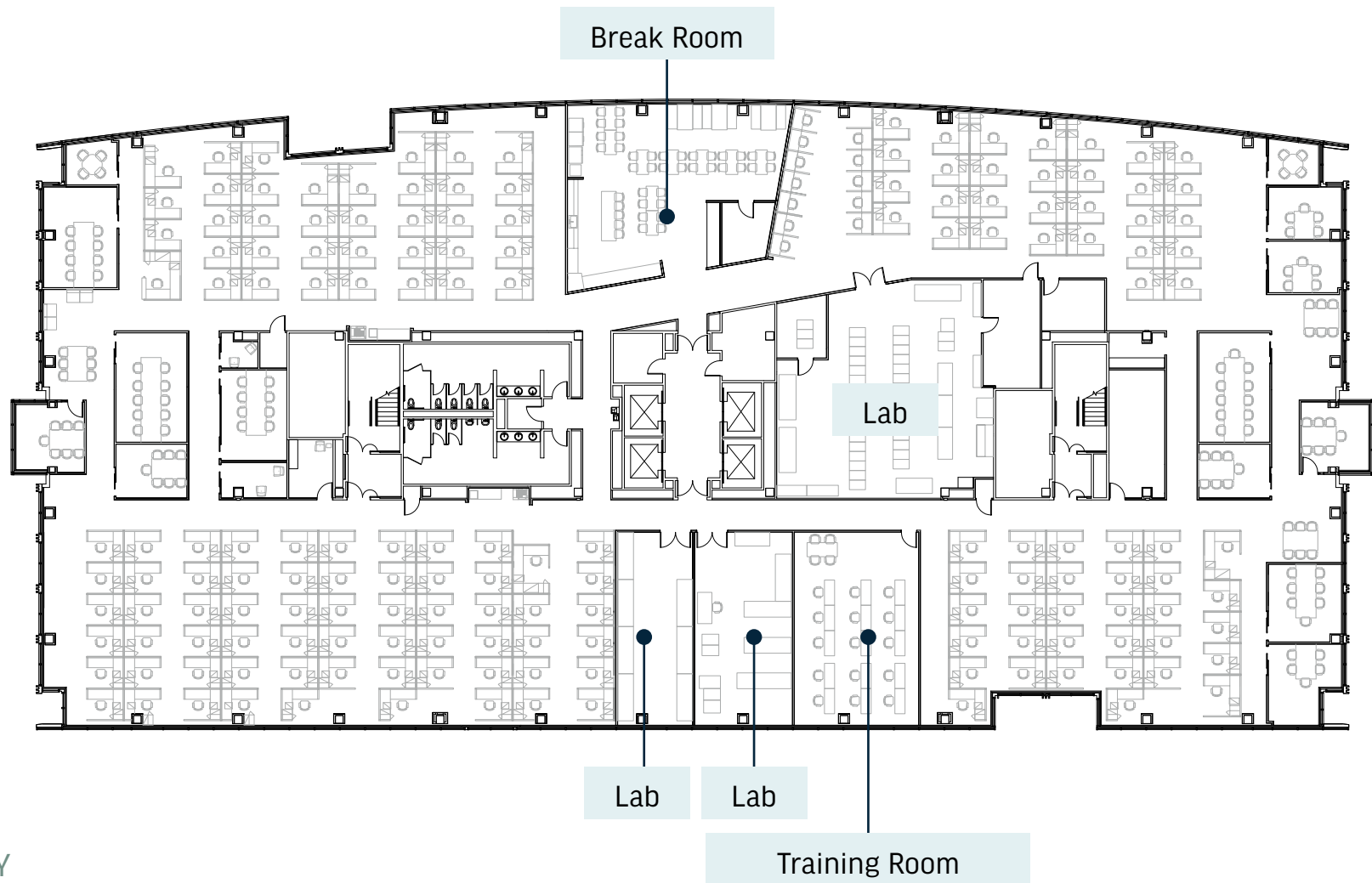
- 18 Conference Rooms
- 7 Phone Rooms
- Break Room



