

HELLYER

TECHNOLOGY PARK

5215-5225 HELLYER AVENUE, SAN JOSE



MARKET READY SUITES AVAILABLE NOW!

±55,317 SF DIVISIBLE TO ±6,748 SF

 **SWIFT**
REAL ESTATE PARTNERS

 **CUSHMAN &
WAKEFIELD**

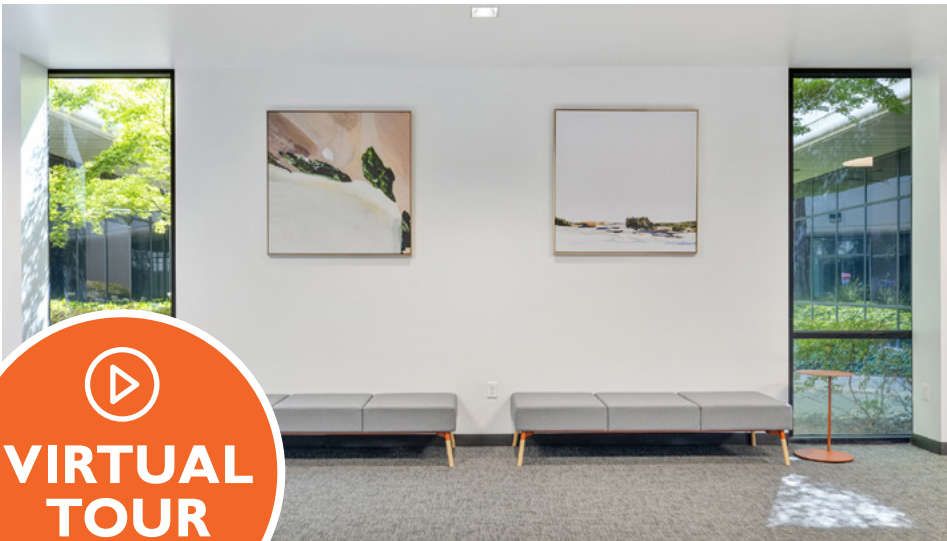
○ HIGHLIGHTS

- South San Jose's Largest Multi-Tenant Project
- Market Ready Suites
- Completely Renovated Common Areas and Lobbies
- 3.7/1,000 SF Parking Ratio
- New Expanded Fitness Facility with Showers and Lockers
- Common & Dedicated Shipping & Receiving Capabilities
- Freight Elevator Access
- Exceptional Outdoor Amenities Including Courtyard with Wi-Fi Access, Lounge Seating, Collaborative Meeting Areas, Outdoor Kitchen, BBQ and Sand Volleyball Court
- Numerous Amenities Close-By; Walking Distance to Silver Creek Sportsplex
- Reverse Commute with Immediate Access to HWY 101 and 85
- Flexible Office, R&D and Manufacturing Campus
- Private Storage Space Available to Tenants





