

HELLYER OAKS TECHNOLOGY PARK

5215-5225 HELLYER AVENUE, SAN JOSE, CA

5225

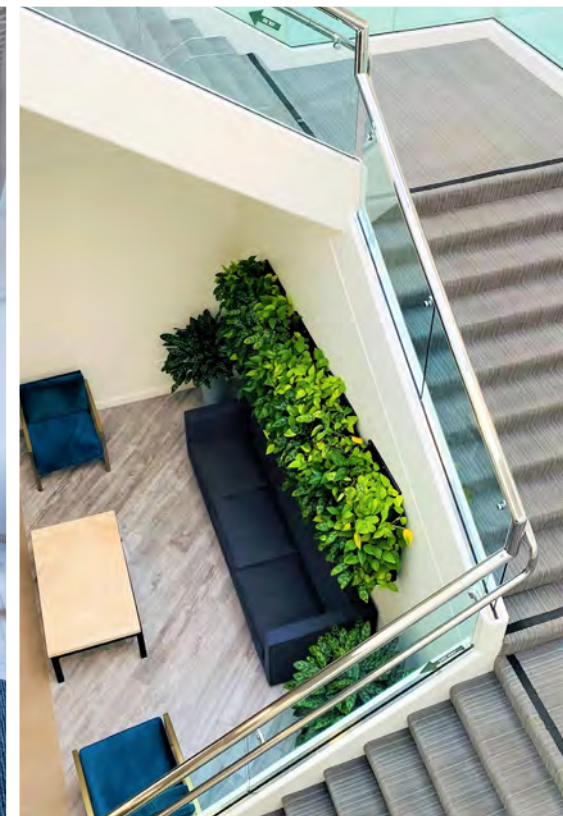
FOR LEASE

±95,657 SF DIVISIBLE TO ±4,273 SF



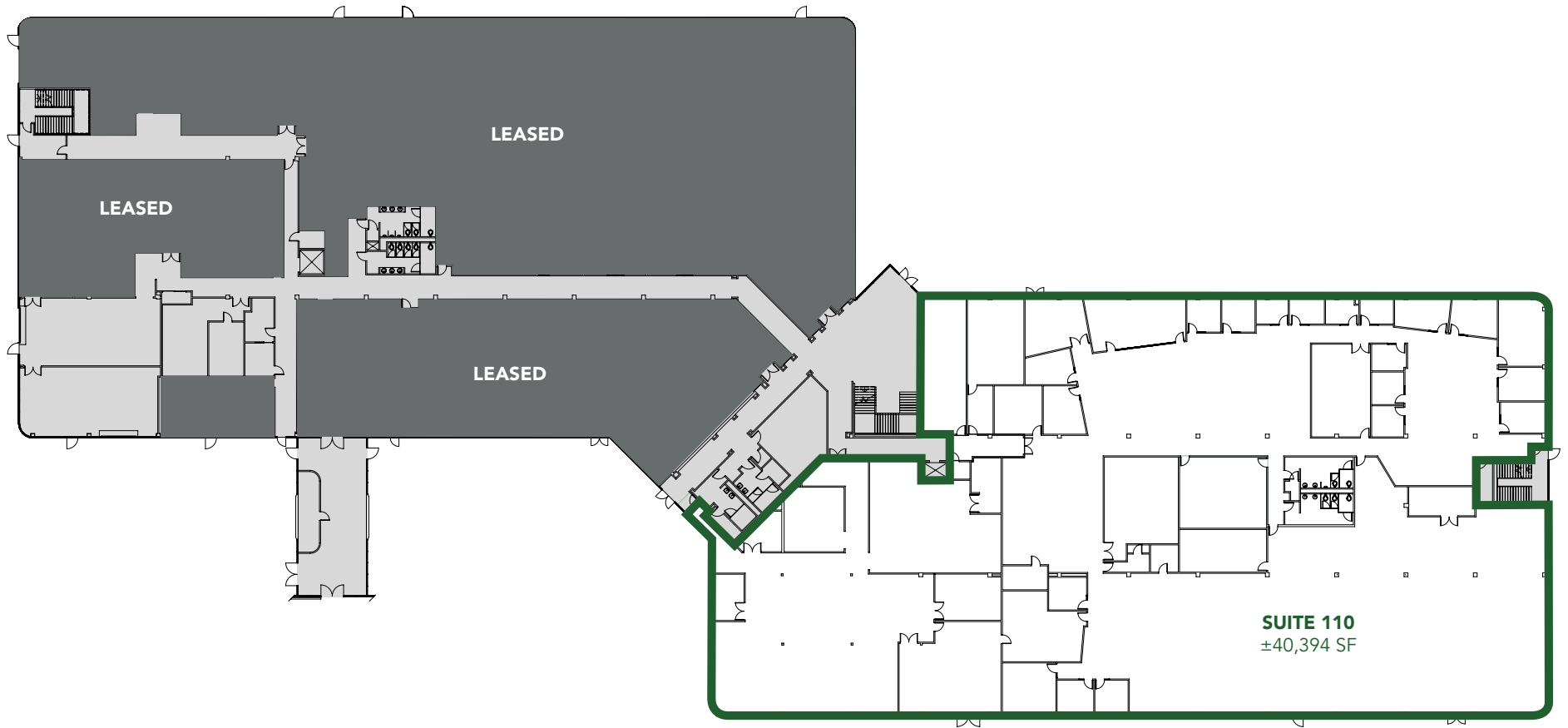
HIGHLIGHTS

- South San Jose's Largest Multi-Tenant Project with Wide Array of Sizes and Floor Plans
- Completely Renovated Common Areas and Lobbies
- 3.7/1,000 SF Parking Ratio
- New Fitness Facility with Showers and Lockers
- Common & Dedicated Shipping & Receiving Capabilities
- Freight Elevator
- Exceptional Outdoor Amenities Including Courtyard with Wi-Fi Access, Lounge Seating, Collaborative Meeting Areas, Outdoor Kitchen, and Sand Volleyball Court
- Numerous Amenities Close-By; Walking Distance to Silver Creek Sportsplex
- Reverse Commute with Immediate Access to HWY 101 and 85



