

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



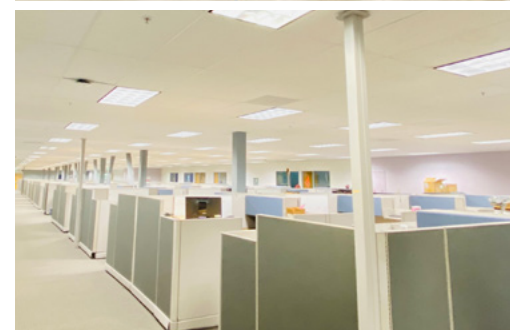
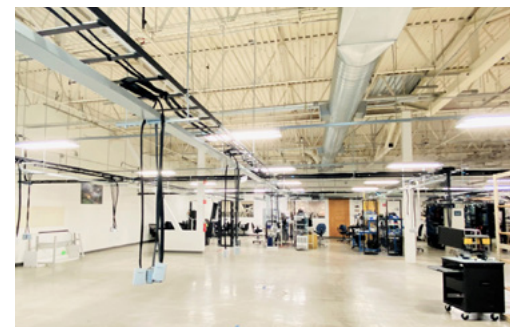
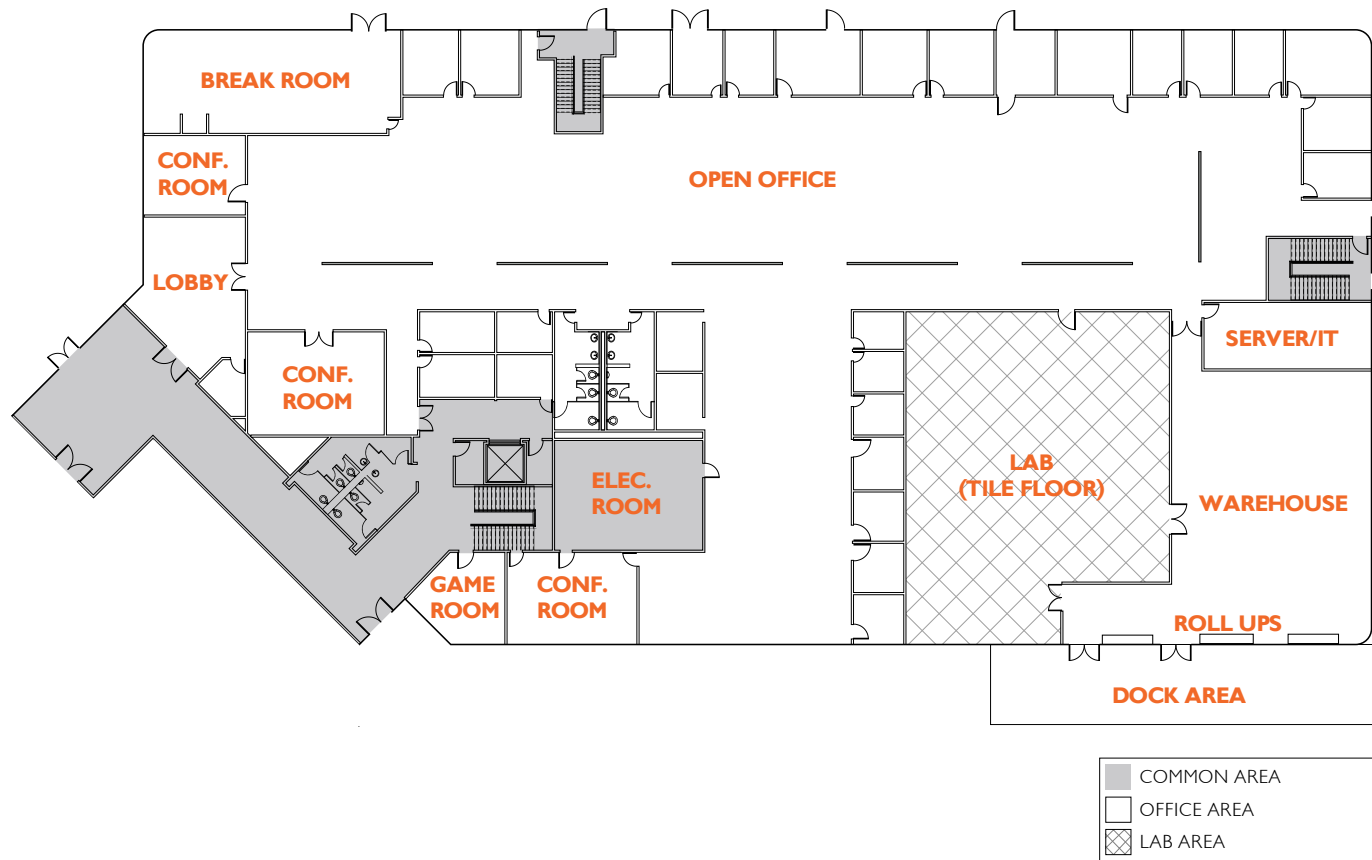


