

HELLYER TECHNOLOGY PARK

5215-5225 HELLYER AVENUE, SAN JOSE



GROUND FLOOR SUITES AVAILABLE NOW!

±41,288 SF DIVISIBLE TO ±6,748 SF

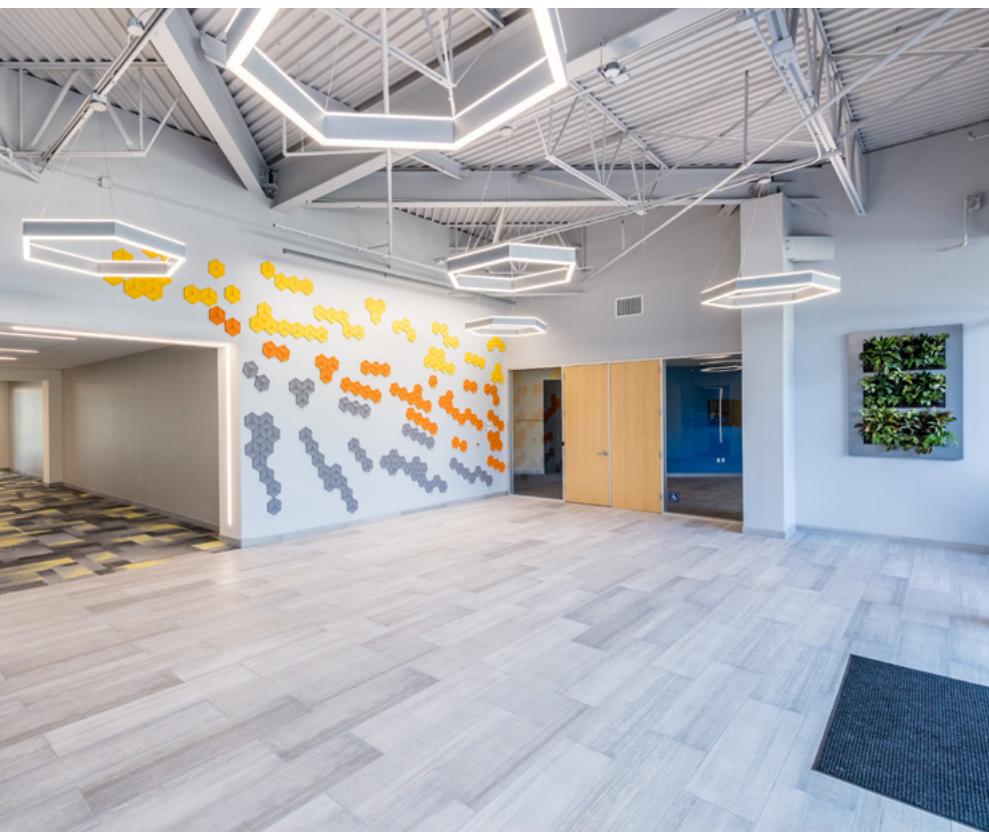