○ 5225 HELLYER AVENUE
COMMON AREA UPGRADES & NEW BREEZEWAY

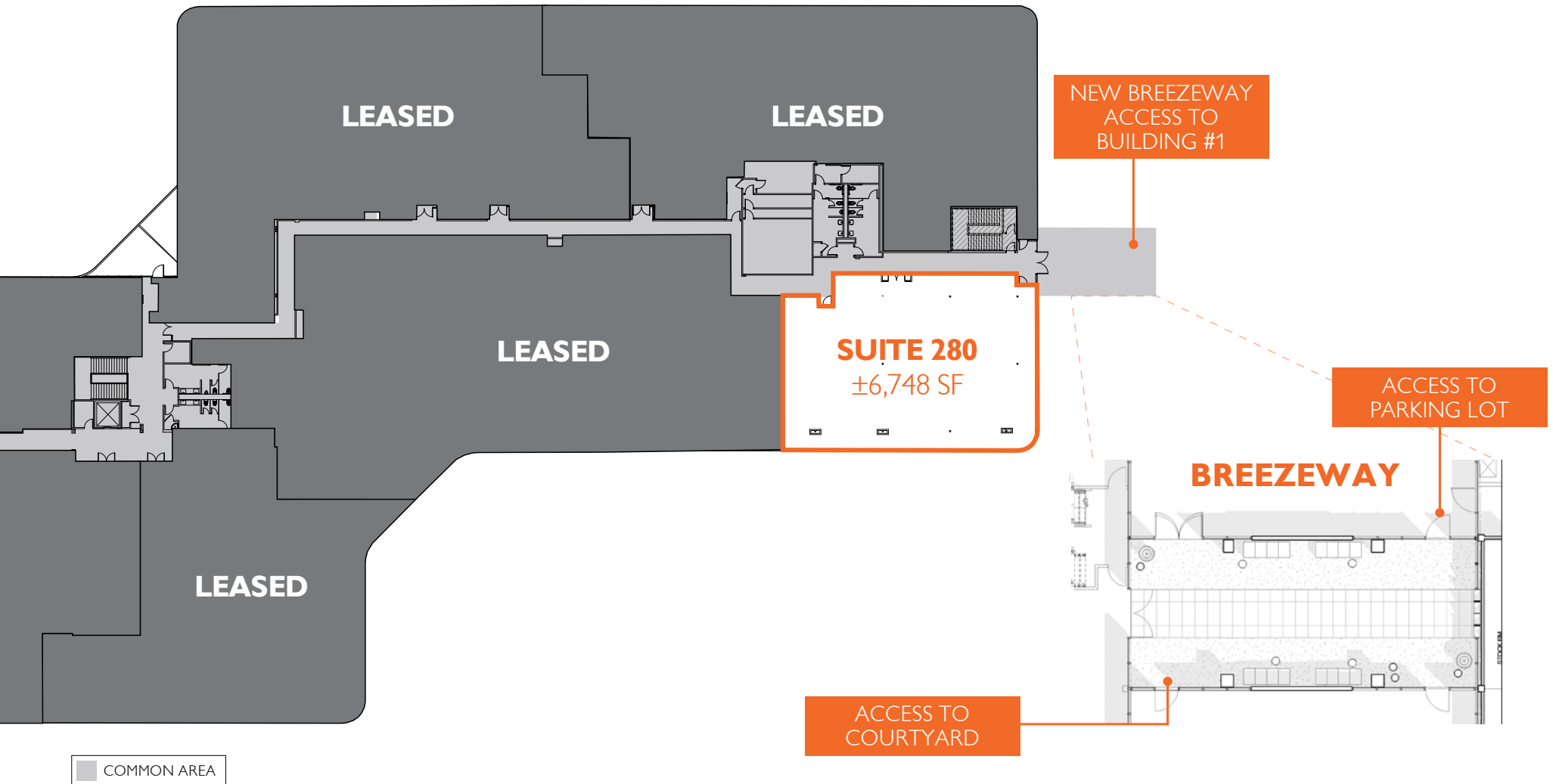


