

# 3180 NEWBERRY DRIVE SAN JOSE, CA

FOR LEASE | ±8,244-±11,947 SF



For more information, please contact:

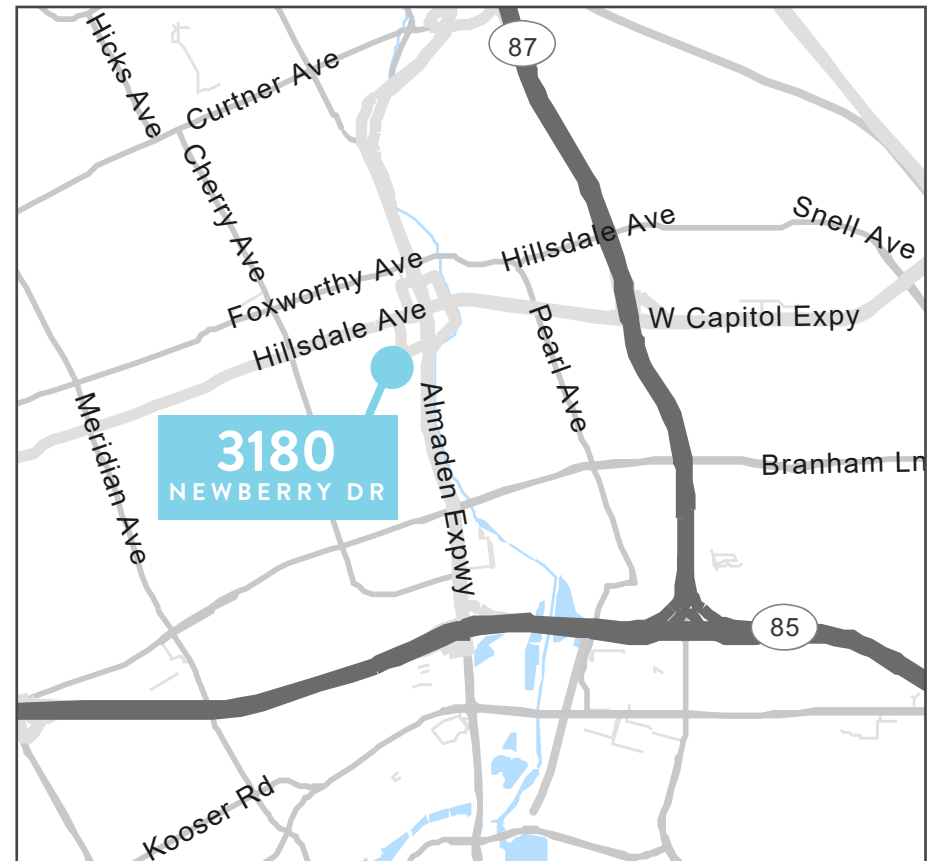
**AARON FRITZ, CCIM / CUSHMAN & WAKEFIELD** / LIC #: 01216555  
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## PROPERTY HIGHLIGHTS

- Premium Ground Floor Office For Lease
- 11,947 SF Divisible to  $\pm 8,244$  SF
- 11 Privates Offices, 2-3 Conference or Training Rooms, Kitchen, Newly remodeled restrooms and shower
- Parking: 4/1000 with additional daytime parking available
- Adjacent to Capitol Expressway & Almaden Expressway
- Proximate to Hwy 87 and Hwy 85
- Do Not Disturb Tenant
- \$3.15 Full Service
- Call to Tour



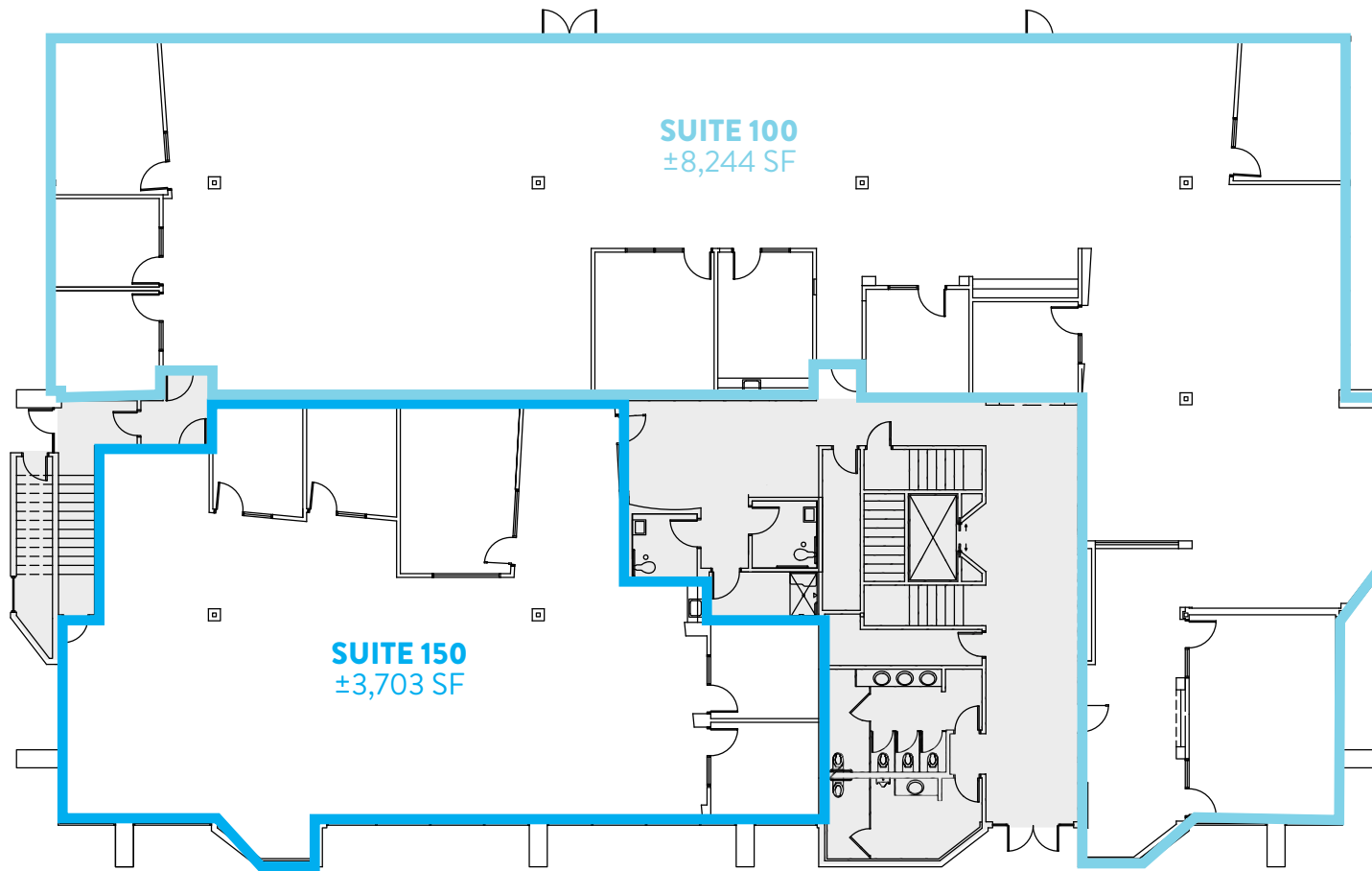
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## FLOORPLAN | SUITES 100 & 150



**±11,947 SF**  
Possibly Divisible

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**AERIAL**

**HILLSDALE AVENUE**

**CAPITOL EXPRESSWAY**

**3180  
NEWBERRY DR**

**ALMADEN EXPRESSWAY**

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