

# 120 HOLGER WAY

±34,481 - ±172,405 SF AVAILABLE

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

120  
HOLGER WAY



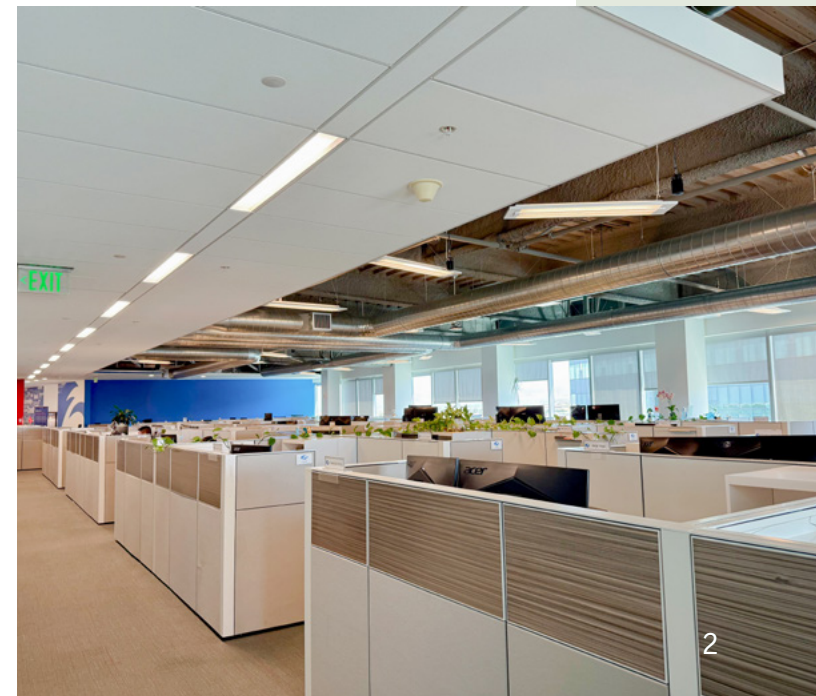
# A WORKPLACE THAT WORKS AS HARD AS YOU DO

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
- ±3.2/1,000 parking with 12 dual EV charging stations
- Sublease term through December 31, 2034



# AMENITIES THAT MAKE WORK LIFE BETTER



- Café adjacent to the main building lobby
- 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

