

# HELLYER

## TECHNOLOGY PARK

5225 HELLYER AVENUE, SAN JOSE  
SUITE 260



**SUITE 260**  
**AVAILABLE NOW FOR SUBLEASE**

±4,025 SF



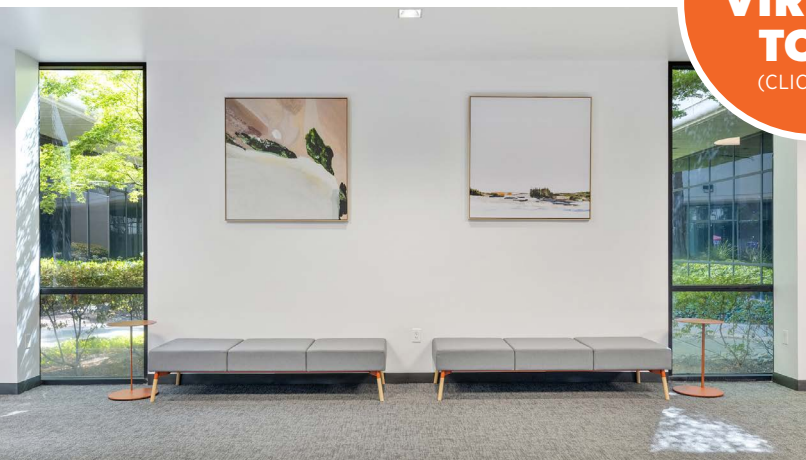
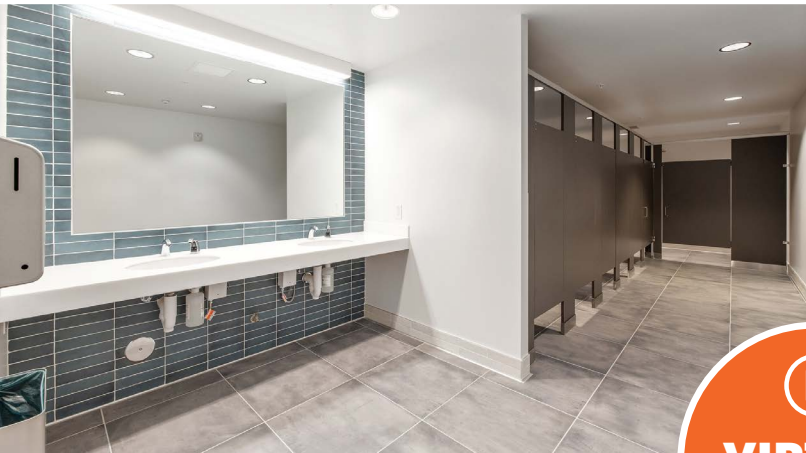
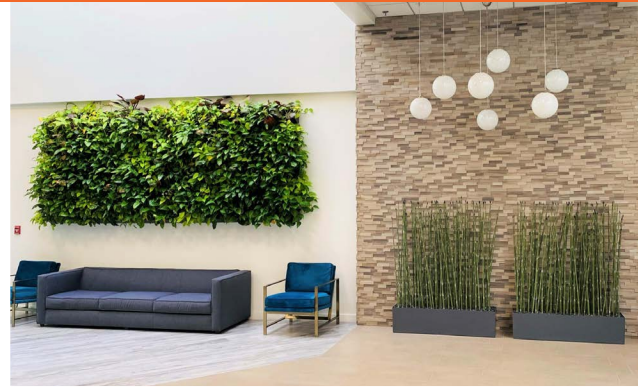
HELLYER TECHNOLOGY PARK