○ 5225 HELLYER AVENUE
MODERN COMMON AREA & BREEZEWAY



○ 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, 265, & 280: ±6,748 - 12,220 SF

SUITE 250

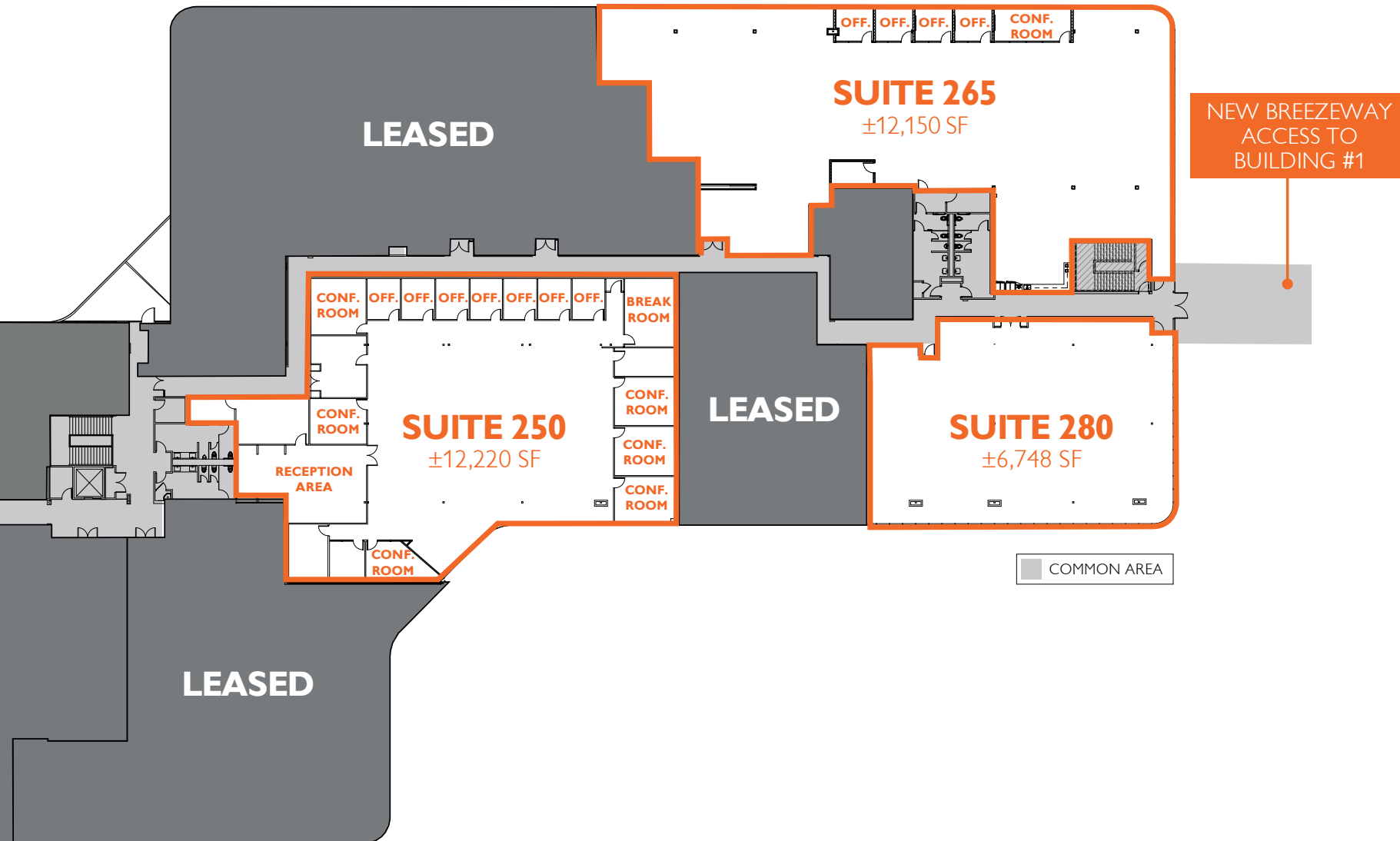
- Dedicated reception area
- 7 Private Offices
- 6 Conference Rooms
- Break Room
- High end finishes

