



# Hellyer Technology Park

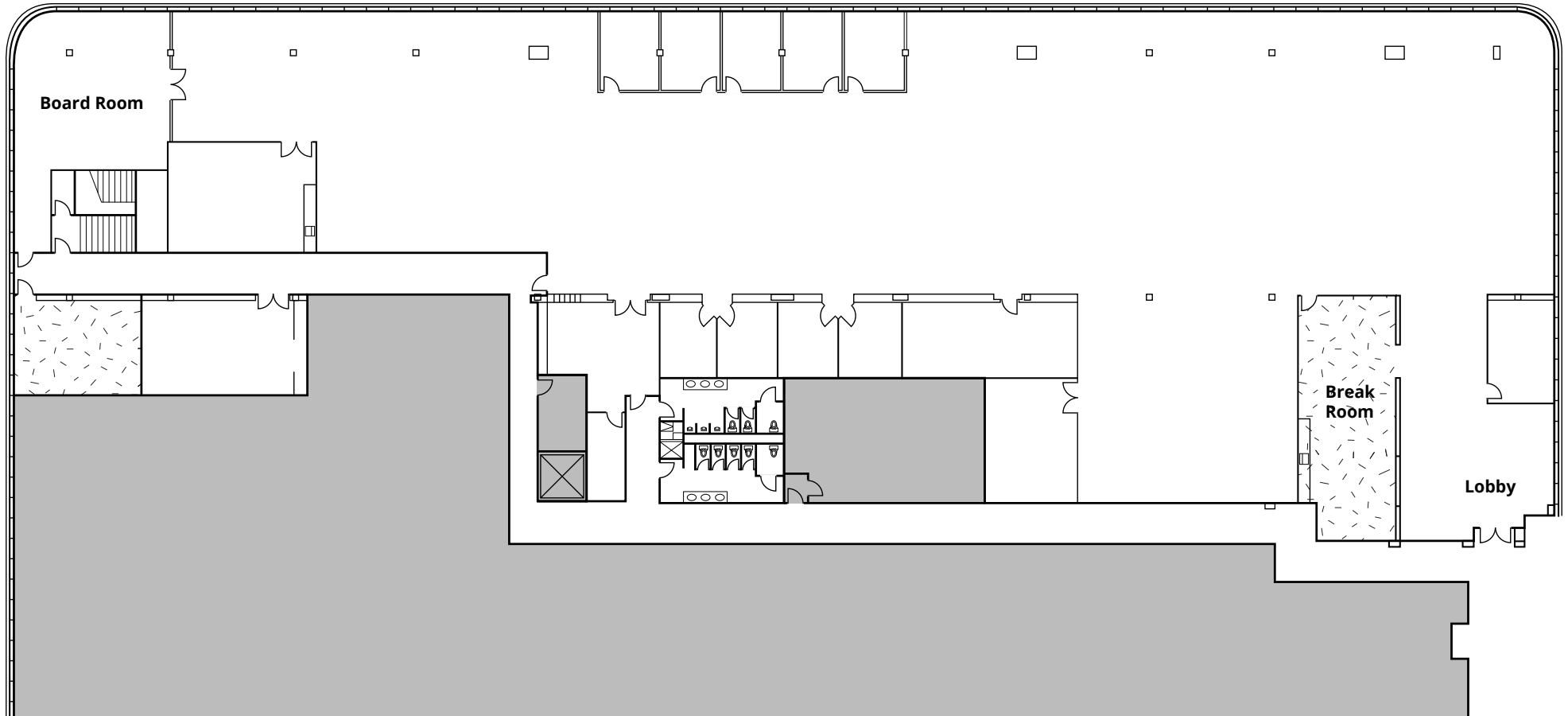
For Sublease | ±26,519 SF Available Now  
5215 Hellyer Avenue, Suite 250, San Jose, CA