 **SWIFT**
REAL ESTATE PARTNERS

 **CUSHMAN &**
WAKEFIELD

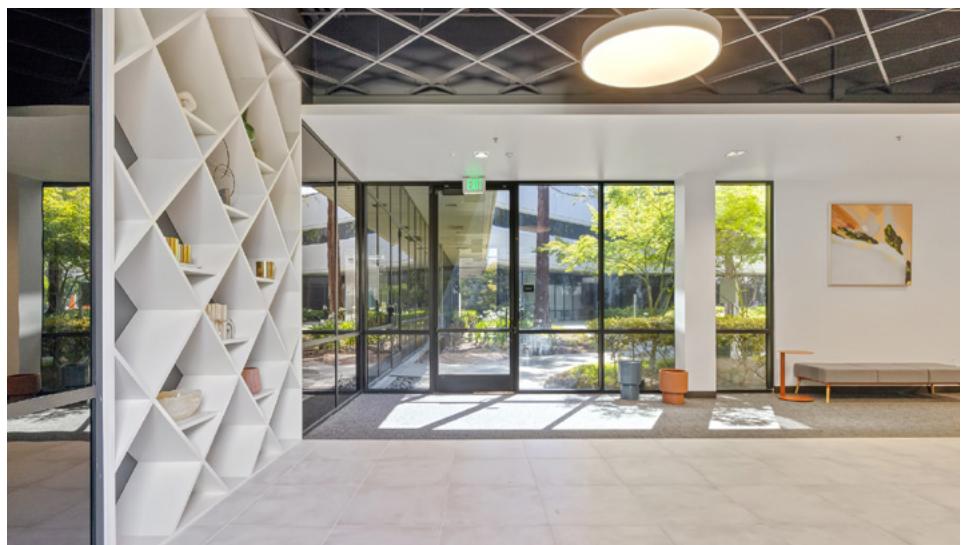
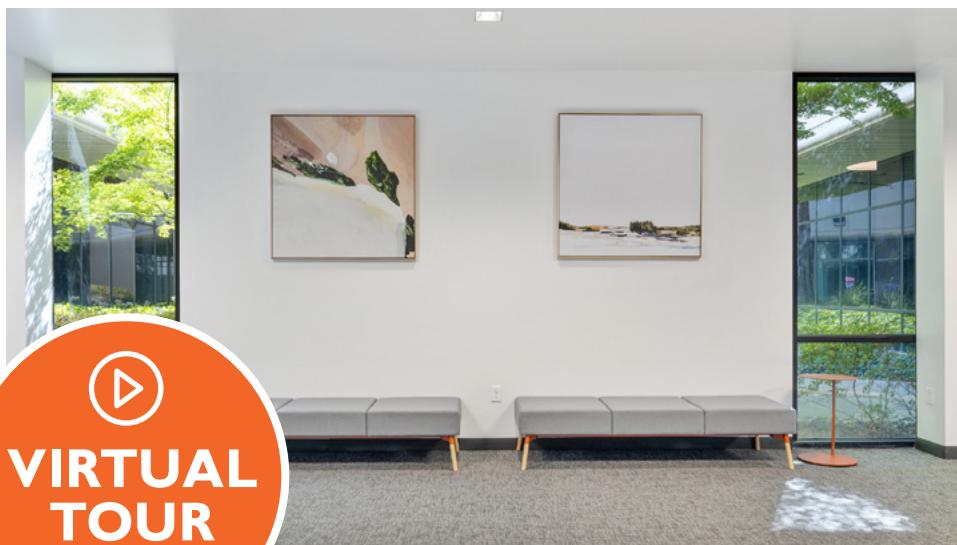
○ HIGHLIGHTS