SUITE 265

- 4 Private Offices
- Conference Room
- Kitchen

SUITE 280

- Shell condition
- Interiors to suit

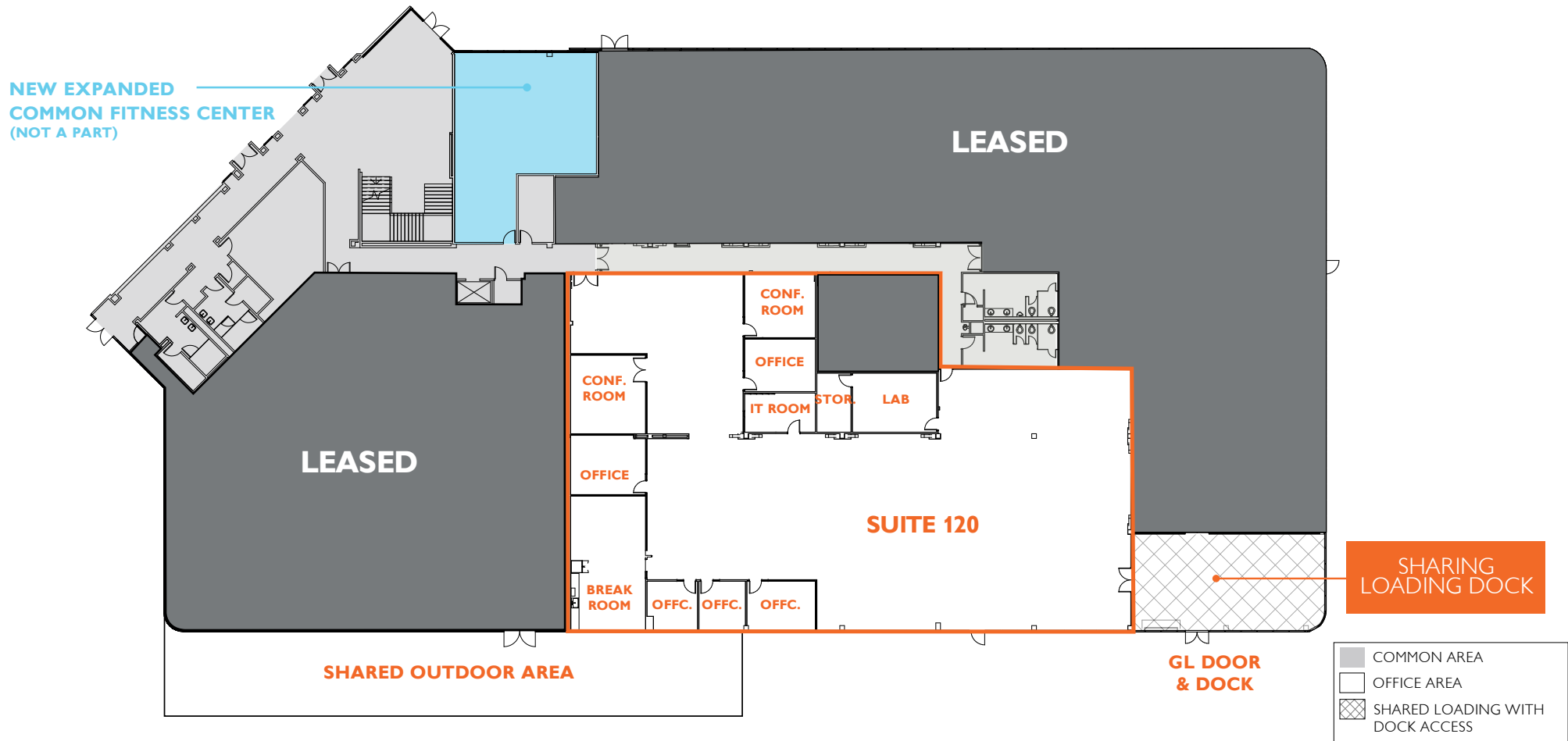


○ 5215 HELLYER AVENUE, FIRST FLOOR