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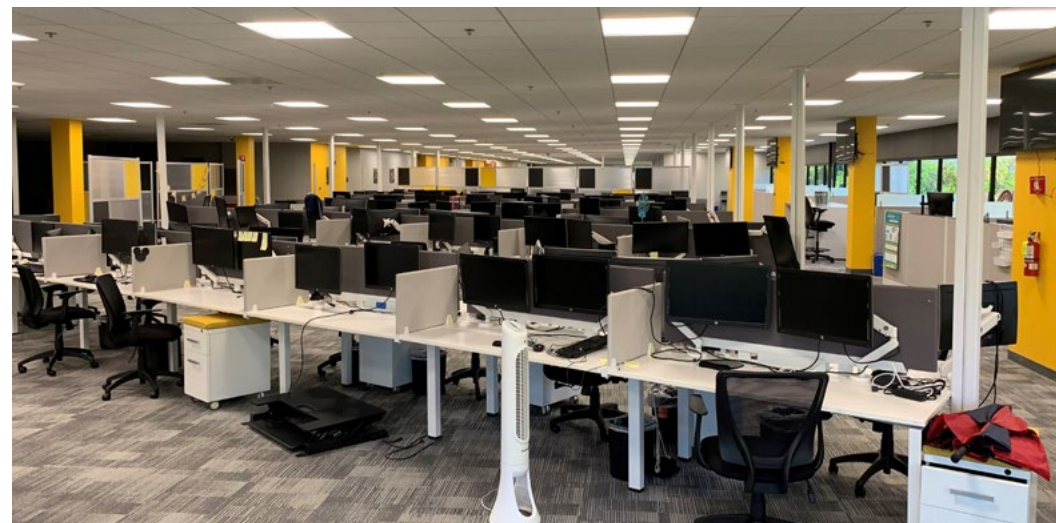
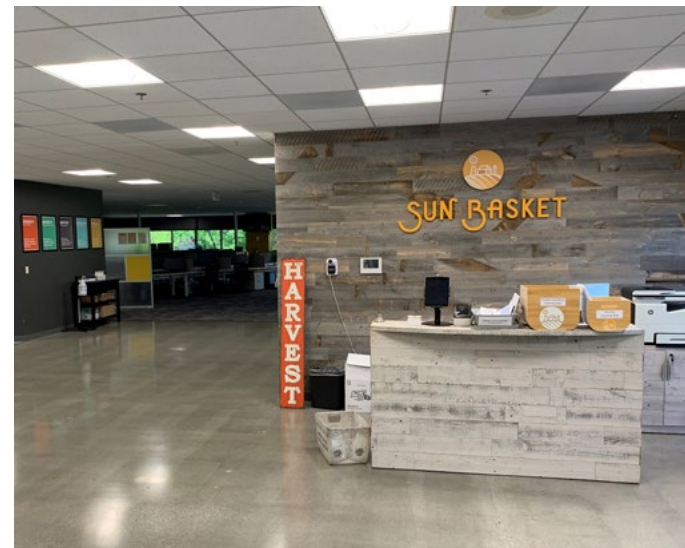
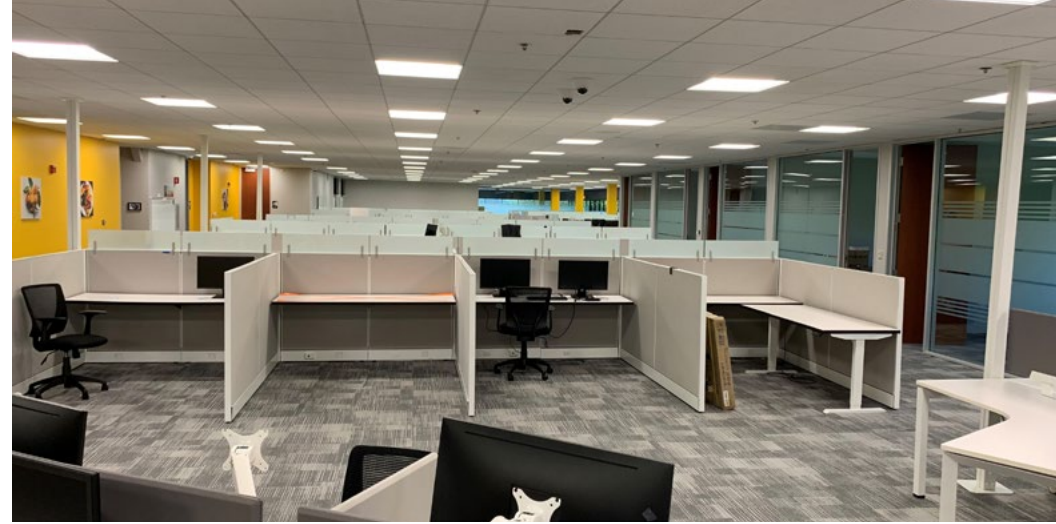


