

# HELLYER

## TECHNOLOGY PARK

5215-5225 HELLYER AVENUE, SAN JOSE



**GROUND FLOOR SUITES AVAILABLE NOW!**

±41,288 SF DIVISIBLE TO ±6,748 SF





## ○ HIGHLIGHTS

- Premier South San Jose Location
- Flexible Office, R&D and Manufacturing Campus
- Dock & Grade Level Loading Available
- Completely Renovated Common Areas & Lobbies
- Private Storage Space Available (Bldg. 5215)
- 3.7/1,000 SF Parking Ratio
- Modern Fitness Center with Showers & Lockers
- Dedicated Shipping & Receiving Capabilities
- Potential Freight Elevator Access
- Exceptional Outdoor Amenities: Courtyard with Wi-Fi Access, Lounge Seating, Collaborative Meeting Areas, Outdoor Kitchen, BBQ & Sand Volleyball Court
- Numerous Amenities Close-By; Walking Distance to Silver Creek Sportsplex
- Reverse Commute - Immediate Access to HWY 101 & 85

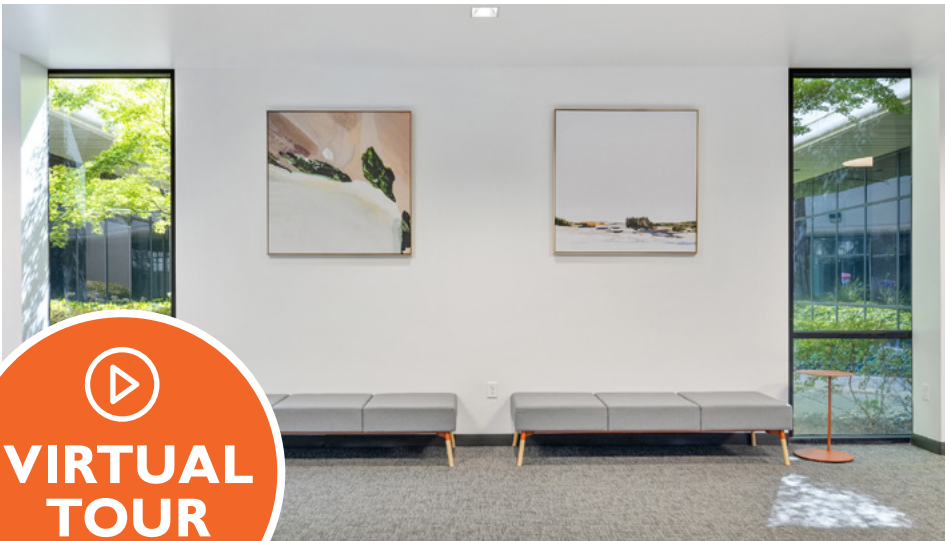








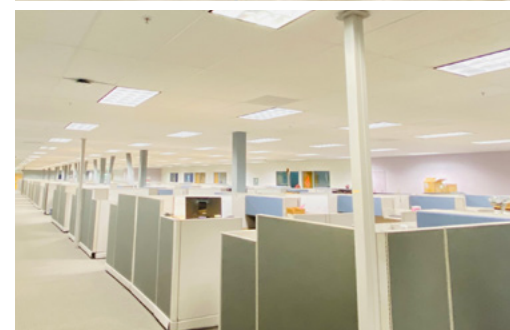
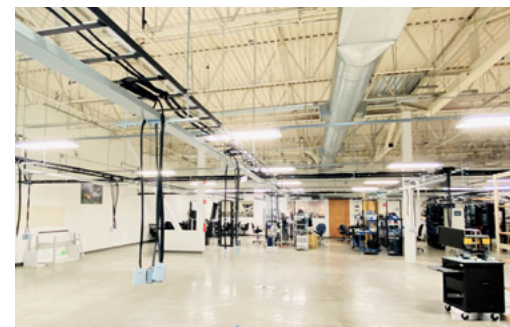
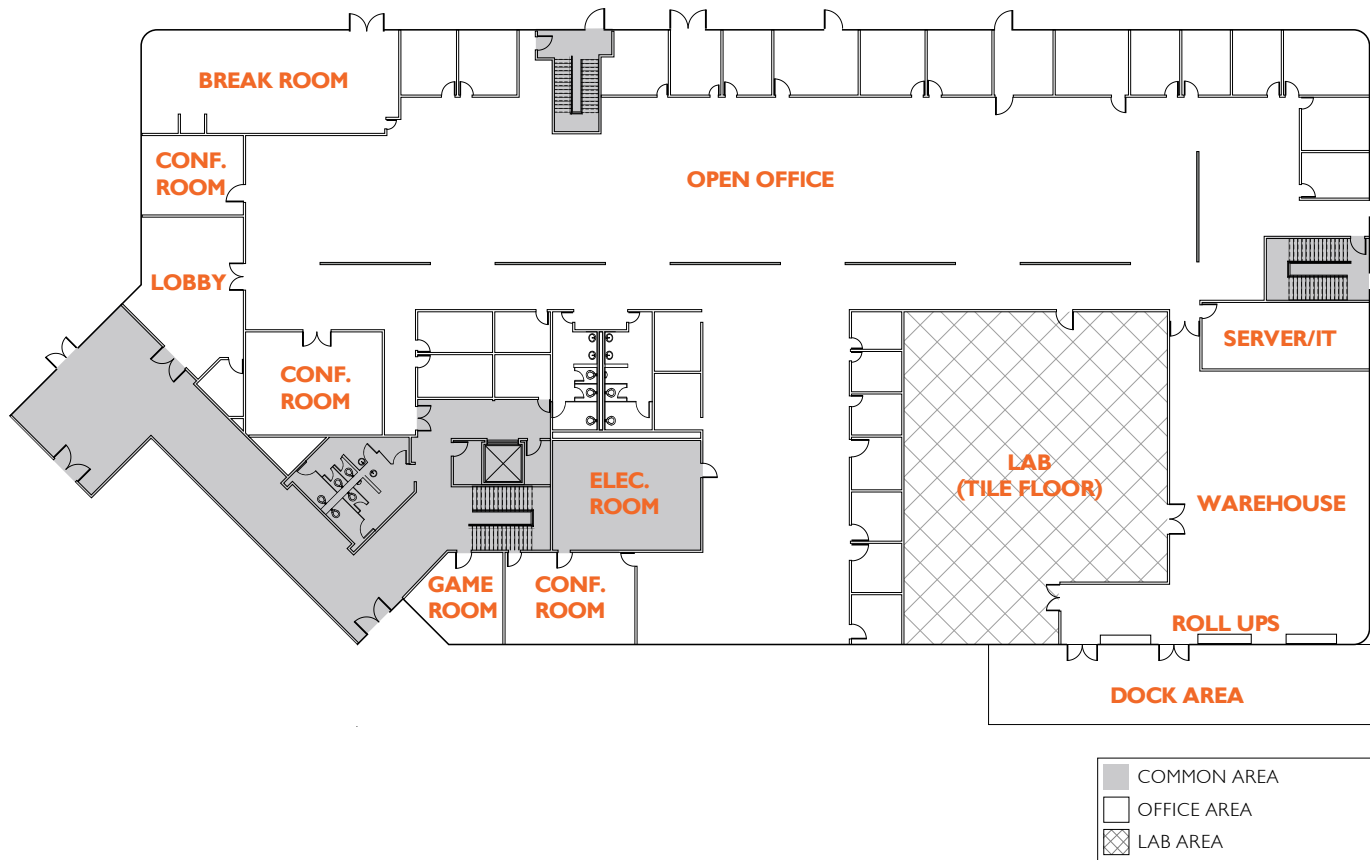
○ 5225 HELLYER AVENUE  
MODERN COMMON AREA & BREEZEWAY



# ○ 5225 HELLYER AVENUE, FIRST FLOOR

## SUITE 100: ±41,288 SF

- 1st Floor Corner Suite
- Dock & Grade Level Loading
- 2500 Amps of Power
- Manufacturing Lab
- Dedicated Warehouse
- Large Server/IT Room
- Large Open Office Areas
- Corner Break Room
- Large Meeting Room
- 25 Offices
- Several Conf. Rooms
- Private Game Room