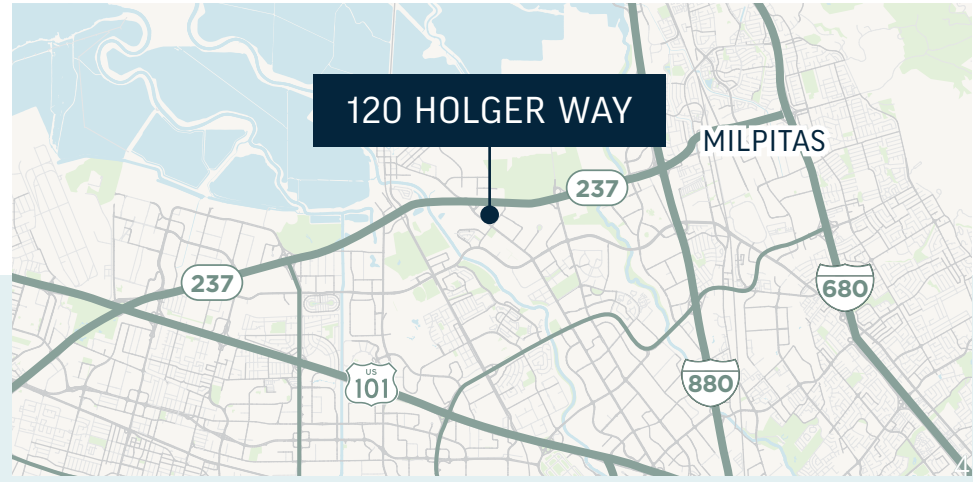
5 PARKS

4

FITNESS CENTERS

2

HOTELS



DRIVE TIMES

5 MIN

SJC AIRPORT

10 MIN

DOWNTOWN SAN JOSE

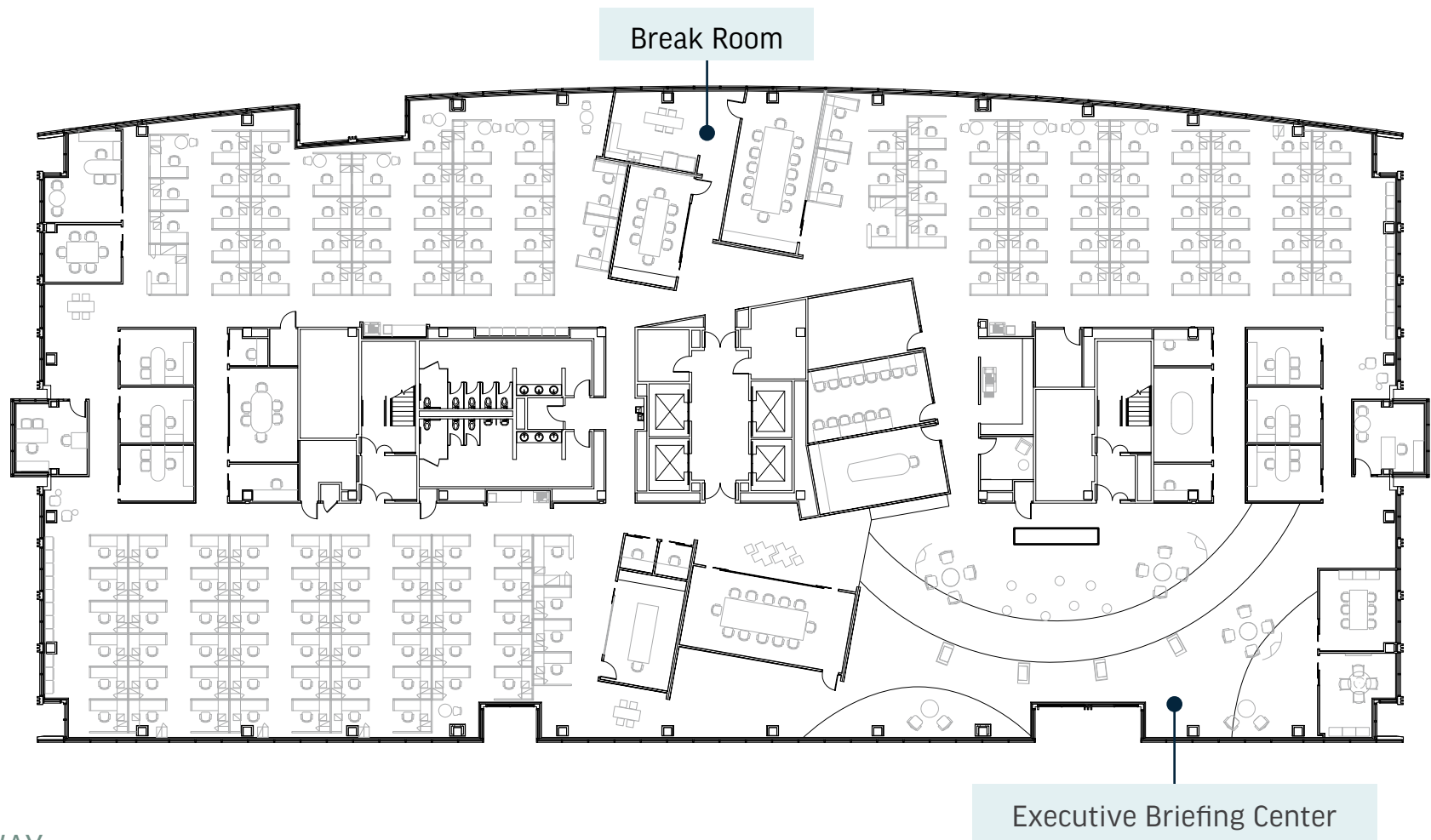