- Exceptional Outdoor Amenities Including Courtyard with Wi-Fi Access, Lounge Seating, Collaborative Meeting Areas, Outdoor Kitchen, BBQ and Sand Volleyball Court
- The first floor has full height floor to ceiling glass with beautiful views of the surrounding rolling hills, Coyote Creek and jogging/biking trail.
- Timeless architectural design offering curved glass at corners.
- Completely Renovated Common Areas and Lobbies
- Freight Elevator Access
- 3.7/1,000 Parking Ratio
- Picturesque setting with Coyote Creek and rolling hills surrounding the development.
- Convenient location adjacent to US Highway 101 and Highway 85, providing easy access to North San Jose, the rest of Silicon Valley, the Peninsula and Morgan Hill.
- Reverse commute with great access to Highways 101 and 85
- LED 5/31/2024

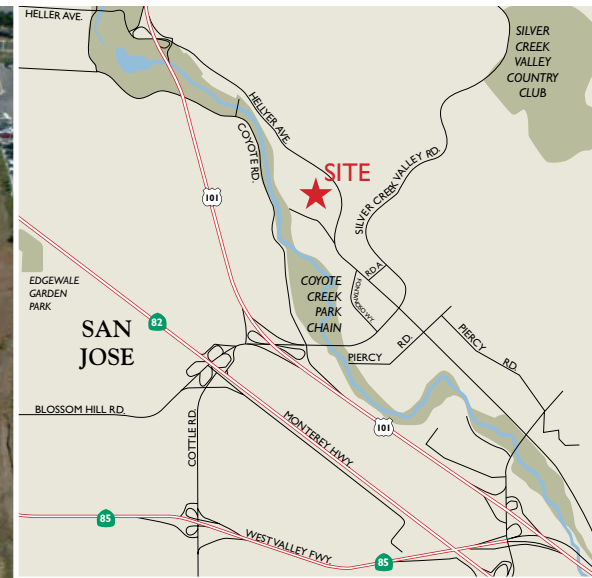
# Floor Plan



 VCT Flooring

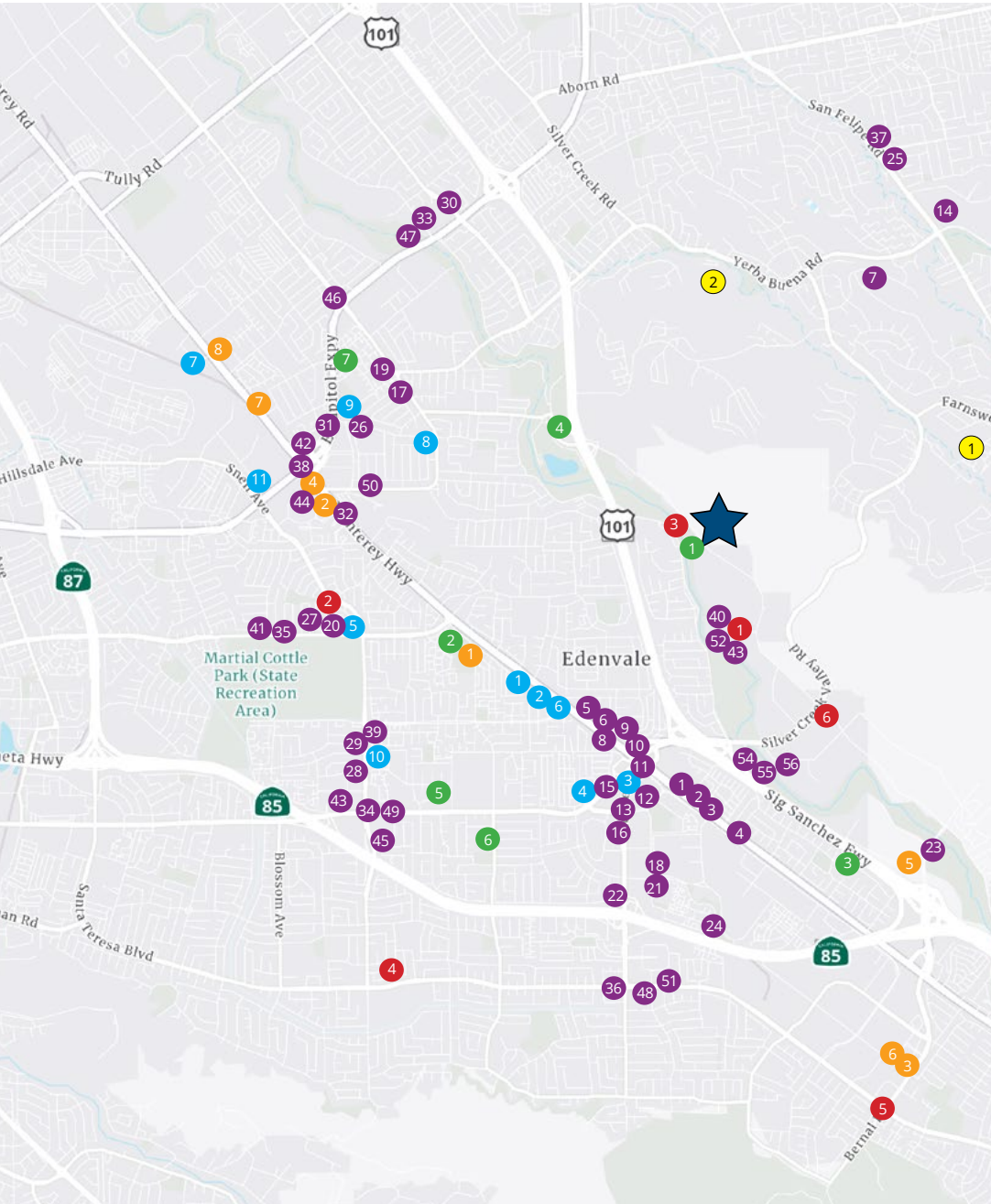


# Hellyer Technology Park



# Amenities Map

# Hellyer Technology Park



## Restaurants & Fast Food

- |                                     |                                |
|-------------------------------------|--------------------------------|
| 1. The Cheese Steak Shop            | 29. Taco Bell                  |
| 2. Subway Sandwiches & Salad        | 30. Taco Bell                  |
| 3. Taco Bell                        | 31. Round Table Pizza          |
| 4. New Jade Chinese Restaurant      | 32. KFC                        |
| 5. Mimi's Chinese Kitchen           | 33. Denny's Restaurant         |
| 6. Little Caesars Pizza             | 34. Mountain Mike's Pizza      |
| 7. Gin Ga Sushi                     | 35. Panda Express              |
| 8. Ocean Palace Chinese Restaurant  | 36. Round Table                |
| 9. Ocean Delight Seafood Restaurant | 37. McDonald's                 |
| 10. Trines Cafe 6 & Pizza           | 38. Burger King                |
| 11. Sato Sushi                      | 39. Pizza Hut                  |