## ○ 5225 HELLYER AVENUE, SECOND FLOOR

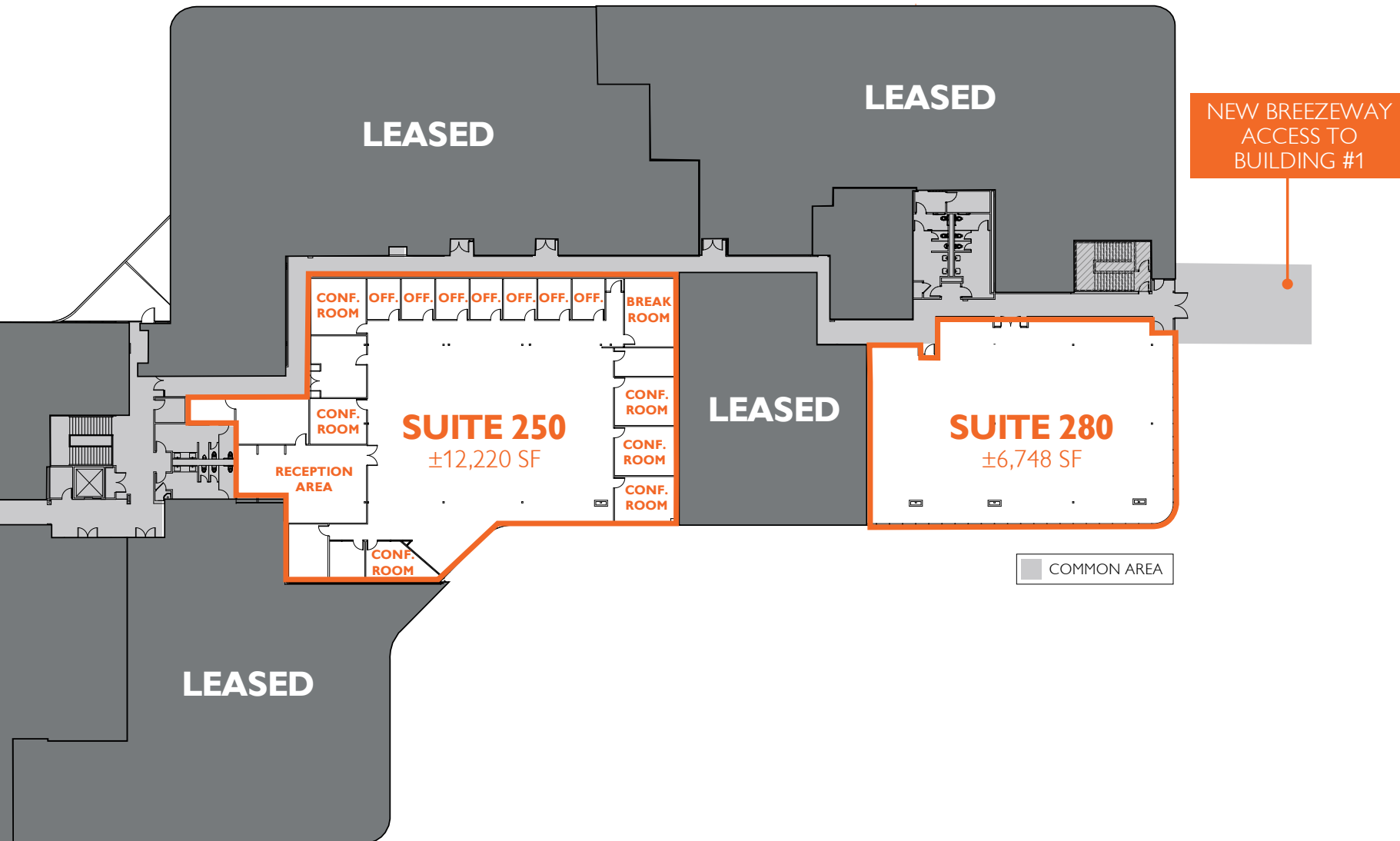
### SUITE 250 & 280: ±6,748 - 12,220 SF

#### SUITE 250

- Dedicated reception area
- 7 Private Offices
- 6 Conference Rooms
- Break Room
- High end finishes

