



AVIOR REAL ESTATE



— OFFICE & MEDICAL 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

588 – 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

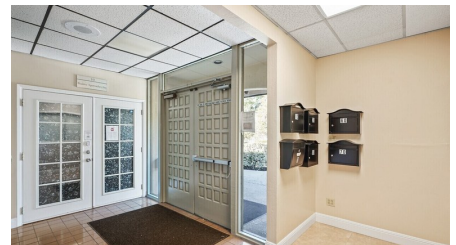
THE PROPERTY



Monument signage & street frontage



Forty (40) on-site parking spaces



Shared lobby & suite entries

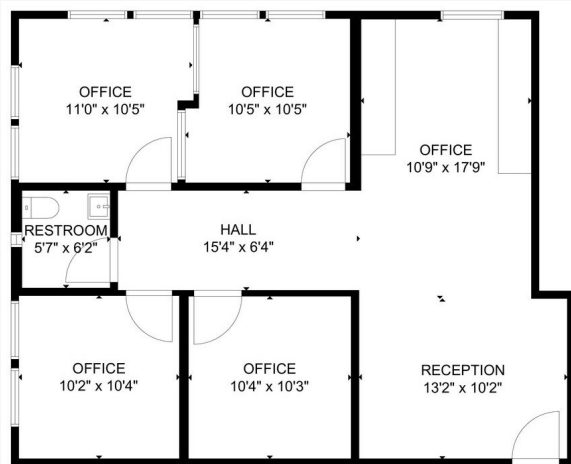
The larger of the two.

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.

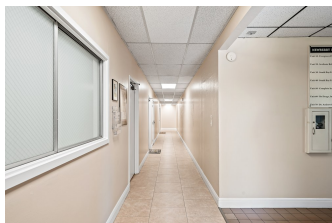
Suite 50

925 SF

Space Available	925 SF
Rental Rate	Upon Request
Date Available	90 Days
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.
- **Delivers in 90 days** — ask about improvements before occupancy.

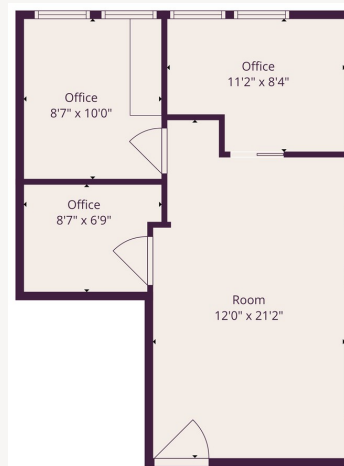
Available *right now.*

588 square feet — three private offices off a bright open room, with fresh paint, new plank flooring, and windows on two exposures.

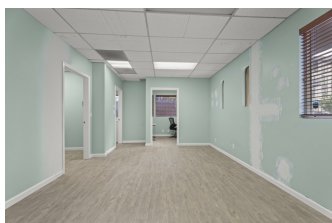
Suite 70

588 SF

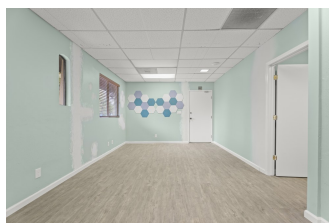
Space Available	588 SF
Rental Rate	Upon Request
Date Available	Now
Space Type	Relet
Space Use	Office / Medical
Service Type	TBD
Lease Term	Negotiable



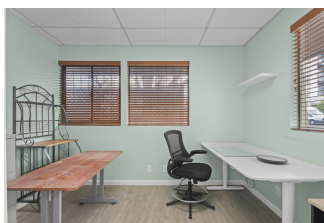
Suite 70 floor plan — three private offices and a 12' x 21'2" open room. Dimensions approximate.



Room — 12'0" x 21'2"



Room — 12'0" x 21'2"



Office — 11'2" x 8'4"



Office — 8'7" x 10'0"

SUITE 70 AT A GLANCE

- **Move-in ready** — fresh paint, new plank flooring, and updated lighting throughout.
- **Three private offices** plus a 12' x 21'2" open room with its own exterior entry.
- **Available now** — terms negotiable; call to schedule a private showing.

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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