



AVIOR REAL ESTATE



— OFFICE & MEDICAL SPACE FOR LEASE —

NEWBERRY

Professional Center.

3162 Newberry Drive, San Jose, CA 95118

THE BILLIET TEAM



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THE PROPERTY

Well positioned. *Well connected.*

Newberry Professional Center is a single-story office and medical complex in South San Jose, suited to small practices, boutique healthcare providers, and service-oriented businesses looking for efficient space in a high-demand submarket.

RENTAL RATE

Upon Request

SPACE USE

Office / Medical

AVAILABLE

925 SF

LEASE TERM

Negotiable

ADVANTAGES FOR TENANTS

Why Newberry.

REGIONAL ACCESS

Moments from Hillsdale Avenue and Almaden Expressway, with Highways 87 and 85 nearby — seamless reach across Silicon Valley, Downtown San Jose, and Santa Clara County.

VISIBILITY

Prominent monument signage delivers brand exposure along a well-traveled corridor framed by established residential neighborhoods and commercial services.

COMFORT & CONTROL

Individually controlled HVAC gives each tenant full climate autonomy — a meaningful asset for medical users with specific environmental needs.

BUILDING HIGHLIGHTS

- Individually controlled HVAC for private comfort and operational flexibility
- Prominent monument signage providing strong roadside exposure
- Forty (40) dedicated on-site parking spaces
- Recently resealed lot for a clean, well-maintained arrival
- Single-story layout with direct suite entries
- Established office and medical tenant mix

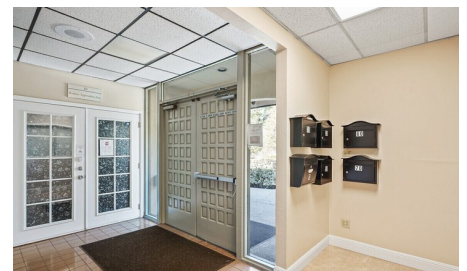
THE PROPERTY



Monument signage & street frontage



Forty (40) on-site parking spaces



Shared lobby & suite entries

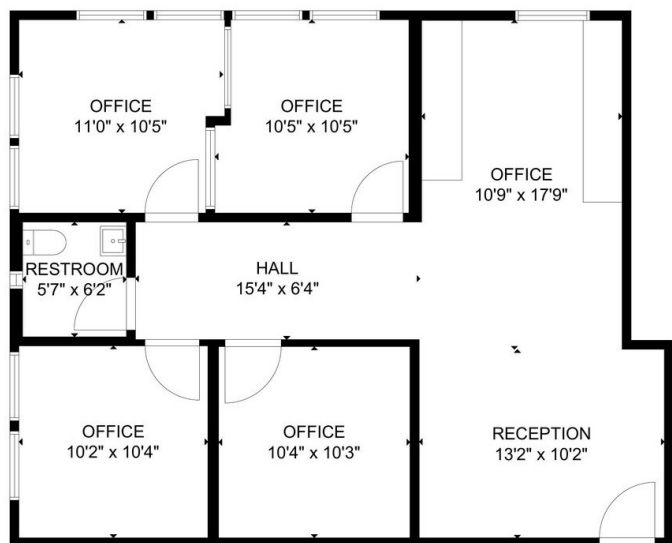
The available *suite.*

925 square feet with a reception area and four private offices — suited to a small practice that needs exam or consult rooms behind a staffed front desk.

Suite 50

925 SF

Space Available	925 SF
Rental Rate	Upon Request
Date Available	Now
Space Type	Relet
Space Use	Office / Medical
Service Type	TBD
Lease Term	Negotiable



Suite 50 floor plan — reception, four private offices, hall, and restroom. Dimensions approximate.



Tenant directory & corridor



Shared hallway



Suite 50 entry



Suite 50 door to the exit

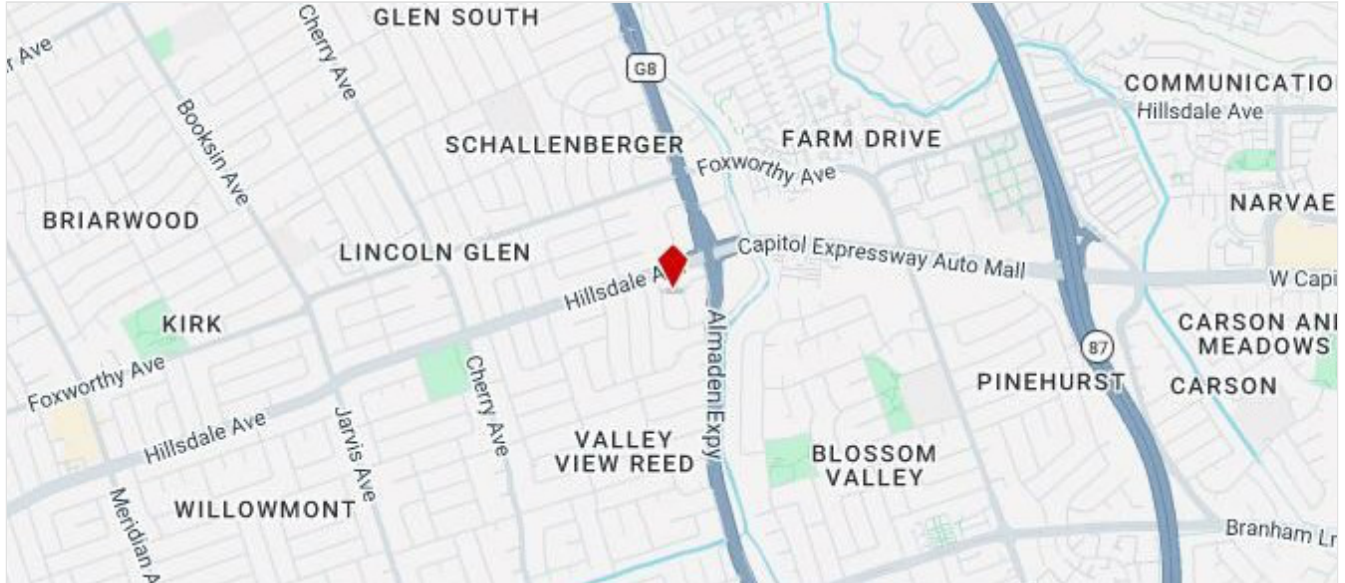
SUITE 50 AT A GLANCE

- **Reception plus four private offices** — the largest at 10'9" x 17'9".
- **Private restroom** within the suite, off the central hall.
- **Available now** — ask about improvements before occupancy.

LOCATION

In the middle *of everything.*

Hillsdale Avenue and Almaden Expressway — two major South San Jose arterials — are moments away, supporting steady traffic and convenient cross-city travel. Highways 87 and 85 provide regional access throughout Silicon Valley and the broader Santa Clara County.



3162 Newberry Dr, San Jose, CA 95118 · Map data ©2026 Google

READY TO TOUR?

Schedule a *private showing.*



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