#### SUITE 280

- Shell condition
- Interiors to suit

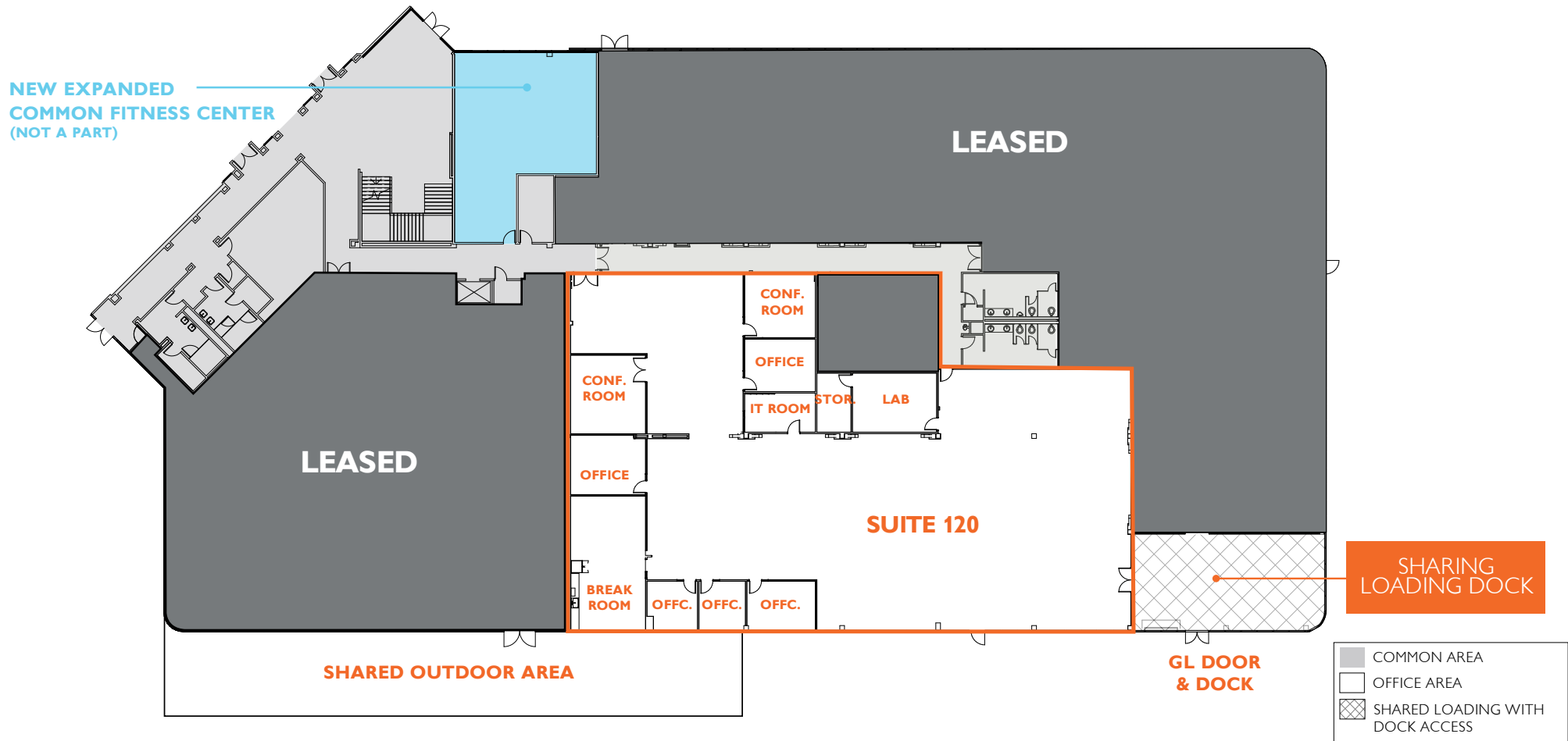


# ○ 5215 HELLYER AVENUE, FIRST FLOOR

## SUITE 120: ±12,895 SF

- Ground Floor Suite
- ±5 Offices
- ±2 Conference Rooms
- ±2 Lab Rooms
- Shared GL Door & Dock
- Tiled Manufacturing Area
- 14' Clear Height Possible
- IT/Server Room

**DOCK AND  
GRADE LEVEL  
LOADING**





## ○ 5215 HELLYER AVENUE, FIRST FLOOR SUITE 150: ±24,194 SF

- 1st Floor Corner Suite
- 3 Labs
- 2 Offices
- 1 Conference Room
- Large Open Area
- Expansive Break Room