# ○ PROPERTY OVERVIEW

## 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

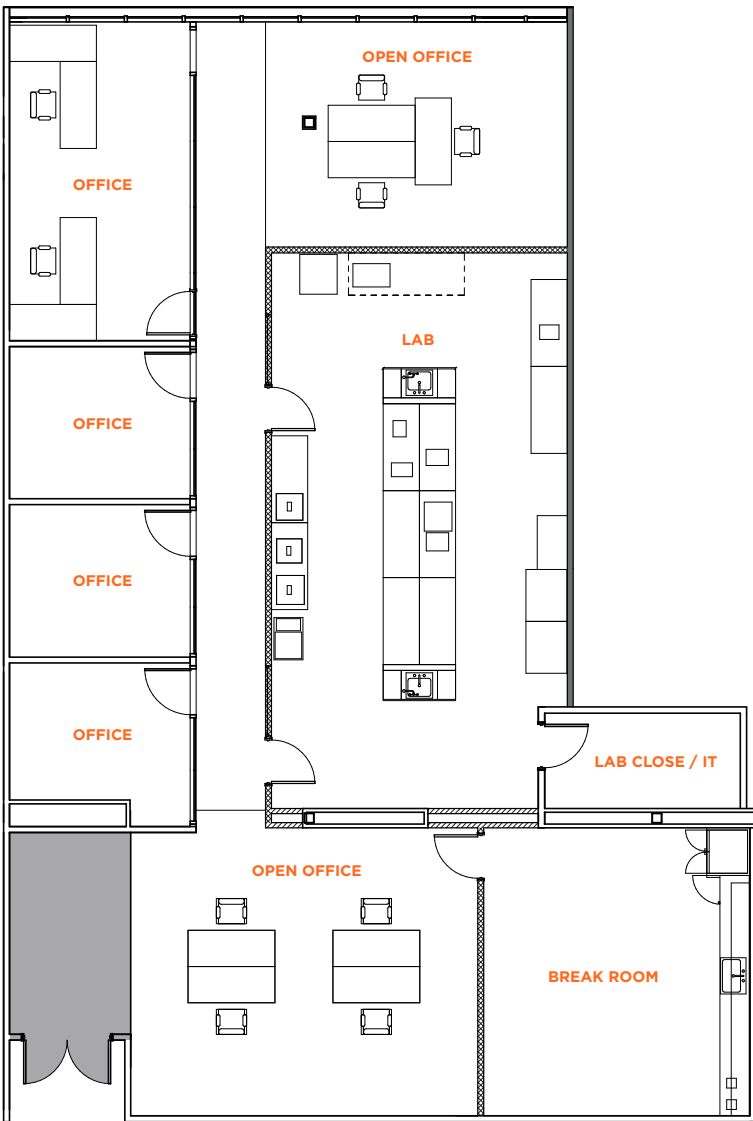
## COMMON AREA UPGRADES & NEW BREEZEWAY



# FLOOR PLAN

## 5225 HELLYER AVENUE, SECOND FLOOR SUITE 260: ±4,025 SF

- 7/31/2028 LED
- Brand new lab space with new fume hoods installed



**MARKET READY SUITES**  
WITH MODERN FINISHES

# NEARBY AMENITIES

**HELLYER TECHNOLOGY PARK**

**SILVER CREEK VALLEY COUNTRY CLUB**

- Silver Creek Sportsplex
- Club Sport
- High Five Pizza

**SILVER CREEK LANDING**

- Julio's Mexican
- Niji Sushi & Ramen
- Demandate
- Century 21
- Balance Yoga Center
- Kumon Learning

**MONTEREY PLAZA**

- Barrio Fiesta
- Sally Beauty
- Jade China
- Dollar Tree
- FoodMaxx
- McDonald's
- Sato Sushi
- Six to Midnite
- Subway
- The Cheesesteak Shop
- Holder's Country Inn
- Taco Bell

**SANTA TERESA & BERNAL CENTER**

- Bernal Bagels & Donuts
- Carl's Jr
- El Amigo Mexican
- Flames
- Taco Bell
- Southwide Cafe
- Subway
- Sushi Boat Town
- Baskin Robbins
- Emperor Norton's Pizza
- Starbucks
- Golden House

**BERNAL PLAZA**

- Lucky
- US Bank
- Gold's Gym
- Ross
- Sweet Tomatoes
- Baja Fresh
- McDonald's
- Starbucks
- Staples
- Chase Bank
- Fu Kee Sushi
- Papa Murphy's
- Togo's
- Jamba Juice
- Nick the Greek
- SimpleViet

**SANTA TERESA GOLF CLUB**

**COTTLE & ROCHESTER CENTER**

- Bill's Cafe
- Baskin Robbins
- Castillo's Mexican
- Erik's Deli
- Pizza Hut
- Petite Baguette

**GAVILAN PLAZA**

- Burrito Factory
- Rai's India Bazaar
- Wells Fargo Bank
- Simple Beverage

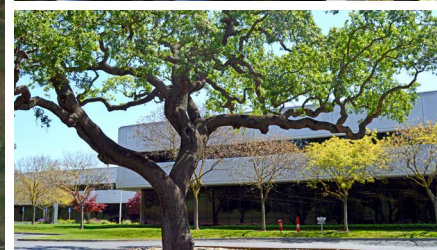
**VILLAGE OAKS**

- Target
- Safeway
- Party City
- Ulta
- Petco
- Marshall's
- AT&T
- AZ Dental
- Yogurtland
- Panera Bread
- Panda Express
- Chase Bank
- Just Falafel
- Senro Sushi
- Five Guys
- Chipotle
- MOD Pizza
- Starbucks
- T-Mobile
- Supercuts
- European Wax
- Bank of America
- GNC
- Nail Salon

**BLOSSOM HILL CALTRAIN**

**CHICK-FIL-EL**

**EXTENDED STAY AMERICA RESIDENCE INN**



**MINUTES TO HIGHWAY 101**

**5 MINUTE DRIVE TO BLOSSOM HILL CALTRAIN**

# HELLYER TECHNOLOGY PARK

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