| 12. Pizza Hut                       | 40. Flights Restaurant & Bar   |
| 13. Erik's Delicafe                 | 41. Subway Sandwiches & Salads |
| 14. Pasta Pomodoro                  | 42. Tony DiMaggio's Pizza      |
| 15. Five Star Pizza                 | 43. Jack In the Box            |
| 16. Sonny's Cafe                    | 44. TK Noodle                  |
| 17. Elias Bakery & Pizza            | 45. Aquí Cal-Mex               |
| 18. Emperor of India                | 46. Pizza Hut                  |
| 19. Gabby's Taqueria                | 47. McDonald's                 |
| 20. High Five Pizza Co.             | 48. KFC                        |
| 21. China Delight                   | 49. Pearl River Restaurant     |
| 22. Carl's Jr                       | 50. China Station Restaurant   |
| 23. Summit Steakhouse & Saloon      | 51. Mountain Mike's Pizza      |
| 24. Armadillo Willy's BBQ           | 52. Sushi Confidential         |
| 25. Panda Express                   | 53. Pizza @ the Plex           |
| 26. Domino's Pizza                  | 54. Flights Restaurant & Bar   |
| 27. McDonald's Restaurant           | 55. Subway                     |
| 28. Tomo Sushi                      | 56. Jack in the Box            |

## Golf Courses

1. Silver Creek
2. The Ranch

## Gyms

1. ClubSport
2. Anytime Fitness
3. Silver Creek Sportsplex
4. 24 Hour Fitness
5. Diligence Athletics
6. Super Slow Zone

## Hotels

1. Dolce Hayes Mansion
2. Days Inn
3. Residence Inn
4. Mission Motel
5. Holiday Inn
6. Extended Stay America
7. The Clarion President Hotel
8. Holiday Inn Express

## Parks

1. Anderson Lake County Park
2. Edenvale Garden Park
3. Silver Leaf Park
4. Coyote-Hellyer Park
5. Vasona Lake Park
6. Miner Park
7. Solari Park

## Gas Stations

1. 7-Eleven
2. Monterey Valero
3. Blossom Valley 76
4. Magic Sands Chevron
5. Branham Unocal 76
6. Monterey Road Shell Service & Car Wash
7. Monterey Mini-Mart
8. 7-Eleven
9. 7-Eleven
10. Blossom Shell
11. Chevron

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