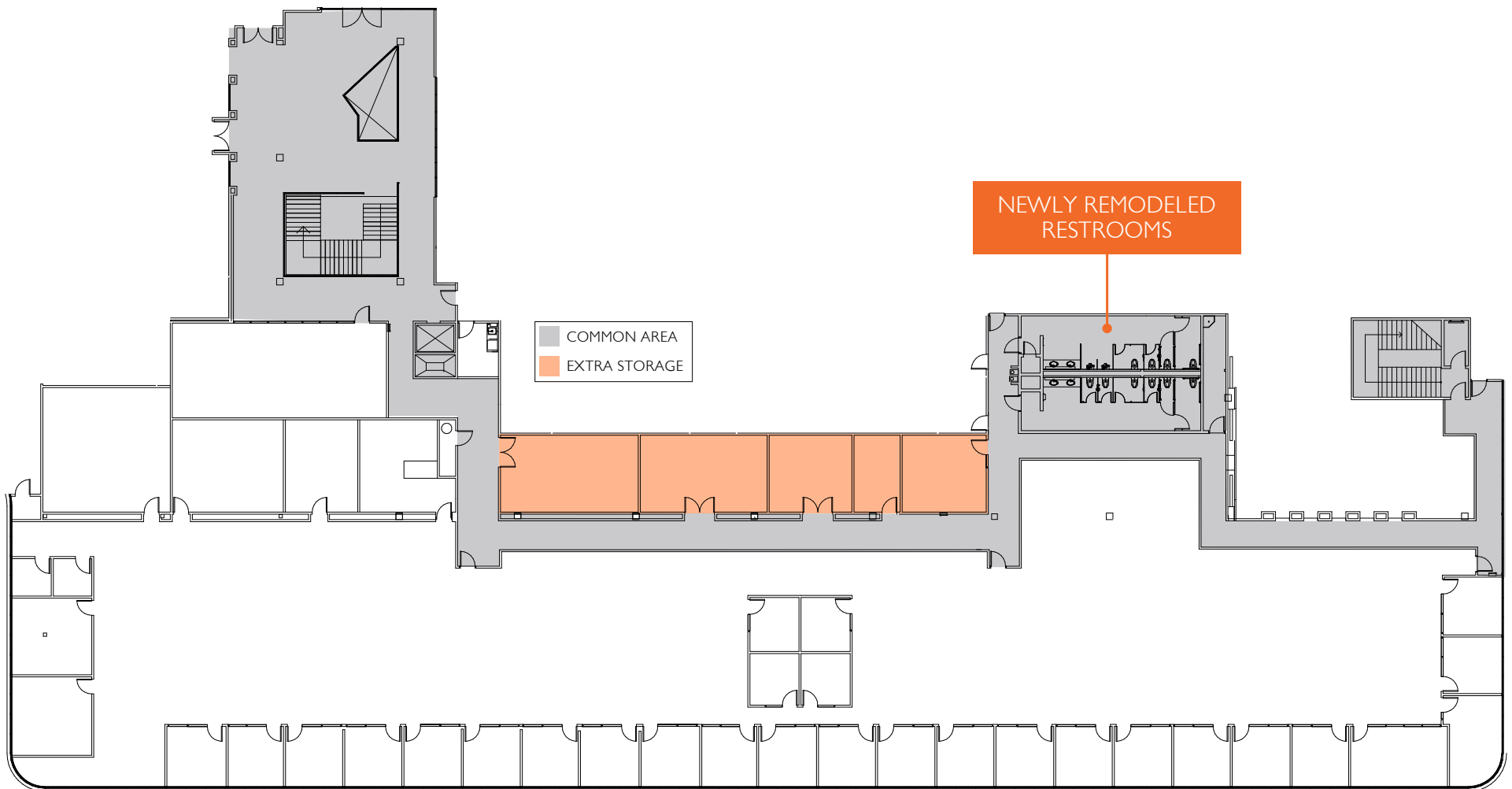
**GRADE  
LEVEL DOOR  
AND  
LAB SPACE**