15 MIN

PALO ALTO

# 3RD FLOOR

±34,481 SF

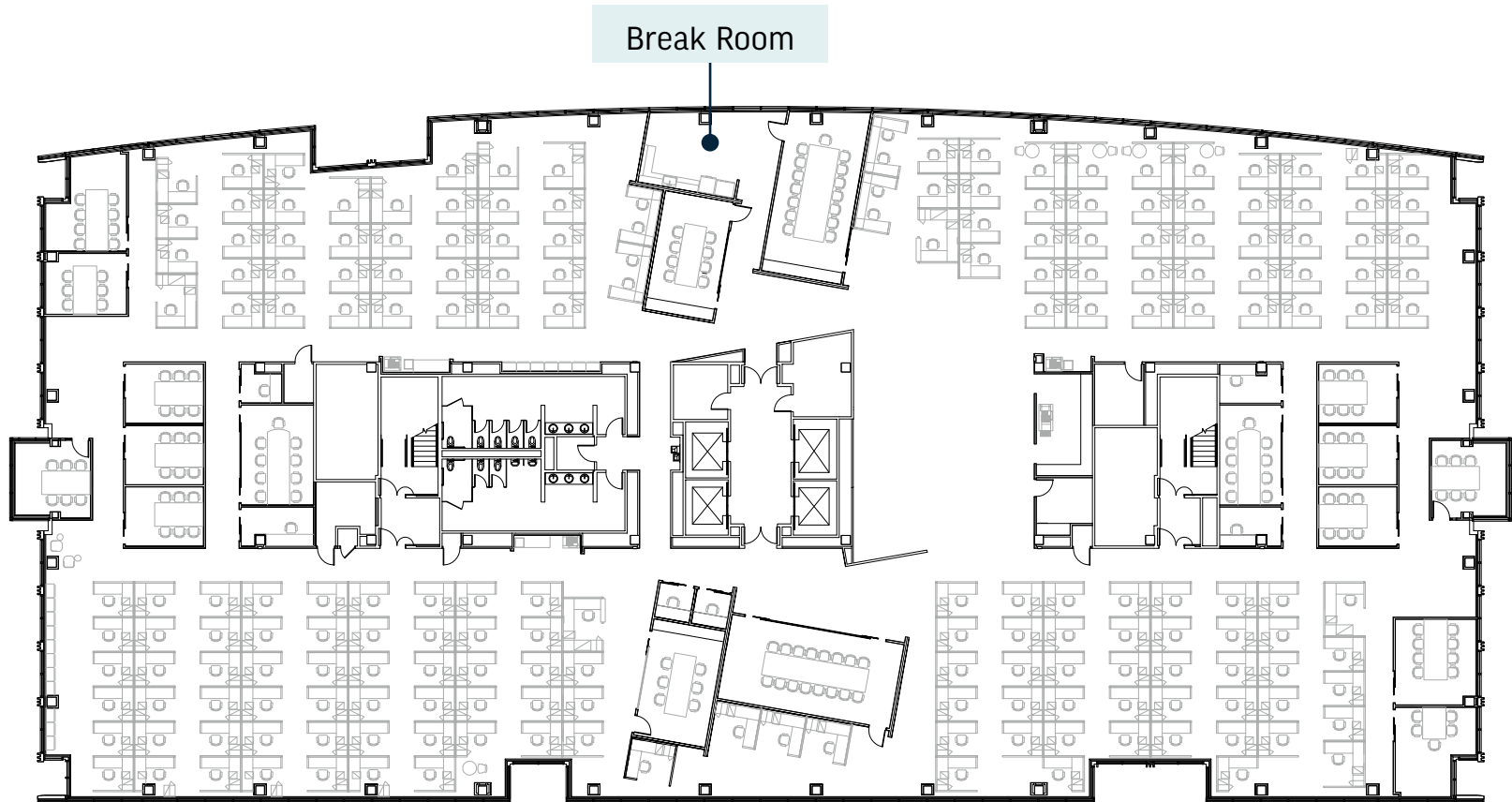
- 8 Offices
- 8 Conference Rooms
- 8 Phone Rooms
- Break Room
- Executive Briefing Center