○ HELLYER TECHNOLOGY PARK



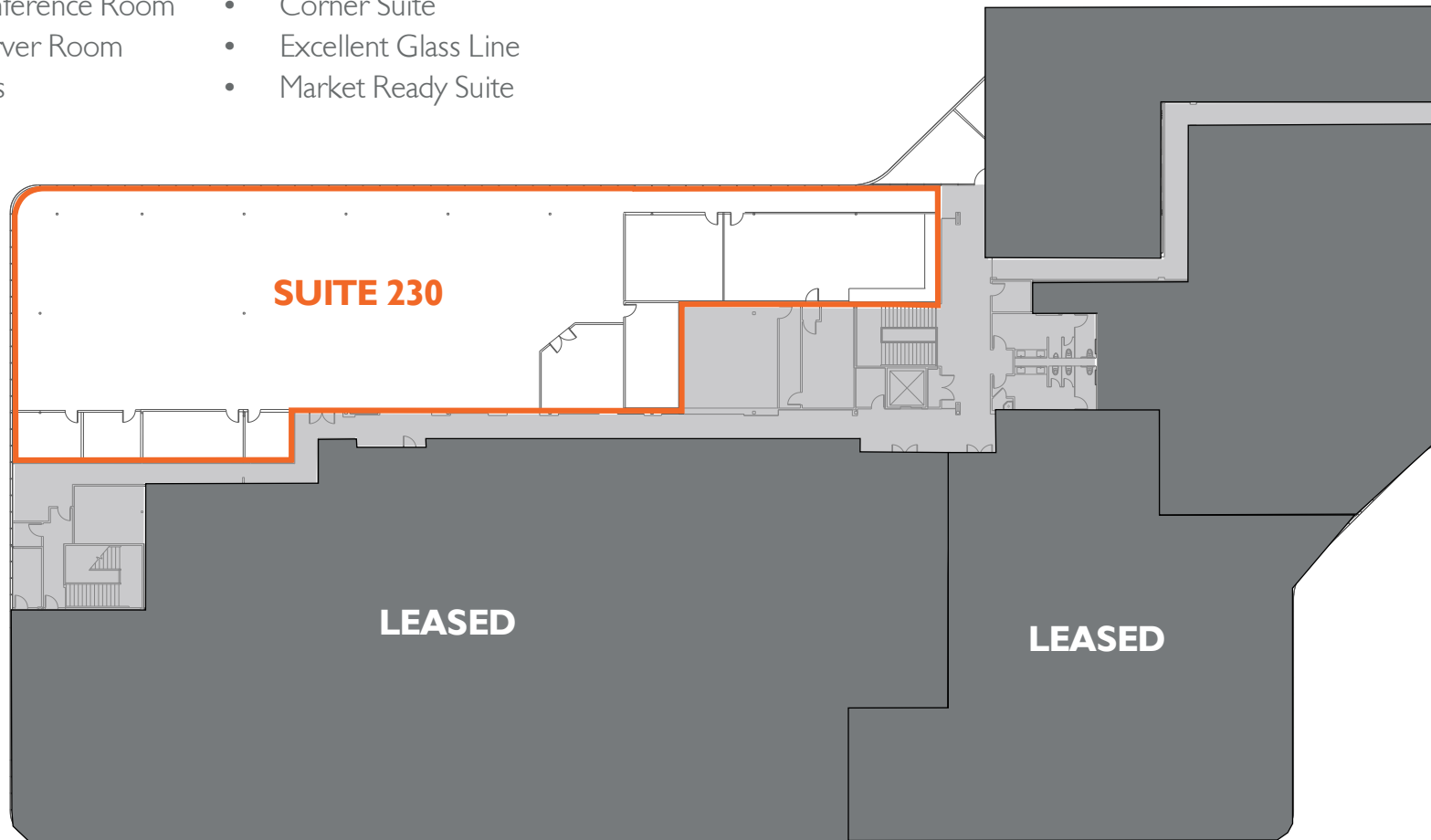
MARKET READY SUITES
WITH MODERN FINISHES