- 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



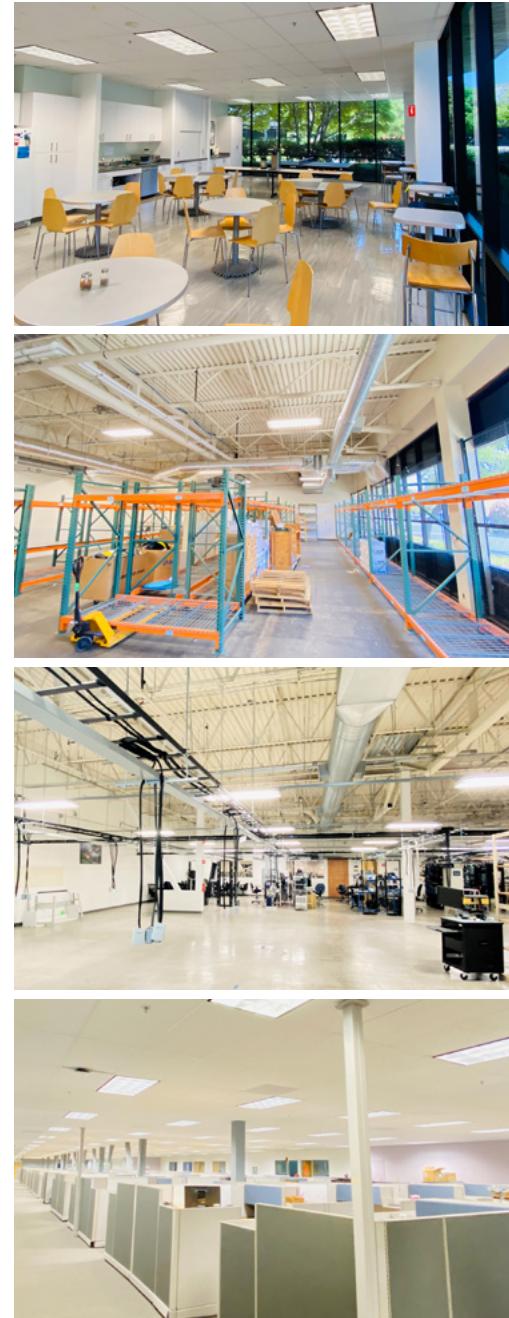
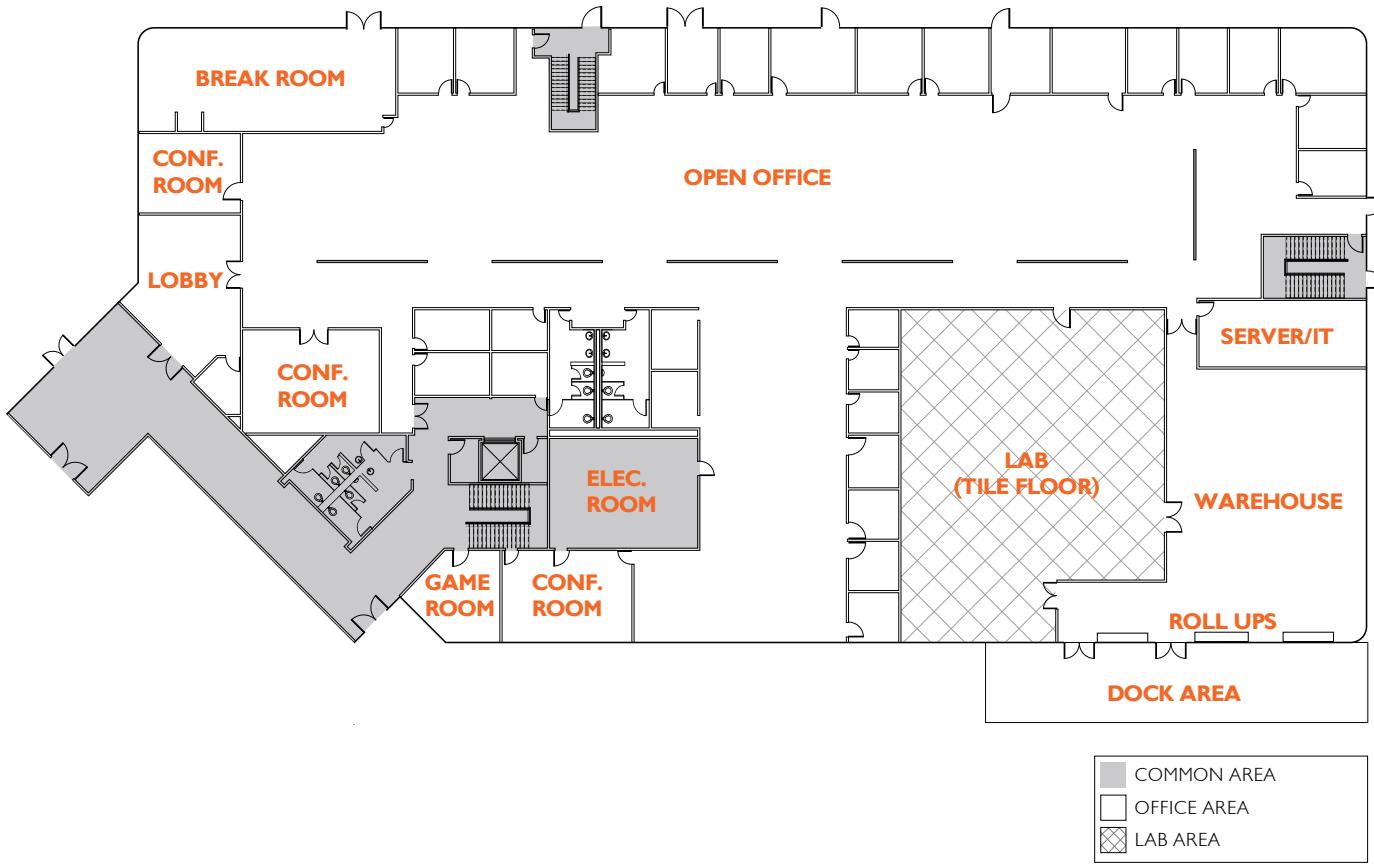