# 4TH FLOOR

±34,481 SF

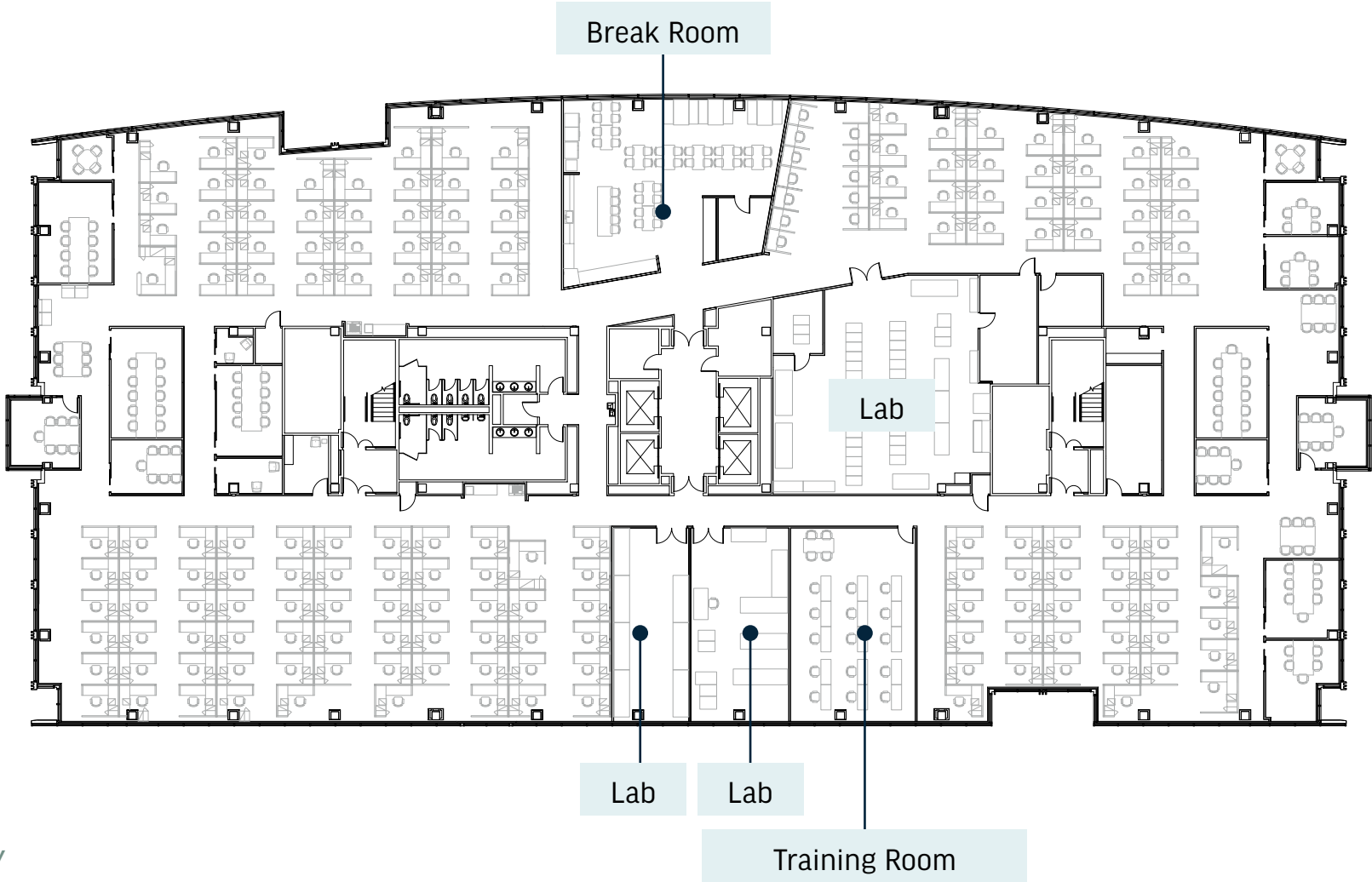
- 18 Conference Rooms
- 7 Phone Rooms
- Break Room