○ 5225 HELLYER AVENUE, SECOND FLOOR
±6,748



○ 5225 HELLYER AVENUE, SECOND FLOOR
SUITE 230: ±12,849 SF

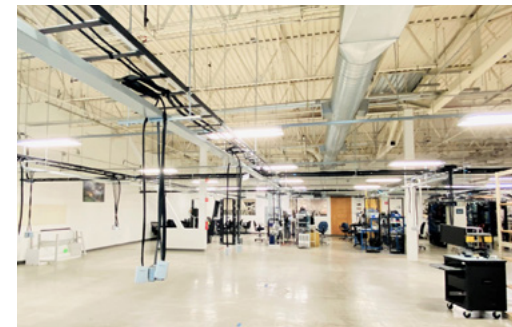
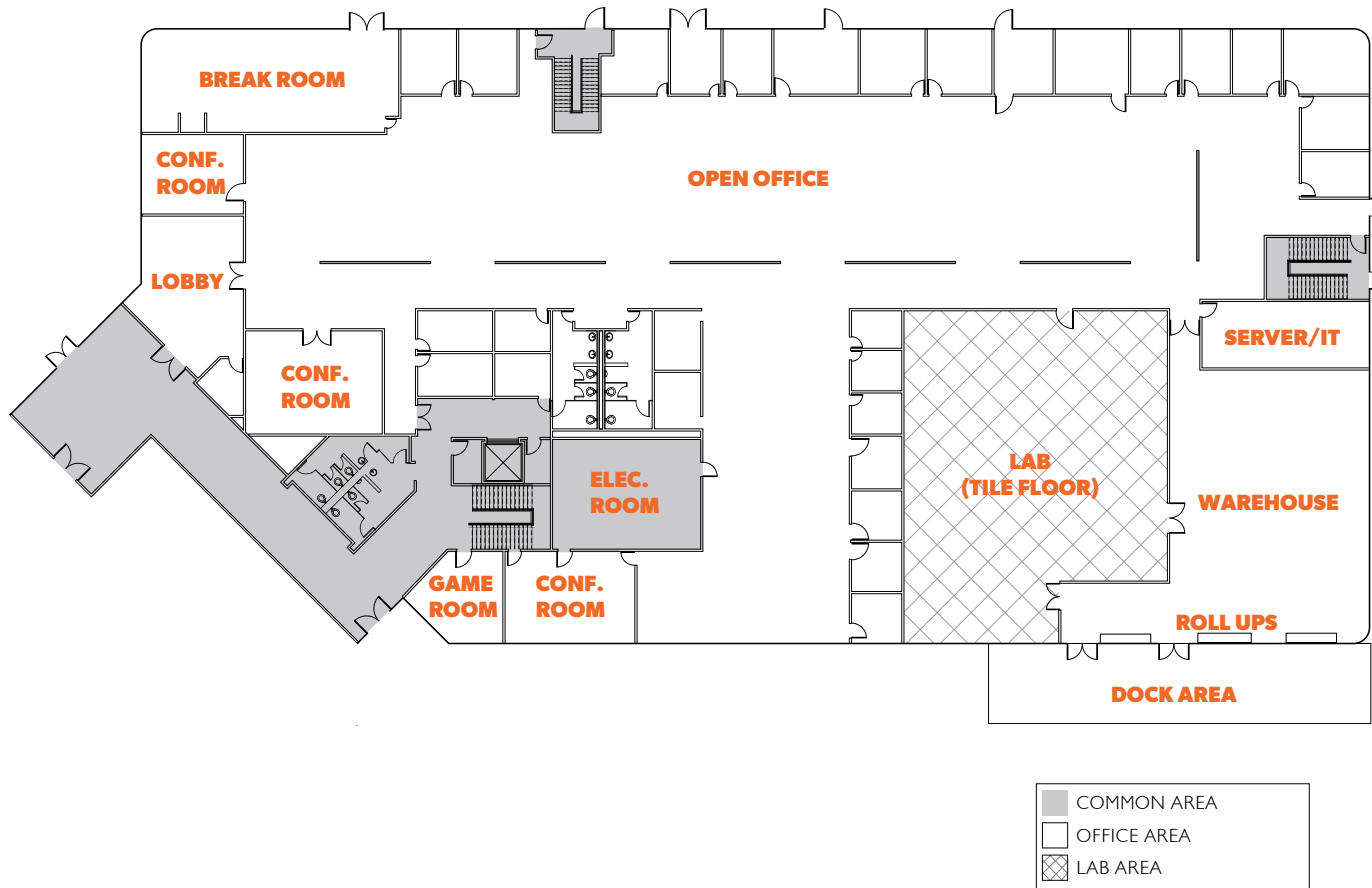
- 3 Offices
- 1 Conference Room
- IT/Server Room
- 3 Labs
- Large Open Area
- Corner Suite
- Excellent Glass Line
- Market Ready Suite