5225 HELLYER AVENUE
MODERN COMMON AREA & BREEZEWAY



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: $\pm 6,748$ - 12,220 SF

SUITE 250

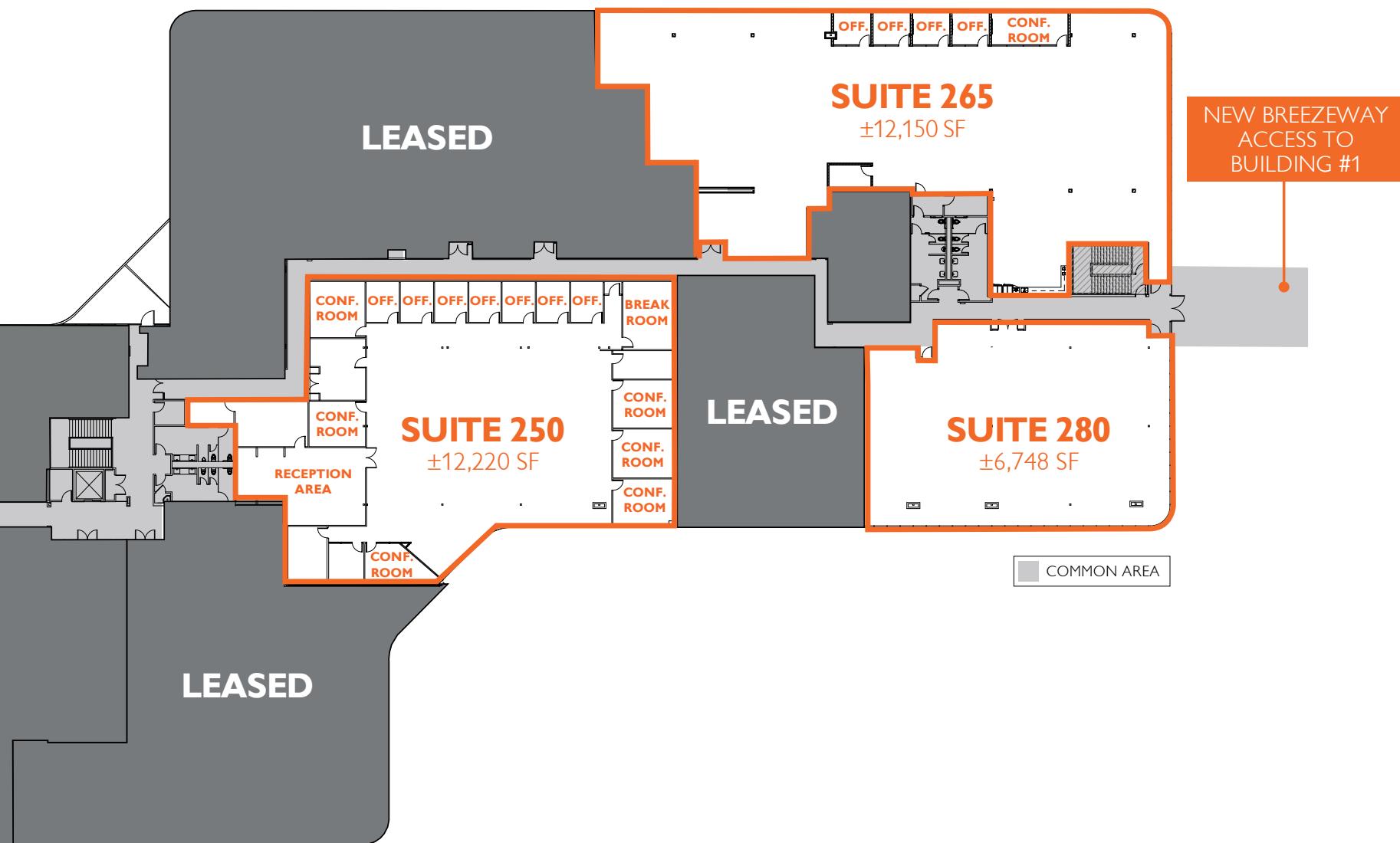
- Dedicated reception area
- 7 Private Offices
- 6 Conference Rooms
- Break Room
- High end finishes