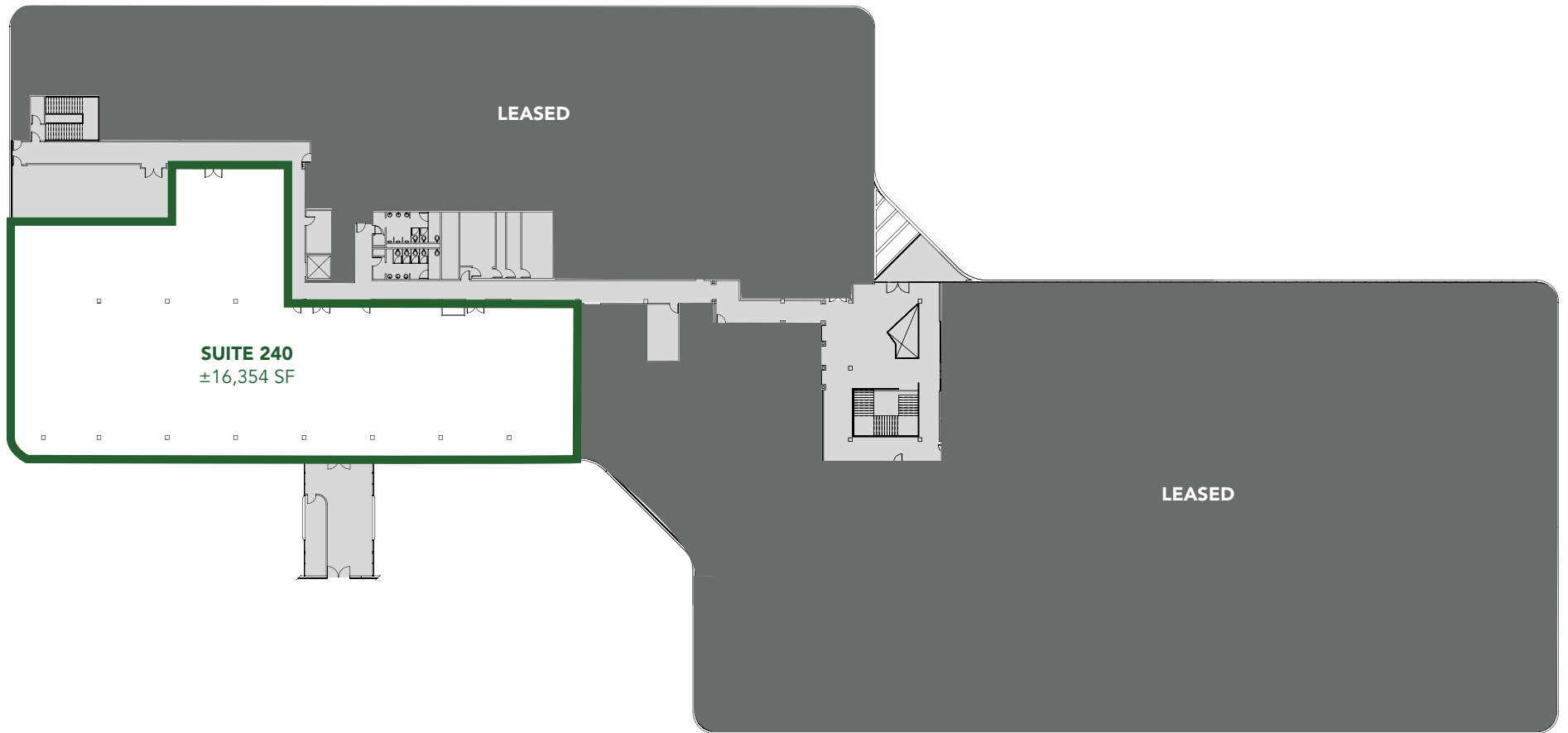
FLOOR PLAN

5215 HELLYER AVENUE
FIRST FLOOR, SUITE 110
±40,394 SF - AVAILABLE 03/01/2021



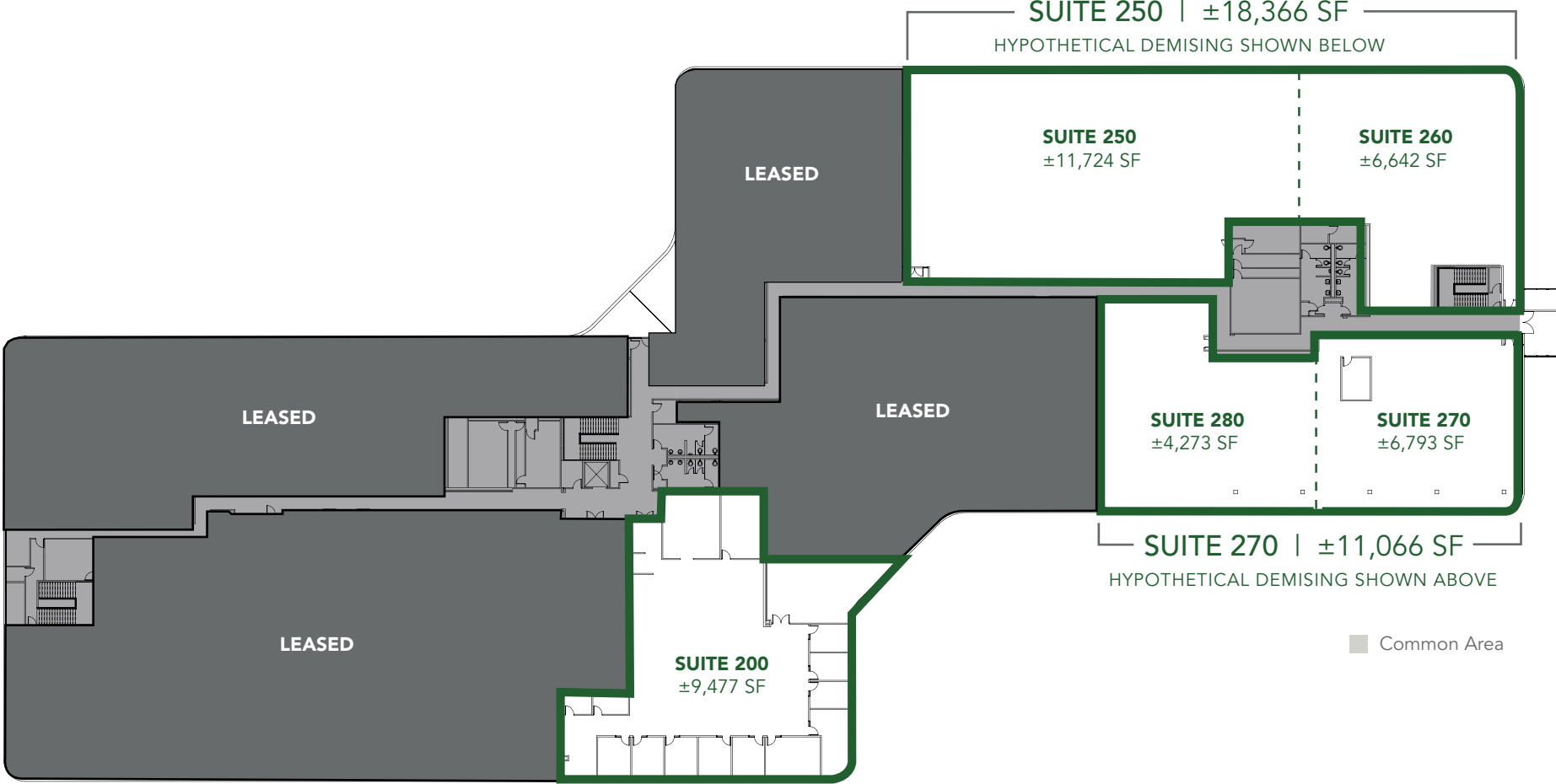
FLOOR PLAN

5215 HELLYER AVENUE
SECOND FLOOR, SUITE 240
±16,354 SF



FLOOR PLAN

5225 HELLYER AVENUE
SECOND FLOOR
±4,273 - ±38,909 SF





OUTDOOR SAND VOLLEYBALL



BBQ & OUTDOOR PAVILION



CONNECTING WALKWAYS



5215
HELLYER
AVENUE

5225
HELLYER
AVENUE

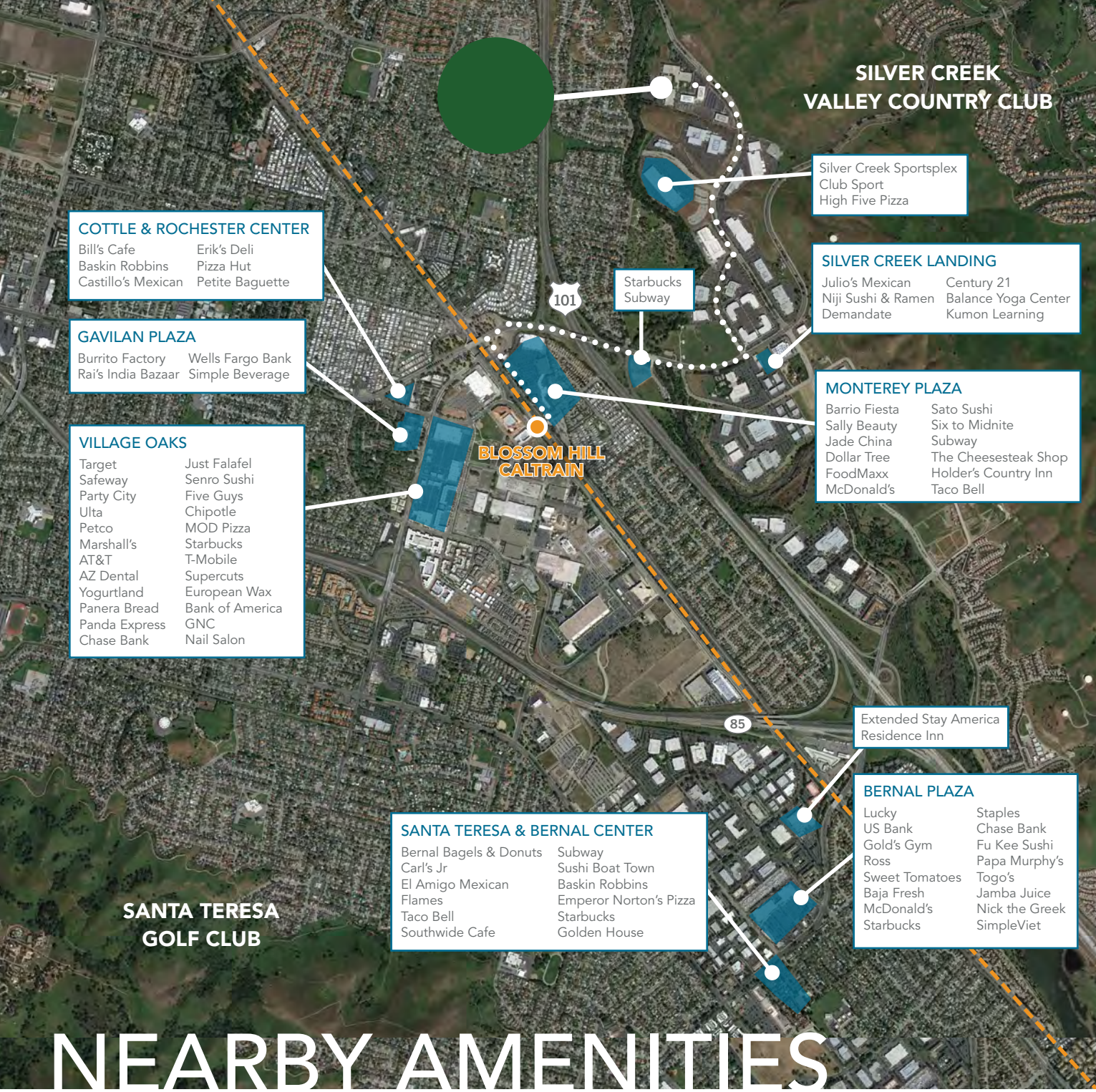




AVERAGE MORNING
COMMUTE TIME
FROM
SOUTH SAN JOSE
78 MINUTES

AVERAGE MORNING
COMMUTE TIME
TO
SOUTH SAN JOSE
19 MINUTES

REVERSE COMMUTE



SILVER CREEK VALLEY COUNTRY CLUB

Silver Creek Sportsplex
Club Sport
High Five Pizza

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

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

COTTLE & ROCHESTER CENTER
Bill's Cafe Erik's Deli
Baskin Robbins Pizza Hut
Castillo's Mexican Petite Baguette

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

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

BLOSSOM HILL CALTRAIN

Extended Stay America
Residence Inn

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

SANTA TERESA & BERNAL CENTER
Bernal Bagels & Donuts Subway
Carl's Jr Sushi Boat Town
El Amigo Mexican Baskin Robbins
Flames Emperor Norton's Pizza
Taco Bell Starbucks
Southside Cafe Golden House

SANTA TERESA GOLF CLUB



**MINUTES TO HIGHWAY
101 & 85**

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

NEARBY AMENITIES