○ 5225 HELLYER AVENUE, FIRST FLOOR

SUITE 100: ±37,582 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



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

*CAN BE COMBINED WITH SUITE 110 FOR A TOTAL OF ±64,764 SF

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

**GRADE
LEVEL DOOR
AND
LAB SPACE**



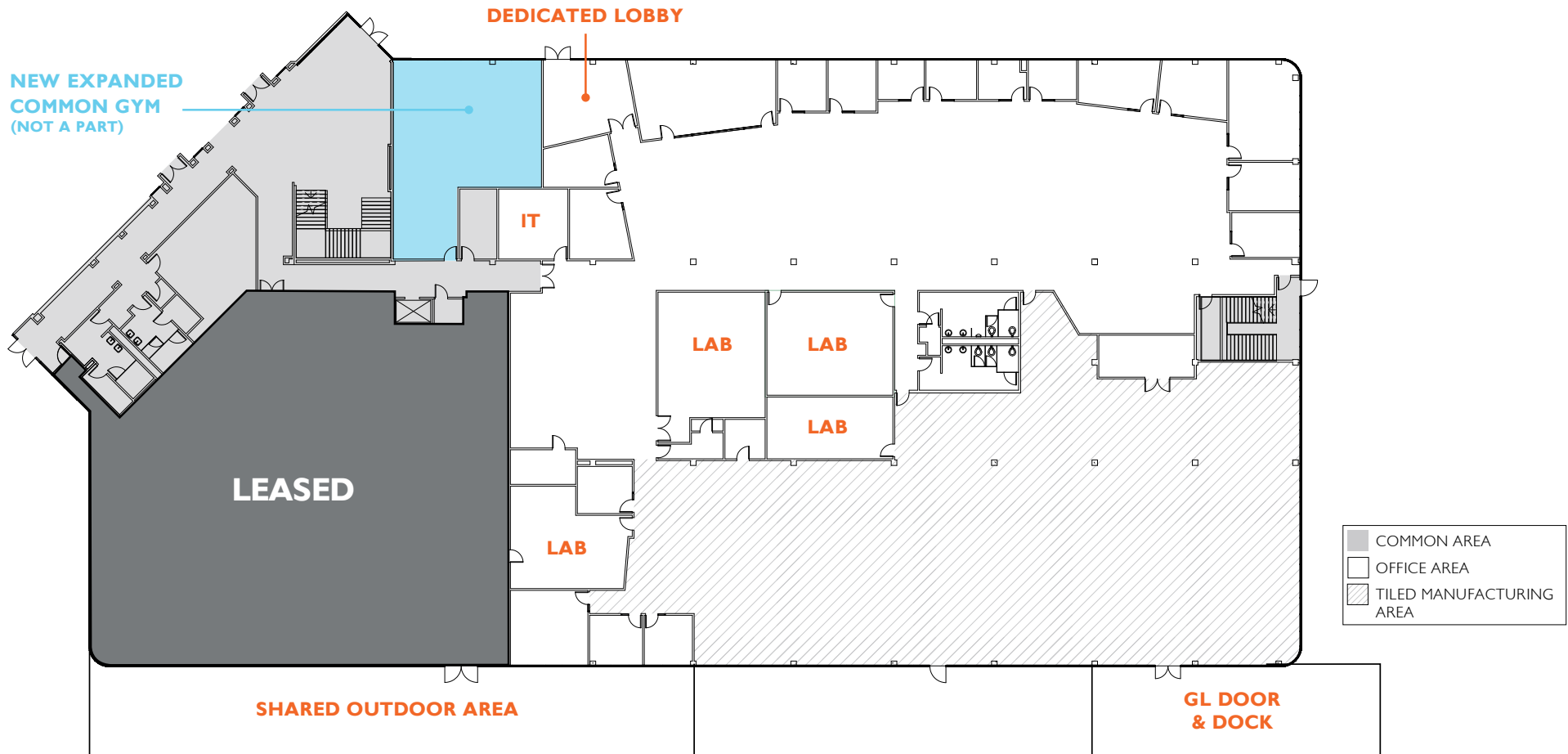
5215 HELLYER AVENUE, FIRST FLOOR

SUITE 100: ±31,123 SF

*CAN BE COMBINED WITH SUITE 150 FOR A TOTAL OF ±55,317 SF

- Dedicated Entrance & Lobby
- Ground Floor Suite
- ±14 Offices
- ±2 Conference Rooms
- ±4 Lab Rooms
- Dedicated GL Door & Dock
- Tiled Manufacturing Area
- 14' Clear Height Possible
- IT/Server Room
- Private Restrooms
- Shared Patio & Courtyard Nearby