SUITE 265

- 4 Private Offices
- Conference Room
- Kitchen

SUITE 280

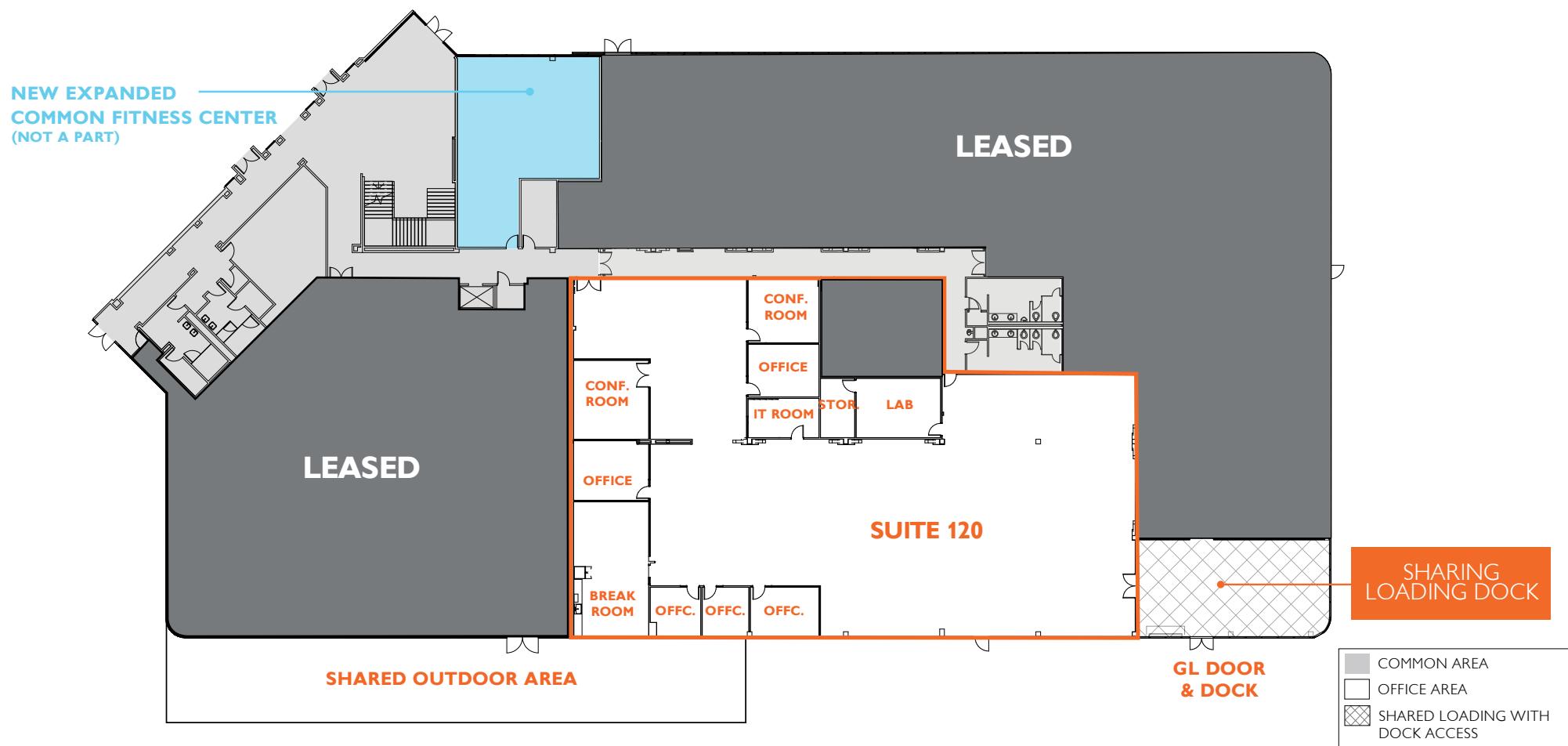
- Shell condition
- Interiors to suit



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

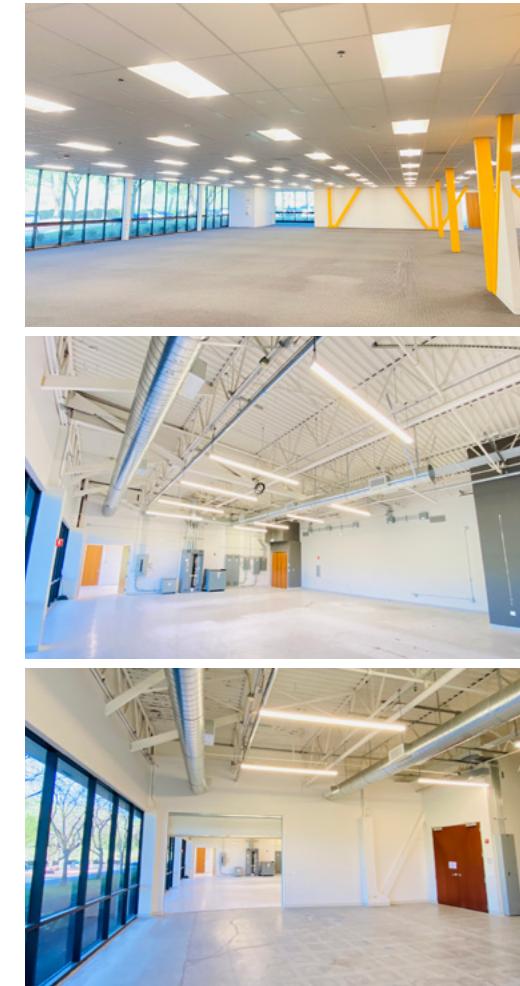
