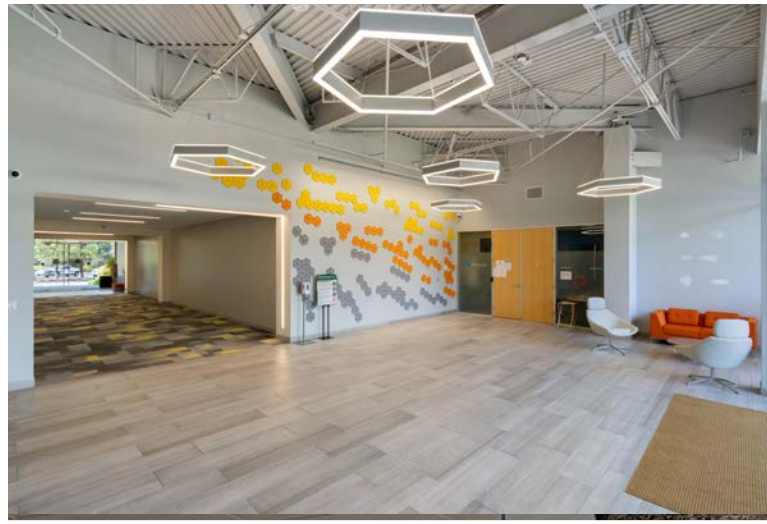


HELLYER

TECHNOLOGY PARK

5225 HELLYER AVENUE, SAN JOSE



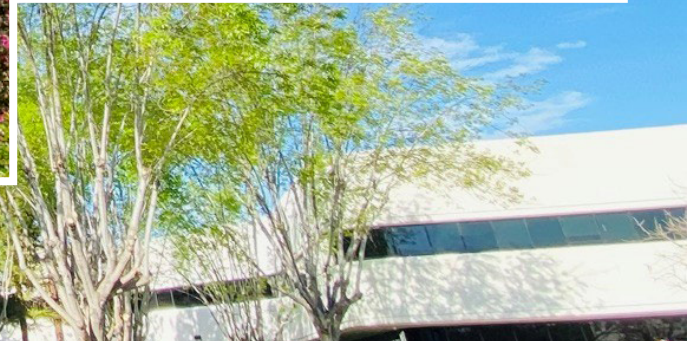
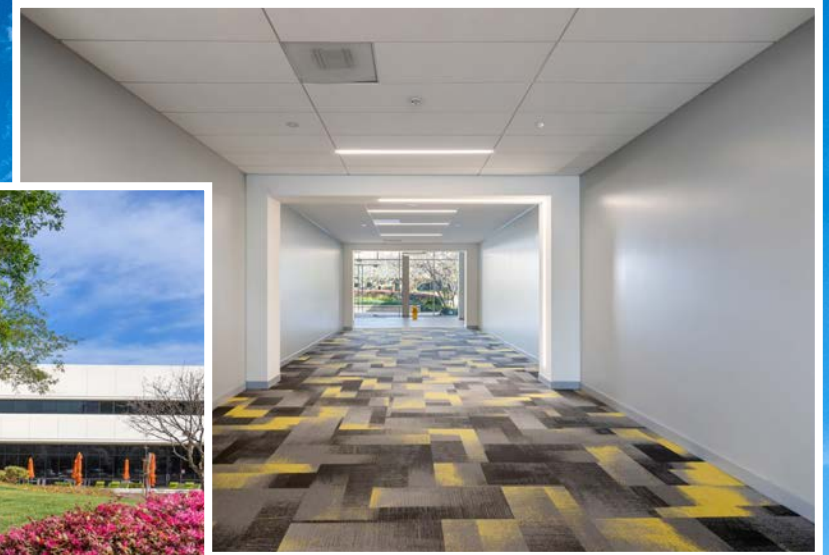
AVAILABLE NOW FOR SUBLEASE!

±4,367 SF OFFICE SPACE | SUITE 270



○ HIGHLIGHTS

- Available Now!
- Suite 270 / LED 12/31/2027
- Completely Renovated Common Areas and Lobbies
- 3.7/1,000 SF Parking Ratio
- Exceptional Outdoor Amenities Including Courtyard with Wi-Fi Access, Lounge Seating, Collaborative Meeting Areas, Outdoor Kitchen, BBQ and Sand Volleyball Court
- Modern Expanded Fitness Facility with Showers and Lockers
- Numerous Amenities Close-By; Walking Distance to Silver Creek Sportsplex
- Reverse Commute with Immediate Access to HWY 101 and 85



○ 5225 HELLYER AVENUE
COMMON AREA UPGRADES & NEW BREEZEWAY



○ 5225 HELLYER AVENUE, SECOND FLOOR
SUITE 270: ±4,367 SF

- Available Now
- LED 12/31/27
- High-End Interiors
- 4 Offices
- 3 Conference Rooms
- Modern Kitchen
- Storage Room
- IT/Server Room w/ Dedicated HVAC



○ REVERSE COMMUTE



NEARBY AMENITIES



**MINUTES TO HIGHWAY 101
& 85**

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

HELLYER

TECHNOLOGY PARK

5225 HELLYER AVENUE, SAN JOSE
SUITE 270 | ±4,367 SF

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