DOCK AND GRADE LEVEL LOADING

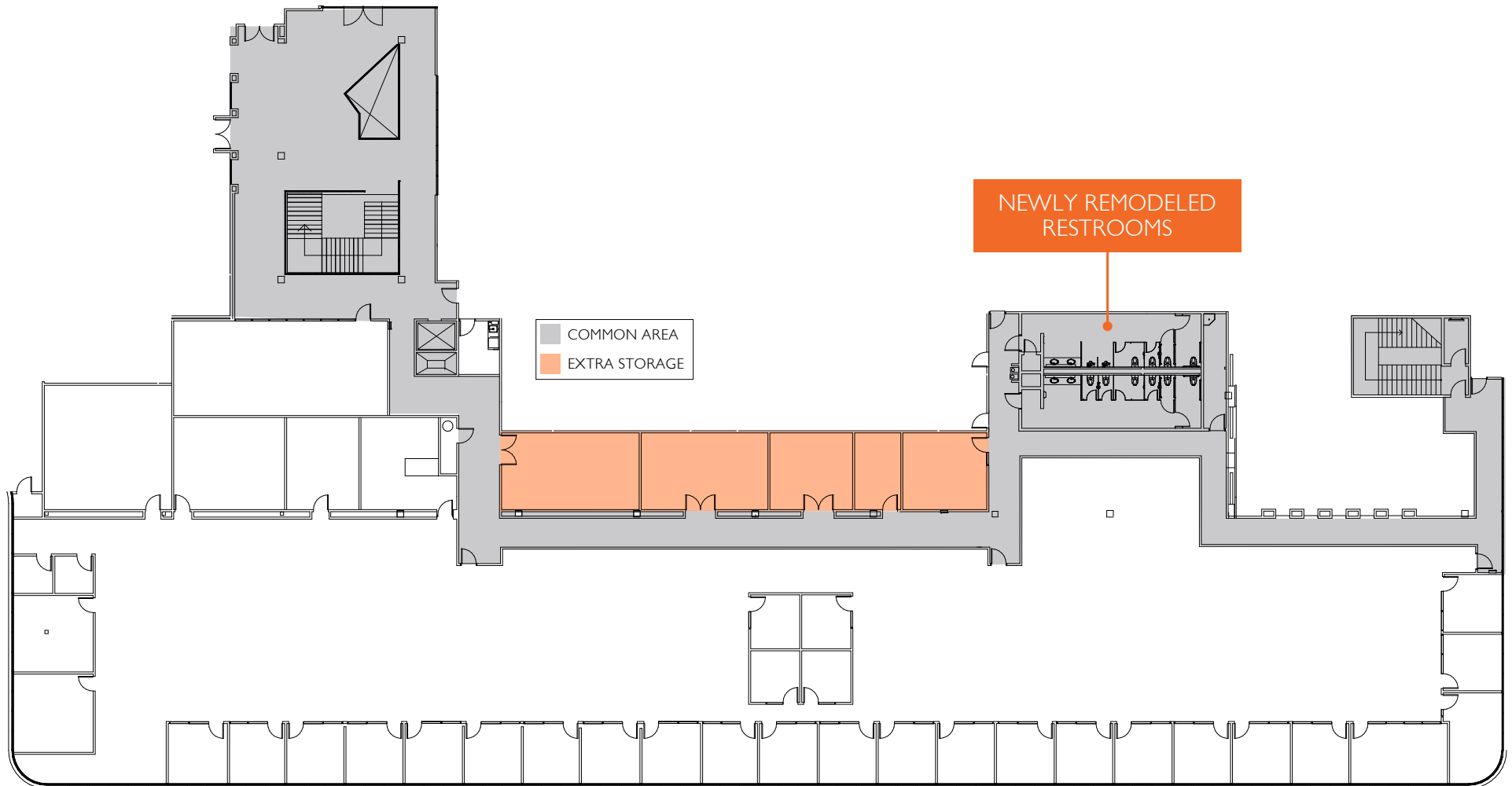


○ 5215 HELLYER AVENUE, SECOND FLOOR

SUITE 210: ±23,046 SF*

*CAN BE COMBINED WITH SUITE 110 FOR A TOTAL OF ±63,616 SF