DOCK AND
GRADE LEVEL
LOADING



5215 HELLYER AVENUE, FIRST FLOOR
SUITE 150: $\pm 24,194$ SF

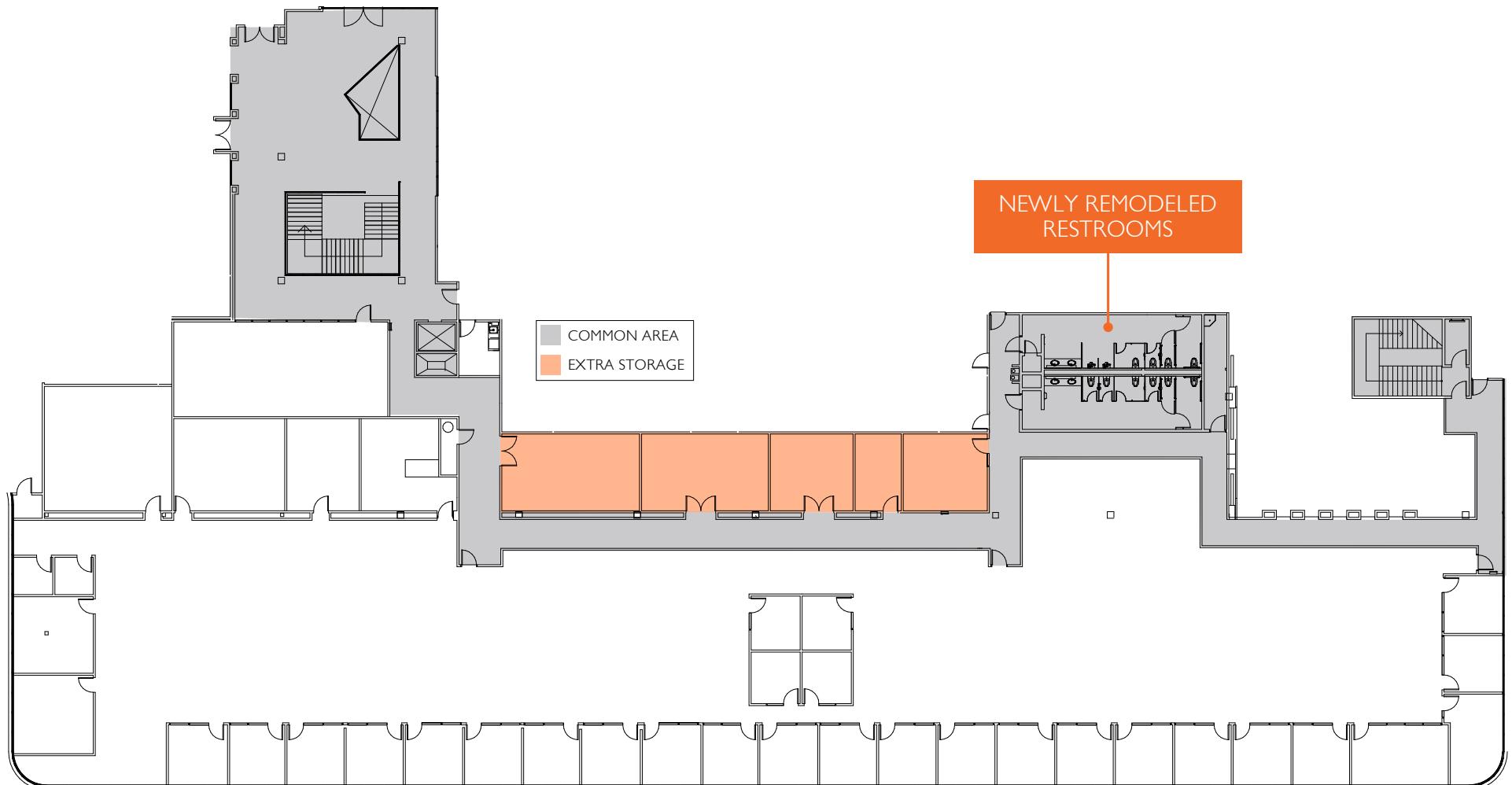
- 1st Floor Corner Suite
- 3 Labs
- 2 Offices
- 1 Conference Room
- Large Open Area
- Expansive Break Room

