

15 **5550**
HELLYER
— SAN JOSE —



FOR **LEASE**

±82,620 SF Advanced Manufacturing Opportunity

5550 Hellyer Ave | San Jose, CA



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Building Highlights

±82,620 SF Available For Lease



Prominent Signage
Monument and building



Office
±8,000 SF



Parking Ratio
3.3/1000



Loading
3 Docks & 1 grade



Sky Lights
Throughout production area



Shipping & Receiving



Ceiling Heights
Office 10'-0"
Manufacturing 18' Clear



Upgraded Office Areas



Power Capabilities

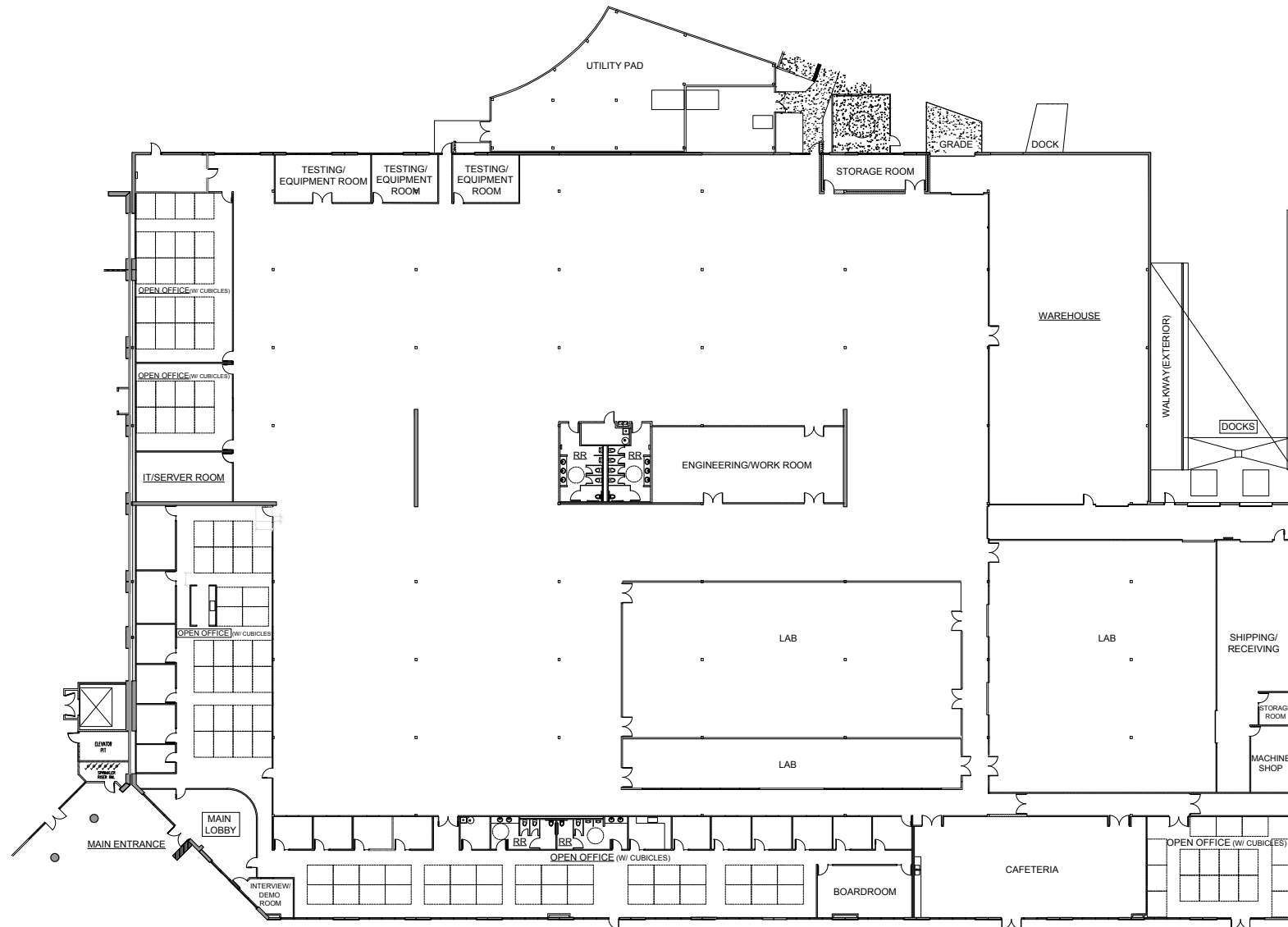
- 2,400 amps at 480V (~2 MW) in place power
- Pathway to 5,000 amps at 480V (~3.7 MW)