5TH FLOOR

±34,481 SF

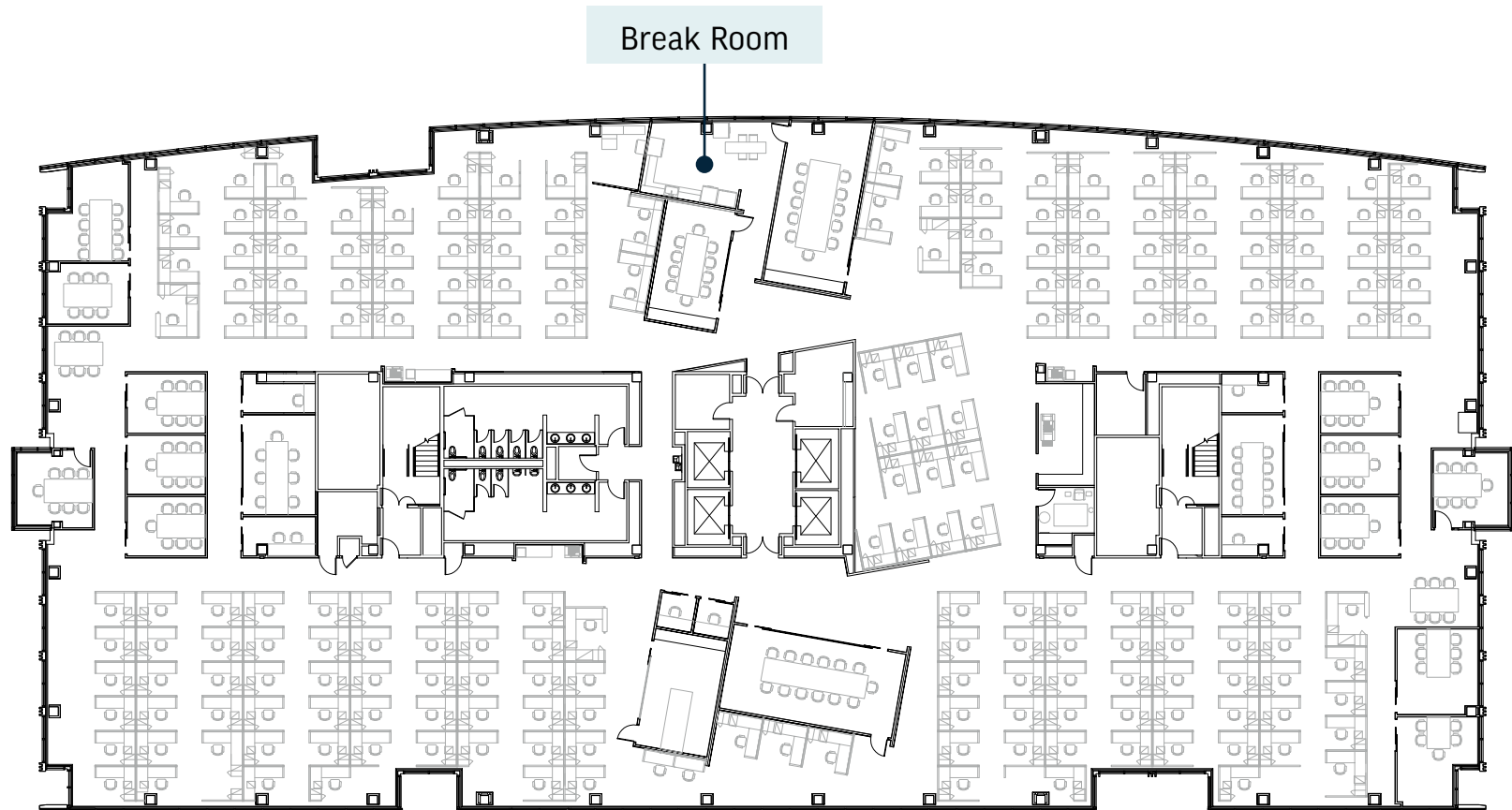
- 18 Conference Rooms
- 7 Phone Rooms
- Break Room
- Training Room
- Labs



