

FOR LEASE/SALE

# 6120

Hellyer Ave

±1,542 SF

SAN JOSE | CALIFORNIA 95138



**CBRE**



## PROPERTY HIGHLIGHTS

Turnkey Office Space  
For Lease/Sale

Two Large  
Private Offices

Large Shared  
Parking Lot

Large Conference Room  
with Ceiling  
to Floor Glass Front

Beautiful  
Kitchenette

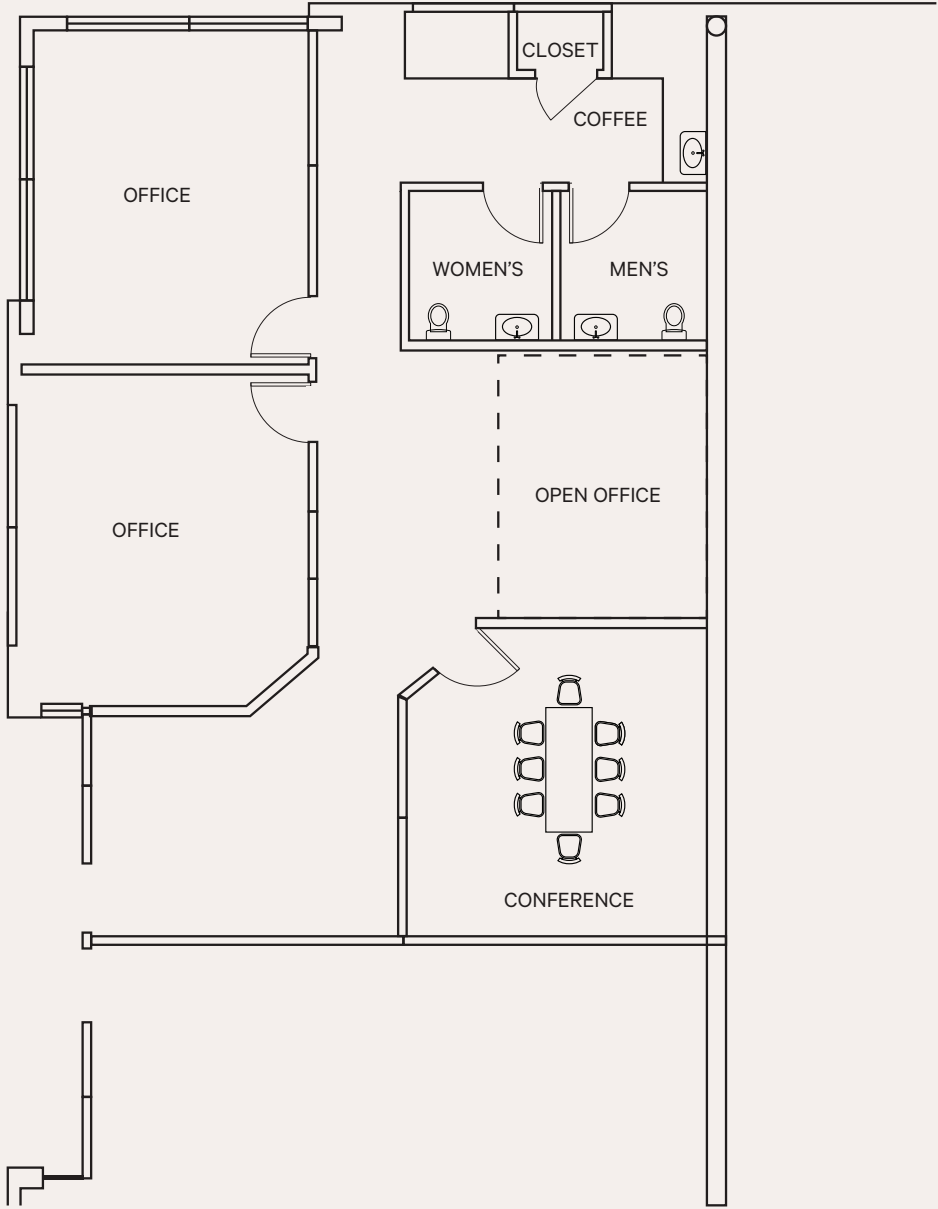
Part of Hellyer Commons  
Condominium Association  
- Area Well-maintained

Reverse  
Commute

Great Owner/User  
Opportunity



# FLOOR PLAN



AERIAL MAP



FOR LEASE/SALE

# 6120

## Hellyer Avenue

SAN JOSE | CALIFORNIA 95138

### CONTACT US

**Paul Lyles**

First Vice President  
+1 408 453 7443  
paul.lyles@cbre.com  
Lic. 01236021

**Frank Friedrich**

Senior Vice President  
+1 408 453 7495  
frank.friedrich@cbre.com  
Lic. 01159876

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**

[www.cbre.us/siliconvalley](http://www.cbre.us/siliconvalley)