## ○ 5215 HELLYER AVENUE, SECOND FLOOR SUITE 210: ±23,046 SF

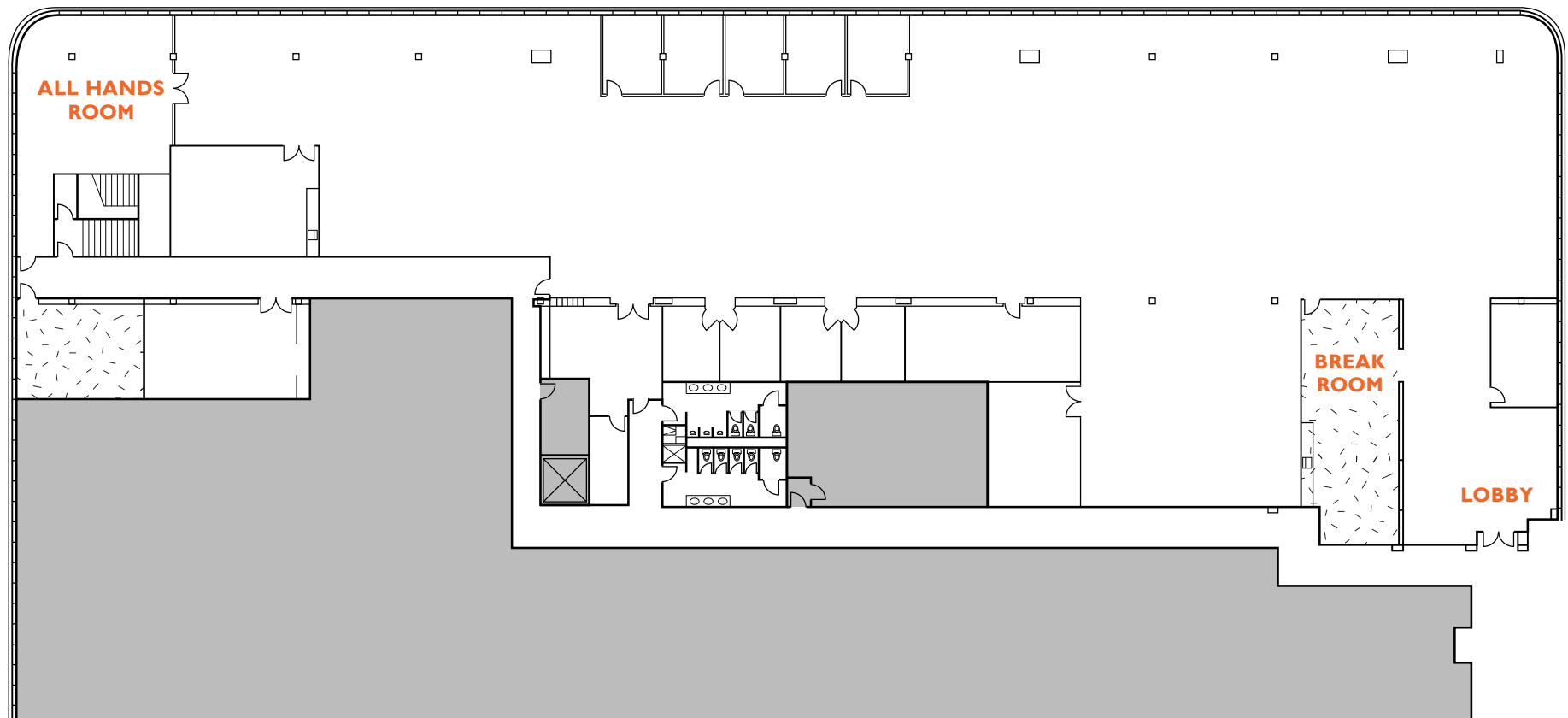
- Extensive Glass Line
- Elevator Served 2nd Floor
- 28 Offices
- 5 Conference Rooms
- 2 Phone Rooms
- 1 Break Room
- 1 Lab Room
- 1 Storage Area
- Newly Renovated Restrooms



## ○ 5215 HELLYER AVENUE, SECOND FLOOR SUITE 250: ±26,519 SF

- Plug and Play with 131 Modern Work Stations
- 3 Fully Furnished Conference Rooms & All Hands Room
- 9 Private Offices
- 2 Break Rooms
- 2 Dedicated Storage Rooms
- Polished Concrete Lobby & Break Room
- Server Room

**SHORT TERM  
AVAILABLE!**



 VCT FLOORING





OUTDOOR SAND VOLLEYBALL



BBQ & OUTDOOR PAVILION



CONNECTING WALKWAYS



5215  
HELLYER  
AVENUE

Structural Integrity  
Associates, Inc.