6TH FLOOR

±34,481 SF

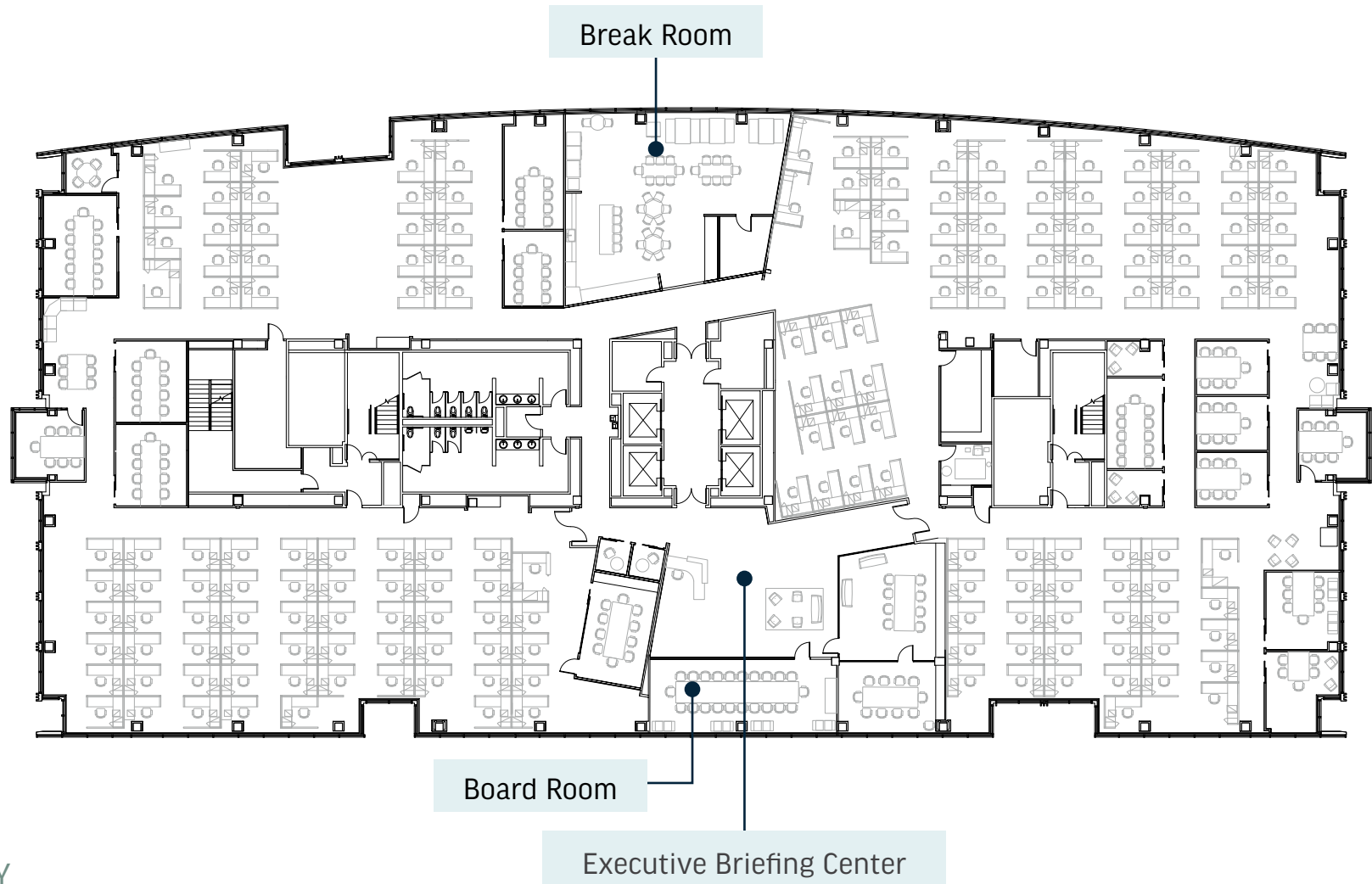
- 16 Conference Rooms
- 6 Phone Rooms
- Break Room



7TH FLOOR

±34,481 SF

- 17 Conference Rooms
- 4 Phone Rooms
- Board Room
- Break Room
- Executive Briefing Center



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SAN JOSE

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