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

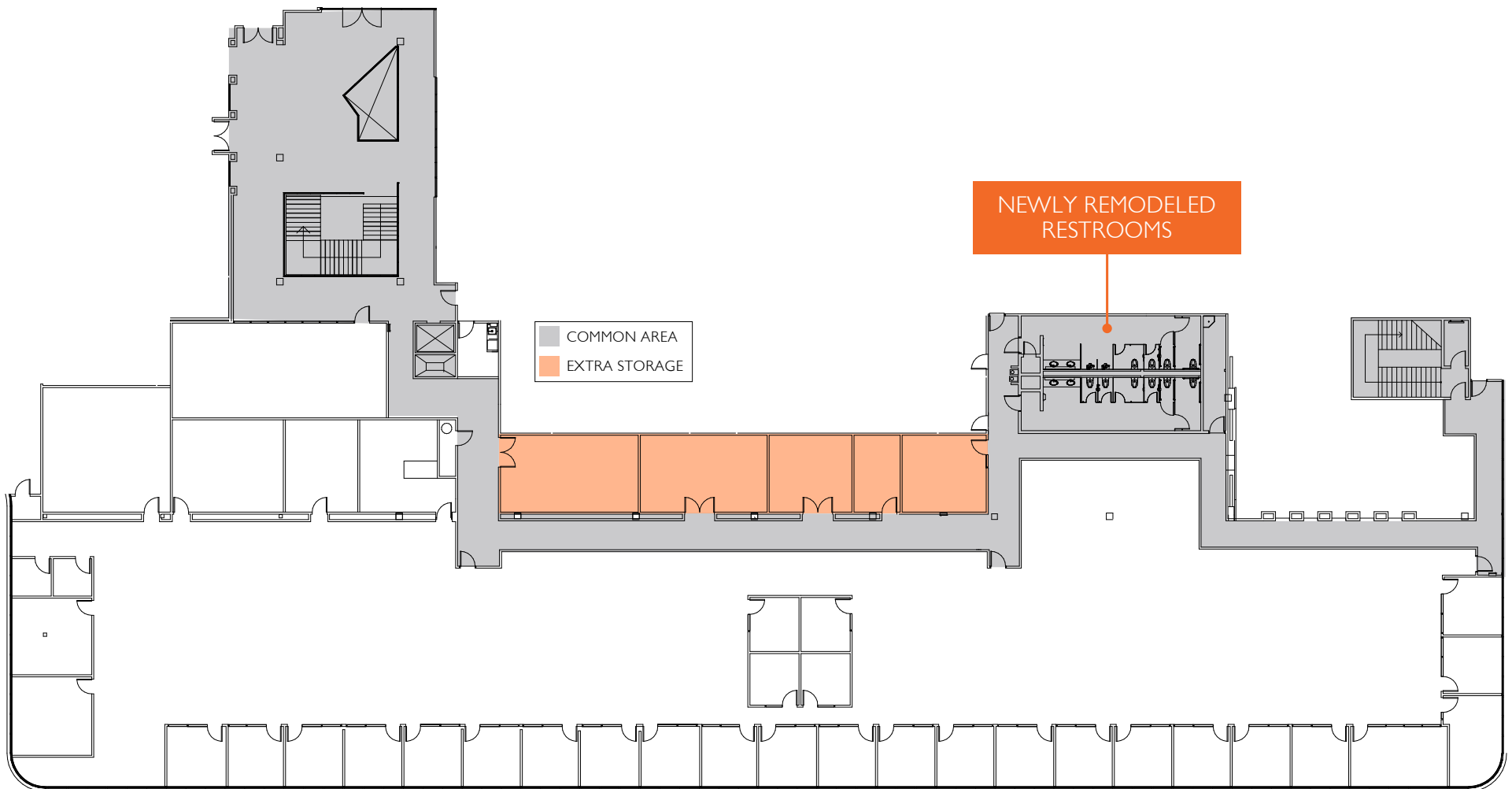
- 1st Floor Corner Suite
- 3 Labs
- 2 Offices
- 1 Conference Room
- Large Open Area
- Expansive Break Room