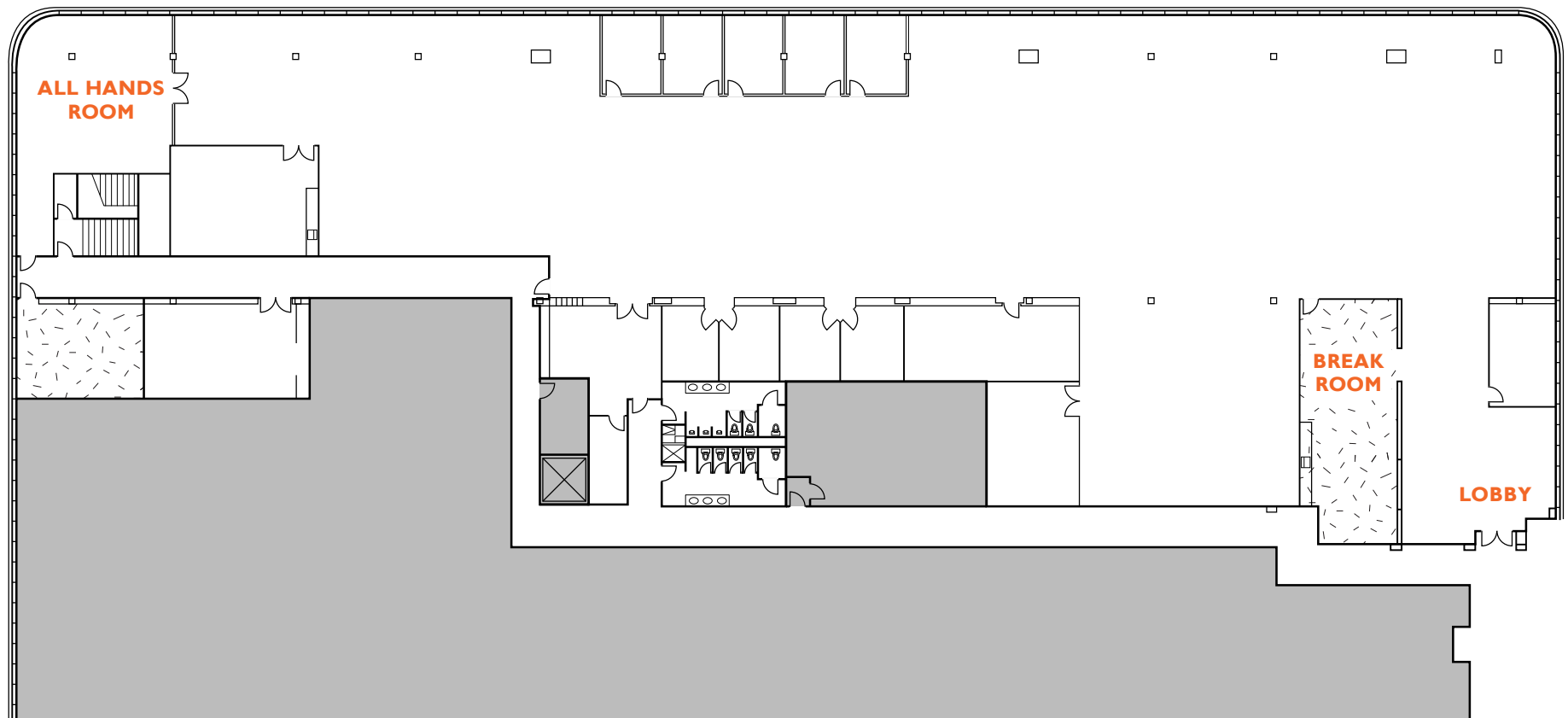
- Extensive Glass Line
- Elevator Served 2nd Floor
- 28 Offices
- 5 Conference Rooms
- 2 Phone Rooms
- 1 Break Room
- 1 Lab Room
- 1 Storage Area
- Newly Renovated Restrooms