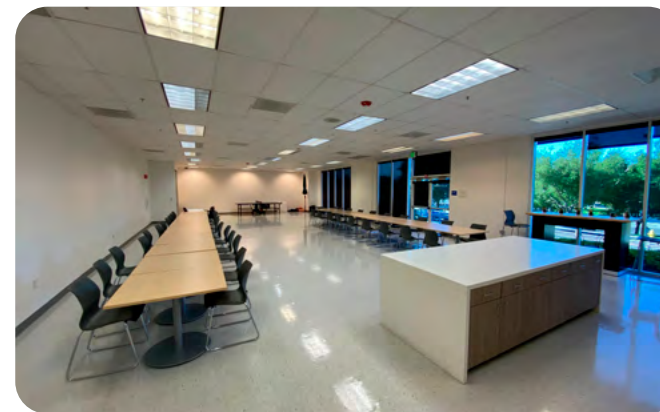
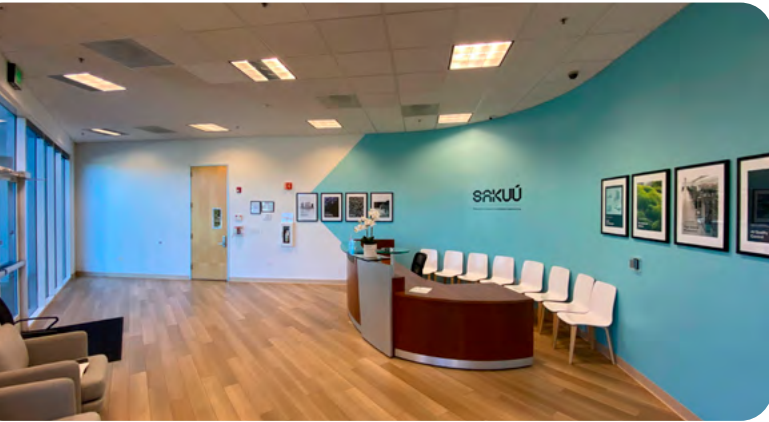
IT Server Room
Dedicated HVAC