GES

ALPHAMEDIA  
LIVE. LOCAL. USA

Barracuda

MERLINSOLAR

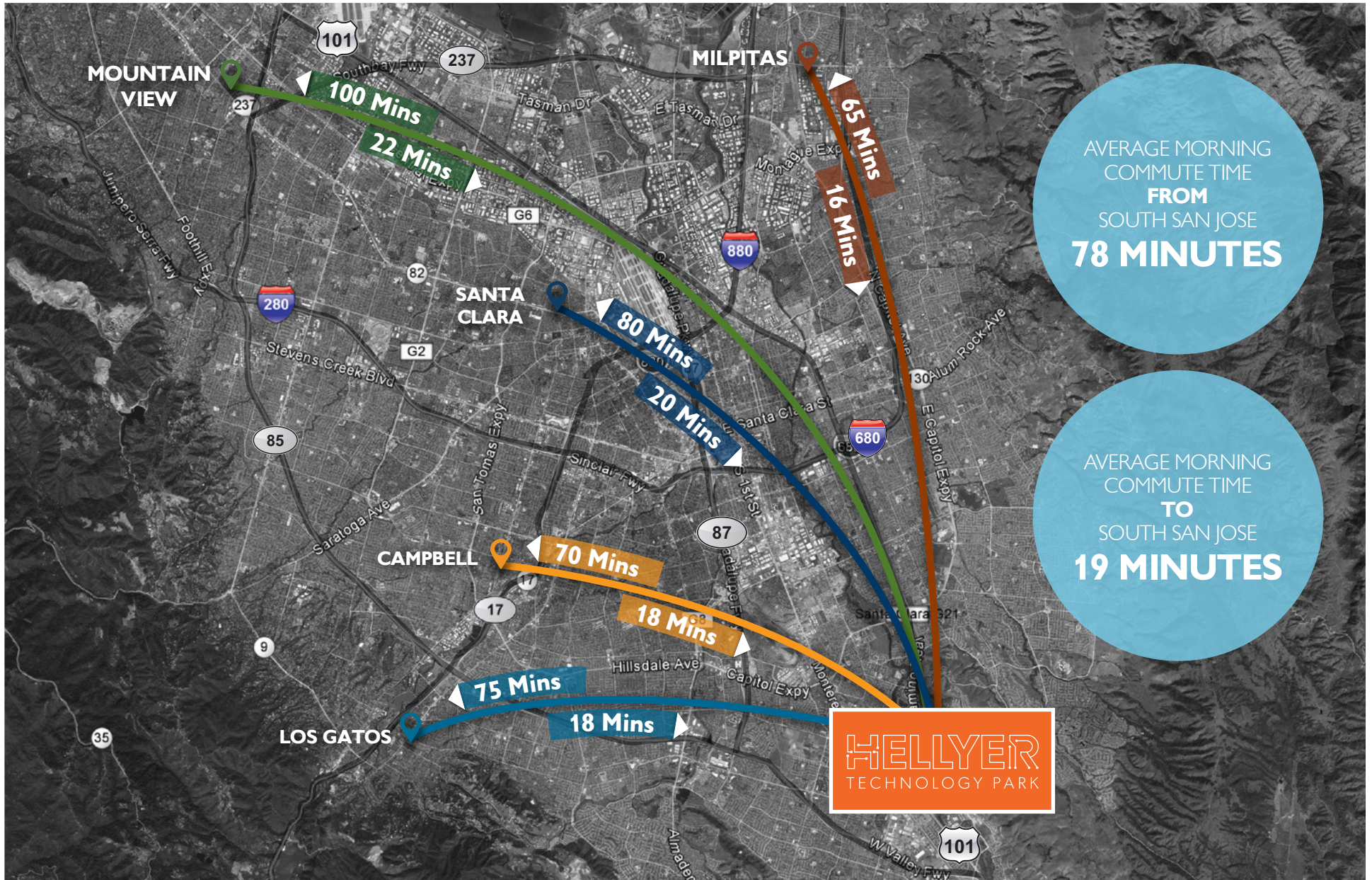
Graniterock

VALIN  
PROCESS CONTROL & AUTOMATION

5225  
HELLYER  
AVENUE



## ○ REVERSE COMMUTE





## NEARBY AMENITIES



**MINUTES TO HIGHWAY  
101 & 85**

**5 MINUTE DRIVE TO  
BLOSSOM HILL CALTRAIN  
STATION**



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**SWIFT**  
REAL ESTATE PARTNERS



**CUSHMAN &  
WAKEFIELD**