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

**SHORT TERM
AVAILABLE!**

- 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





OUTDOOR SAND VOLLEYBALL



BBQ & OUTDOOR PAVILION



CONNECTING WALKWAYS

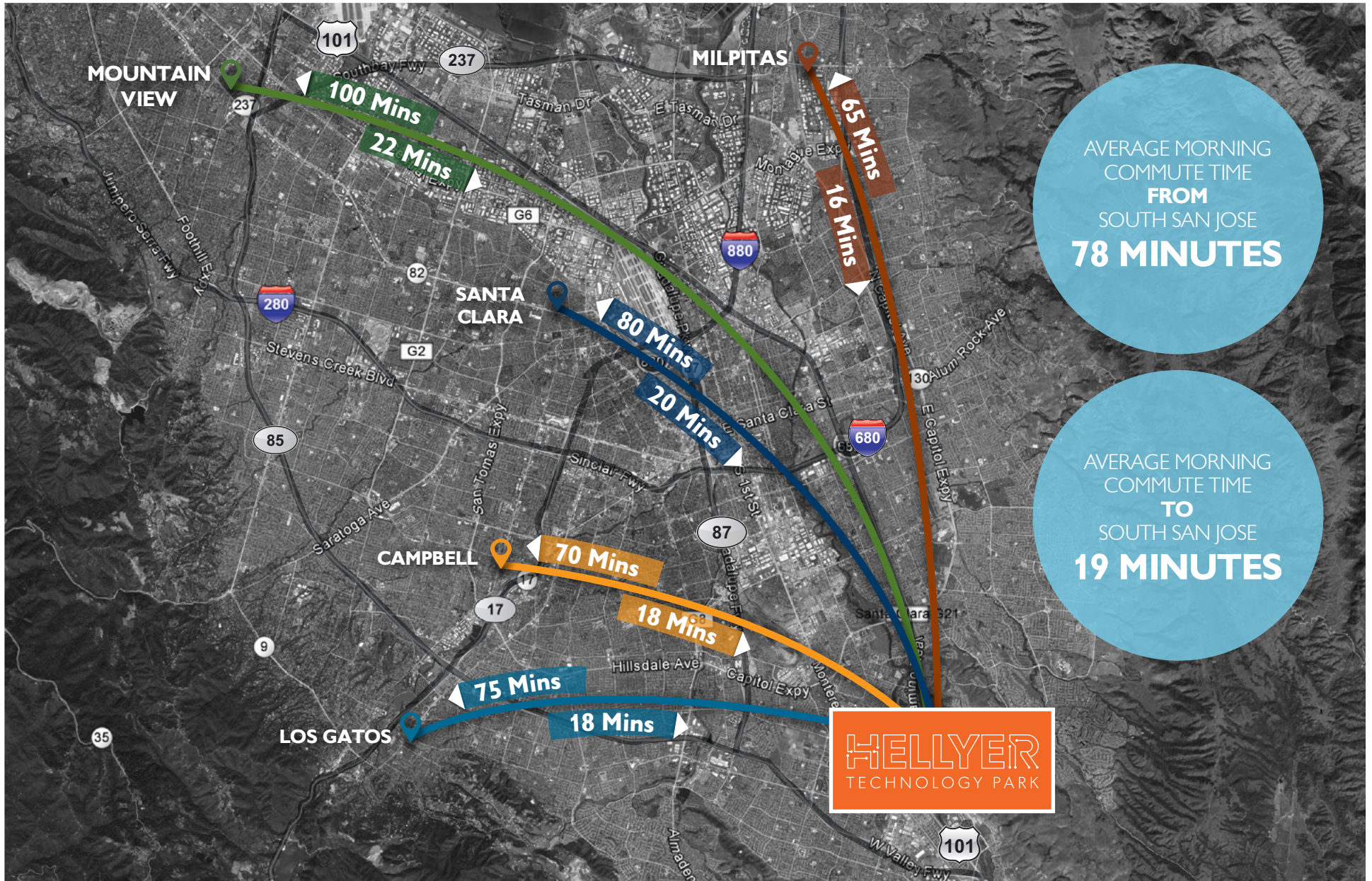


5215
HELLYER
AVENUE

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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