**GRADE
LEVEL DOOR
AND
LAB SPACE**



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

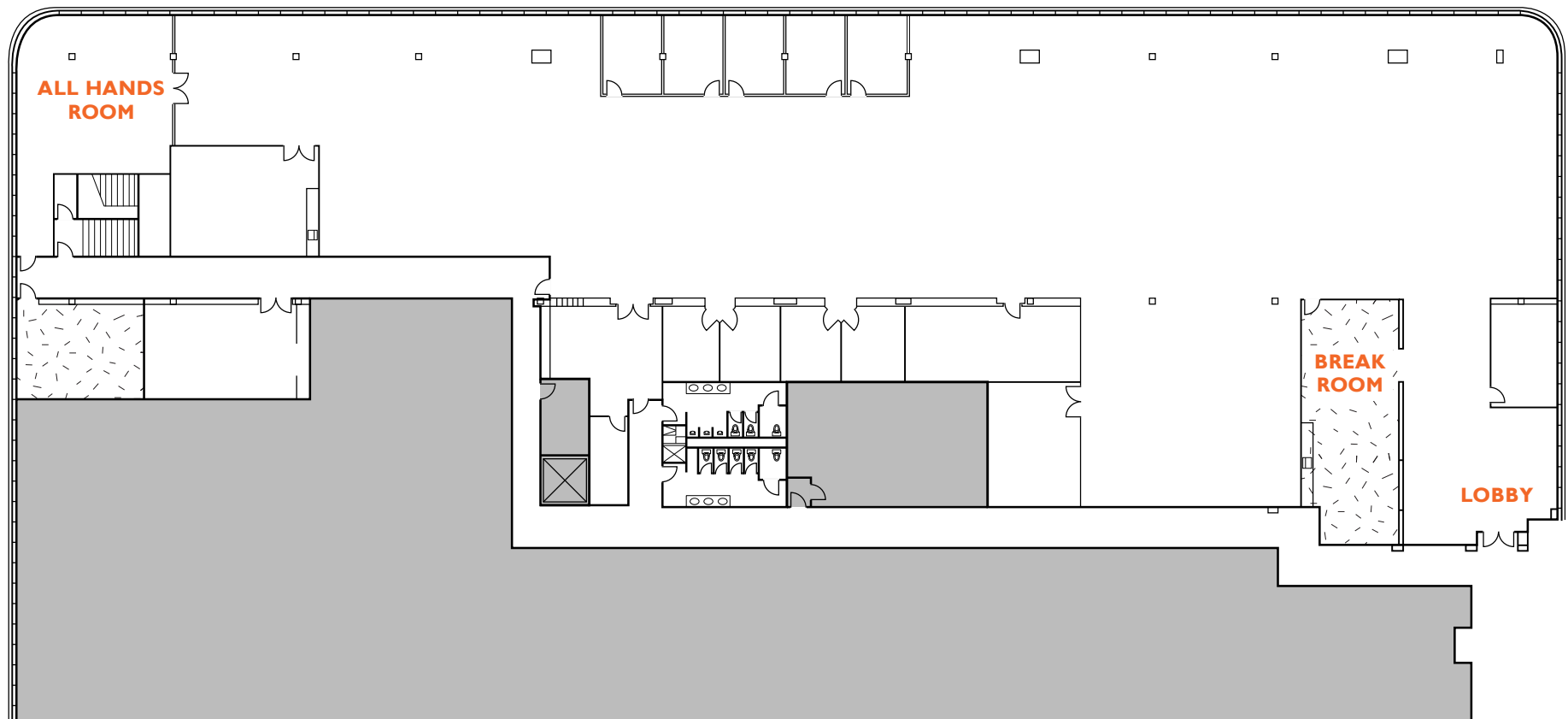
- Extensive Glass Line
- Elevator Served 2nd Floor
- 28 Offices
- 5 Conference Rooms
- 2 Phone Rooms
- 1 Break Room
- 1 Lab Room
- 1 Storage Area
- Newly Renovated Restrooms