GRADE
LEVEL DOOR
AND
LAB SPACE



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

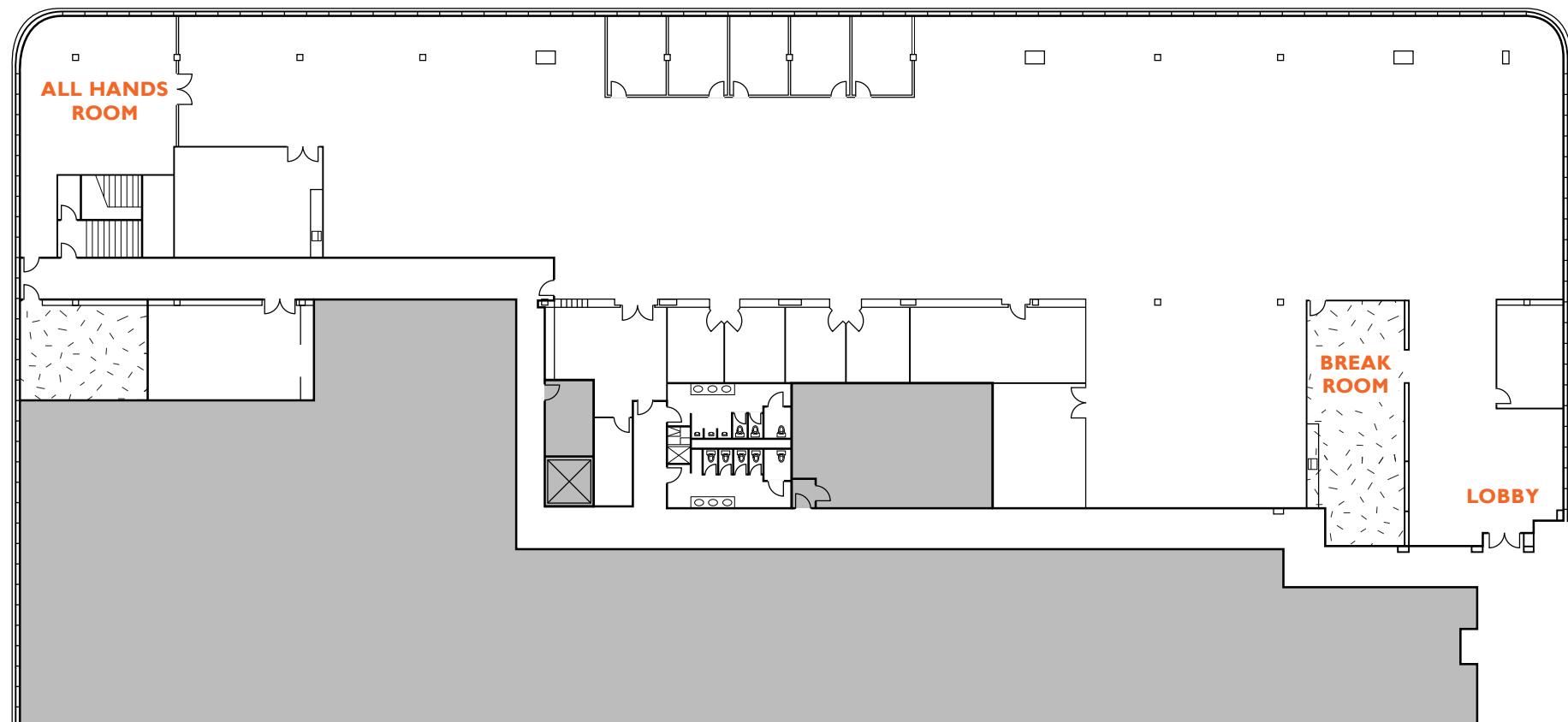
- Extensive Glass Line
- Elevator Served 2nd Floor
- 28 Offices
- 5 Conference Rooms
- 2 Phone Rooms
- 1 Break Room
- 1 Lab Room
- 1 Storage Area
- Newly Renovated Restrooms



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



REVERSE COMMUTE



NEARBY AMENITIES



**MINUTES TO HIGHWAY
101 & 85**

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



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