Site Plan



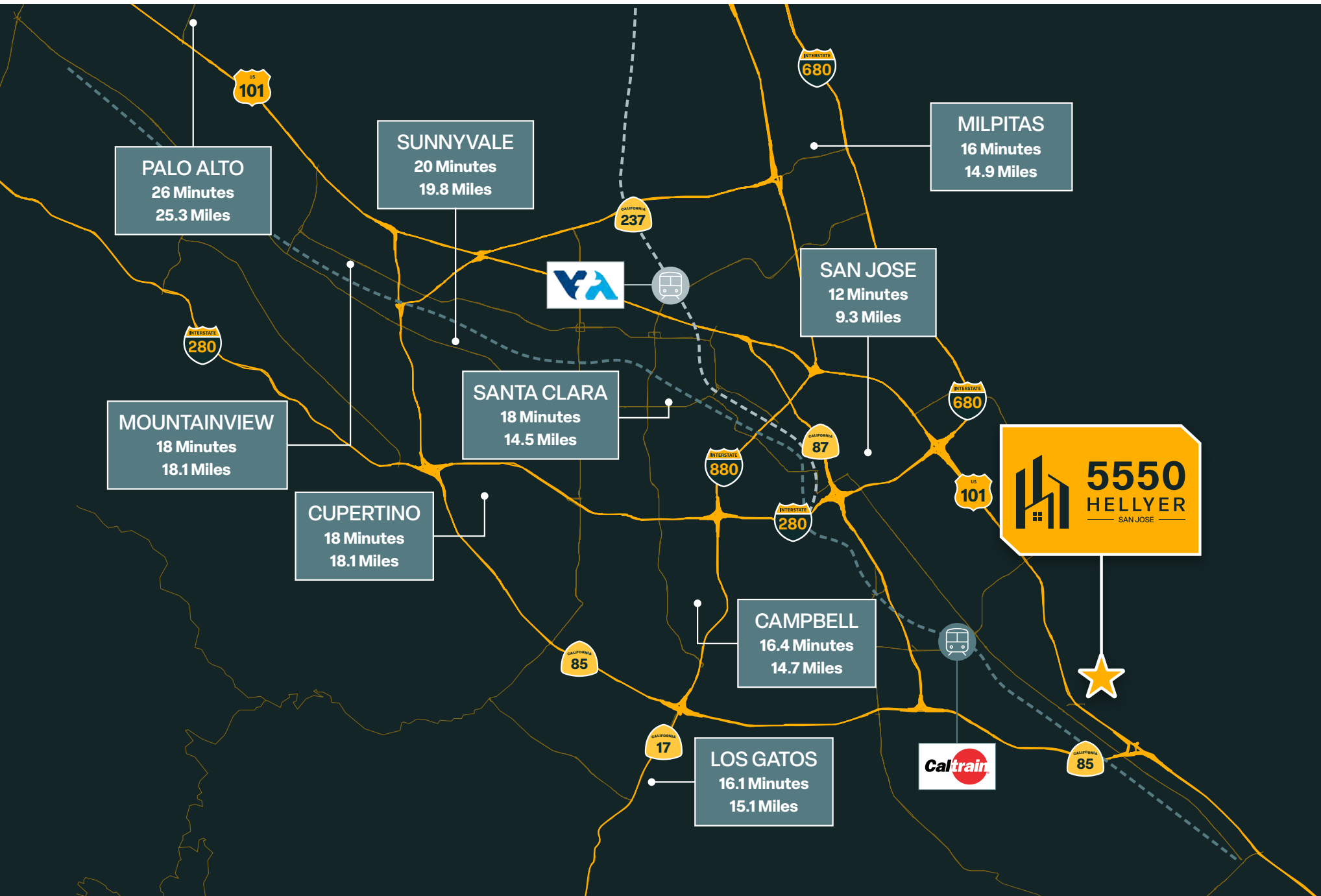
Interior Photos



Corporate Neighbors



Access to the Bay



Where **Vision** Meets **Talent**

Engineered to support the rigorous demands of advanced industrial operations, **5550 Hellyer Avenue** offers the robust, high-capacity infrastructure essential for pioneering R&D and specialized manufacturing. Situated in San Jose, this prime location provides seamless access to Silicon Valley's highly skilled, tech-driven workforce, placing your business at the center of world-class innovation. 5500Hellyer is the ideal foundation for forward-thinking enterprises positioned to accelerate growth, scale operations, and establish industry leadership.



289,992

Advanced Industries
Workers



39,702

Engineers



152,715

Artificial Intelligence
Workers



7,248

Computer hardware
Engineers



6,313

Mechanical
Engineers



5550

HELLYER

SAN JOSE

Ada Wong

+1 415 395 7277
ada.wong@jll.com
LIC #: 02024607

Greg Matter

+1 650 622 2362
greg.matter@jll.com
LIC #: 01380731

Lainey Engles

+1 408 334 0797
lainey.engles@jll.com
LIC #: 02237009

John Kujawa

+1 650 966 4724
john.kujawa@jll.com
LIC #: 02340056



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.