# 5TH FLOOR

±34,481 SF

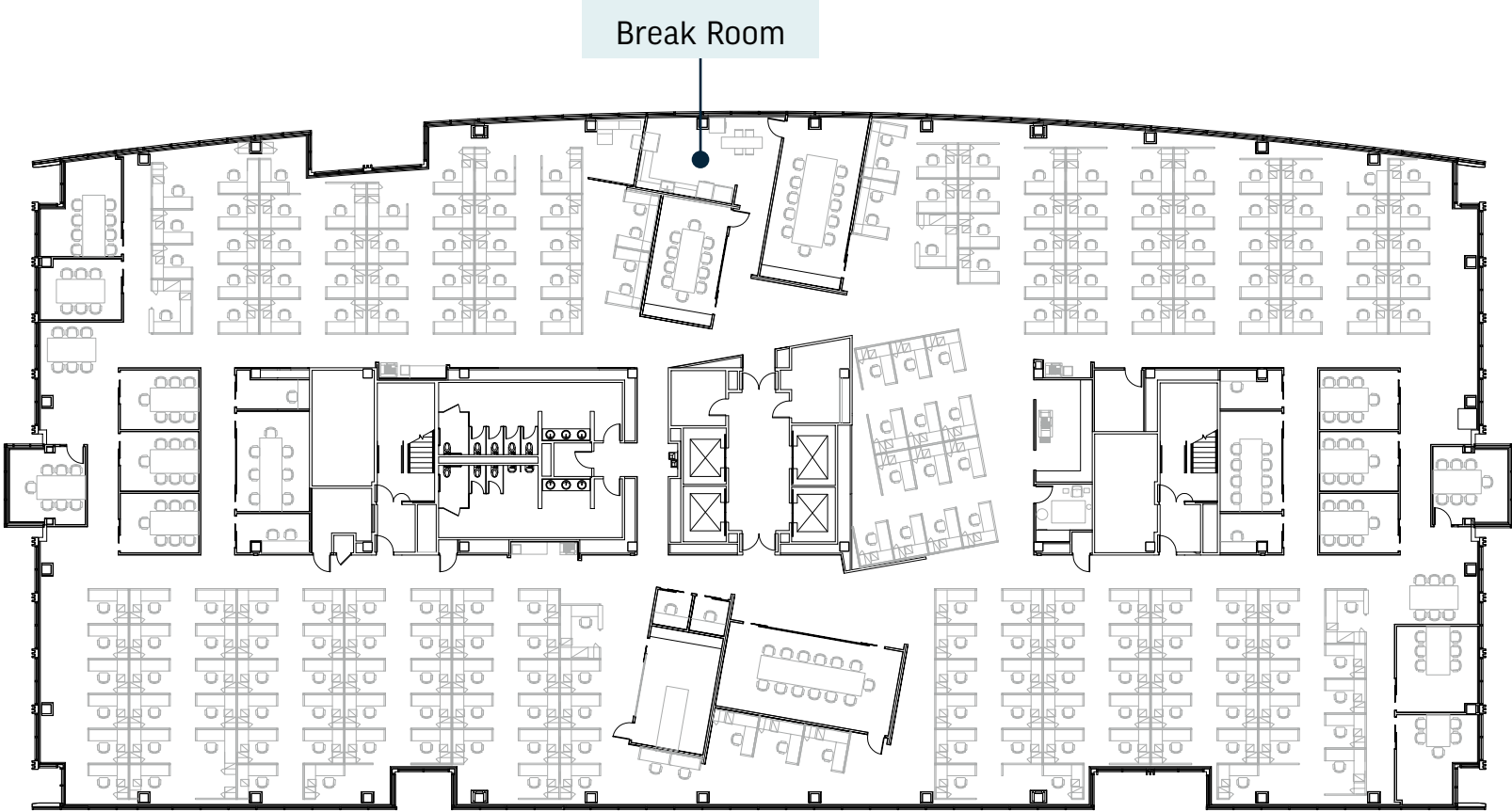
- 18 Conference Rooms
- 7 Phone Rooms
- Break Room
- Training Room
- Labs



