

For Sale
±4.02 ACRES

140

HOLGER WAY

95

HEADQUARTERS DRIVE

237

140 Holger Way | 95 Headquarters Drive

237

HOLGER WAY

HEADQUARTERS DR

ROSE ORCHARD AVE

140 Holger Way / 95 Headquarters Drive,
NORTH SAN JOSE, CA



CUSHMAN &
WAKEFIELD

Property

HIGHLIGHTS



4.03 Acres



Ideal
Development Site



934-stall Parking
Garage



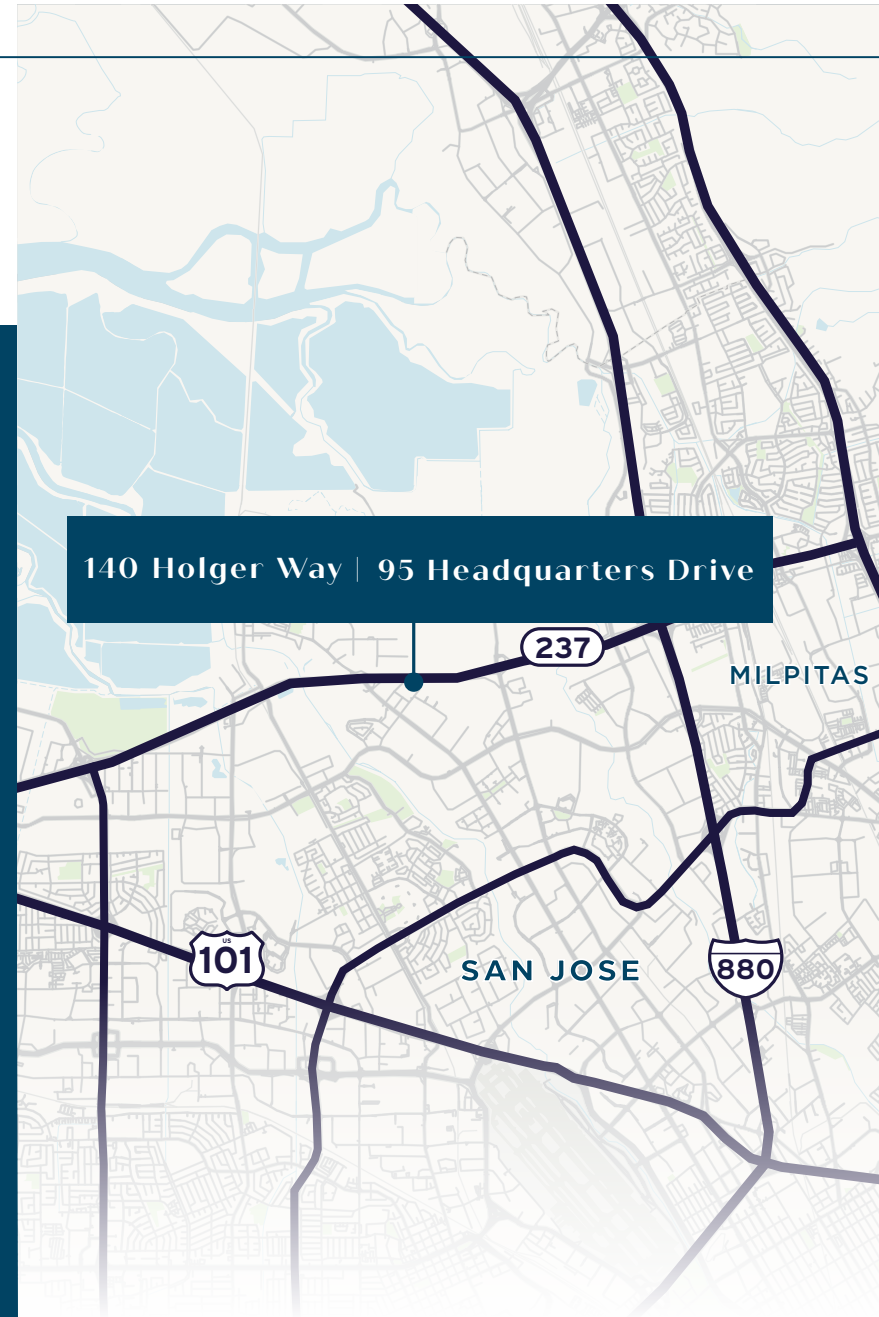
Highway
237 Frontage



Adjacent to @First
Retail Amenities



Fully entitled for 250,000 SF
Eight Story Office Building



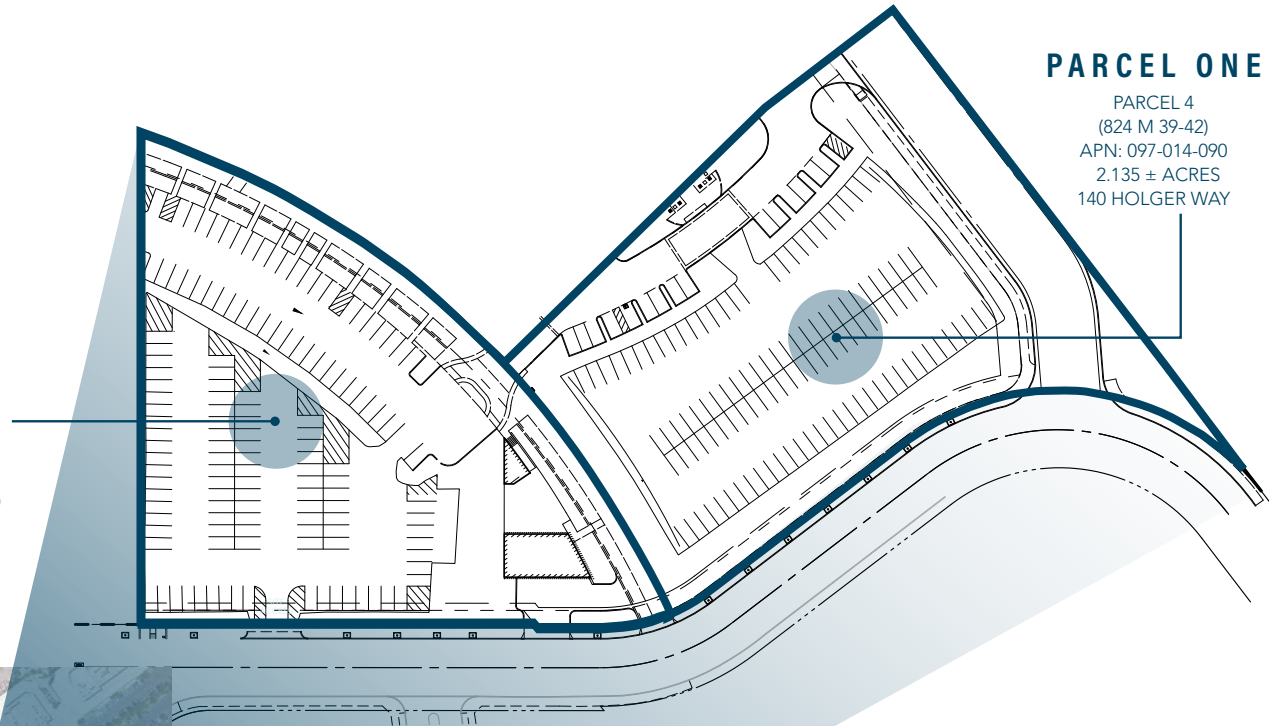
Site PLAN

UNIT 2 PARCEL TWO-A

(INST. NO. 19863733)
APN: 097-14-097
1.903± ACRES
(ELEVATION 90.00 UPWARD TO INFINITY)

PARCEL ONE

PARCEL 4
(824 M 39-42)
APN: 097-014-090
2.135 ± ACRES
140 HOLGER WAY



Your Gateway to --- SILICON VALLEY SUCCESS



Located in the dynamic @First district, 140 Holger Way offers unmatched convenience with an array of nearby restaurants, shops, and hotels. The property provides seamless connectivity to major freeways and is only a 5 minute drive from the San Jose International Airport—keeping your business well-positioned to engage with clients, attract top talent, and connect with partners across the Bay Area and beyond.

DRIVE TIMES

SJC
AIRPORT | **5 MIN**

DOWNTOWN
SAN JOSE | **10 MIN**

PALO
ALTO | **15 MIN**

SURROUNDING AMENITIES



11+
FOOD &
DRINK



3
COFFEE
SHOPS



5
PARKS



4
FITNESS
CENTERS



2
HOTELS



FIVE GUYS
BURGERS and FRIES

Panera
BREAD®

Corporate NEIGHBORS



01	Brocade
02	Ericsson
03	Boston Scientific
04	Arm
05	Micro Semi
06	University of Phoenix
07	F5 Networks
08	Leeco
09	Sunpower
10	Maxim Integrated
11	Cisco Systems
12	Samsung
13	Cypress Semiconductor
14	Silver Springs Networks
15	Apple
16	Tivo
17	Polycorn
18	Flextronics
19	Global Foundries
20	BMC Software
21	Arista Networks
22	Dell
23	Marvell Semiconductors
24	Citrix Systems
25	Nook, Violin Memory, Avaya
26	NetApp
27	Yahoo
28	Google
29	Juniper Networks
30	Amazon

140

HOLGER WAY

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HEADQUARTERS DRIVE

For more information, please contact:

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