○ 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

ALPHA MEDIA
LIVE. LOCAL. USA

Barracuda

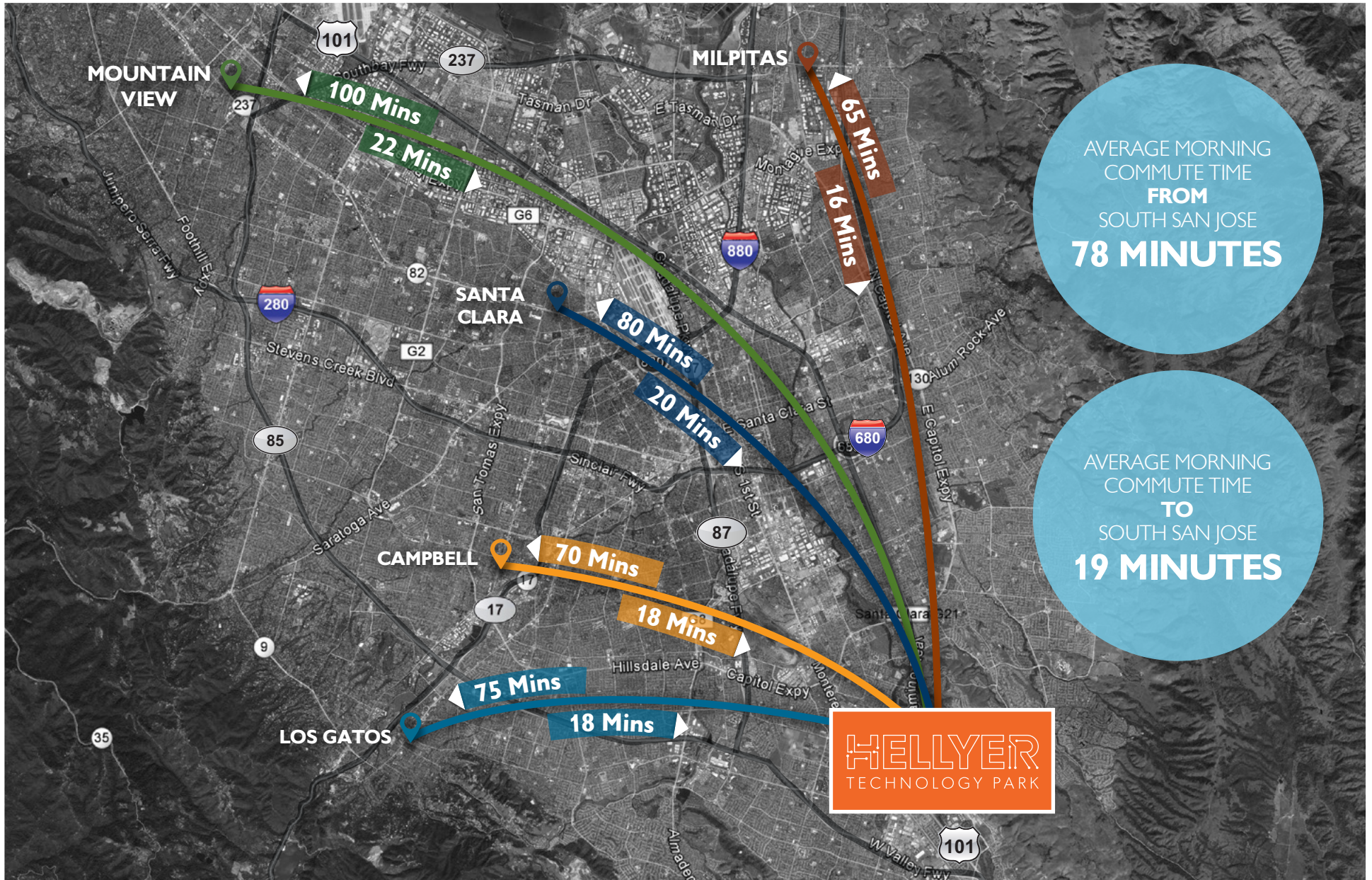
MERLINSOLAR

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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TECHNOLOGY PARK

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WALT STEPHENSON

+1 408 615 3458

walt.stephenson@cushwake.com

LIC #01793438

CLARK STEELE

+1 408 436 3653

clark.steele@cushwake.com

LIC #01995379

ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

LIC #01274540



SWIFT
REAL ESTATE PARTNERS



**CUSHMAN &
WAKEFIELD**