# 6TH FLOOR

±34,481 SF

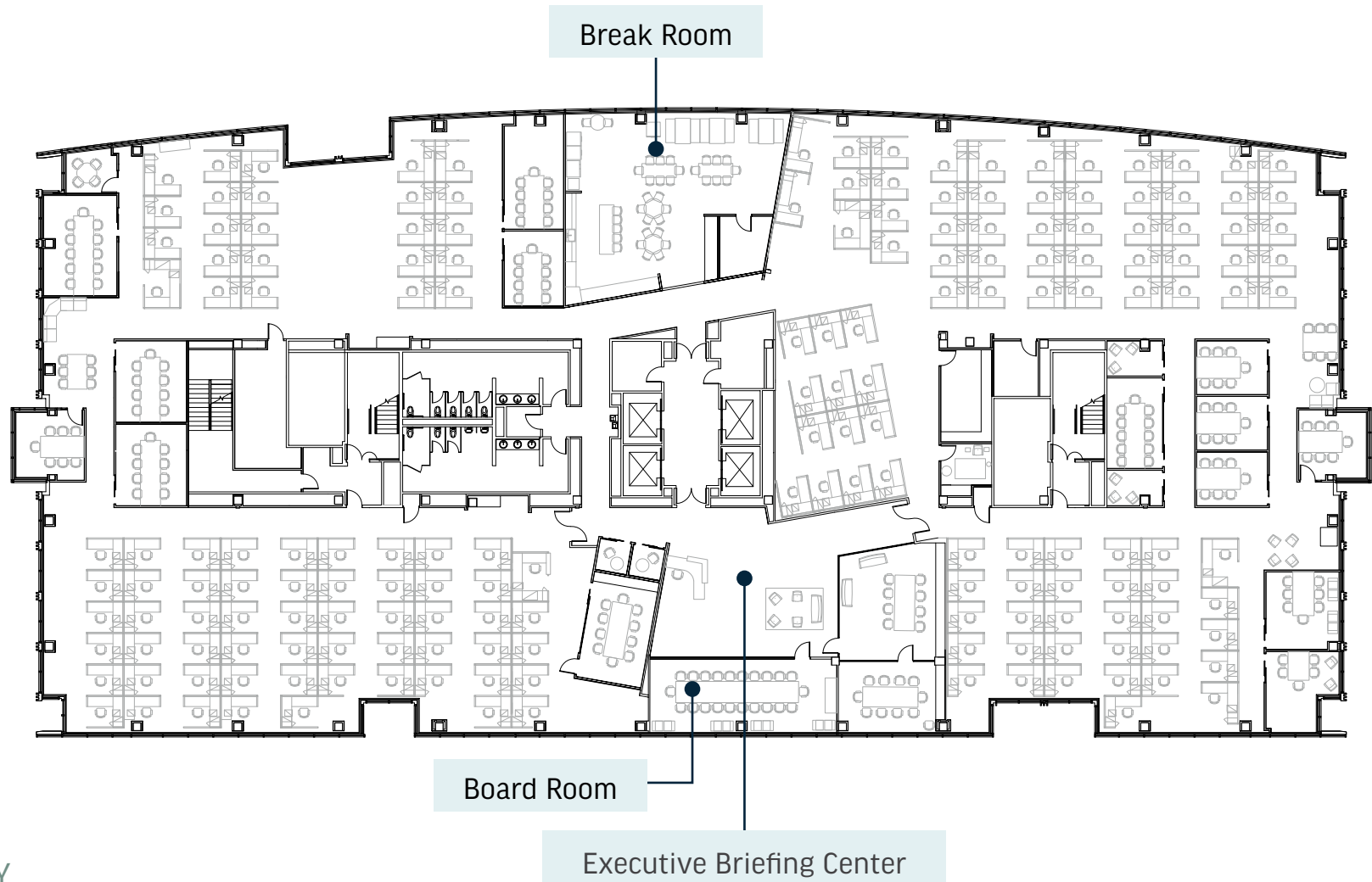
- 16 Conference Rooms
- 6 Phone Rooms
- Break Room



# 7TH FLOOR

±34,481 SF

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



DAVID HIEBERT

+1 650 320 0250

david.hiebert@cushwake.com

LIC #1189320

STEVE HORTON

+1 408 615 3412

steve.horton@cushwake.com

LIC #01127340

KELLY YODER

+1 408 615 3427

kelly.yoder@cushwake.com

LIC #01821117

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## SAN JOSE

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