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## Pioneer Financial Center 3150 Almaden Expy, San Jose, CA 95118

Office Space for Lease: 350 - 11,626 sf



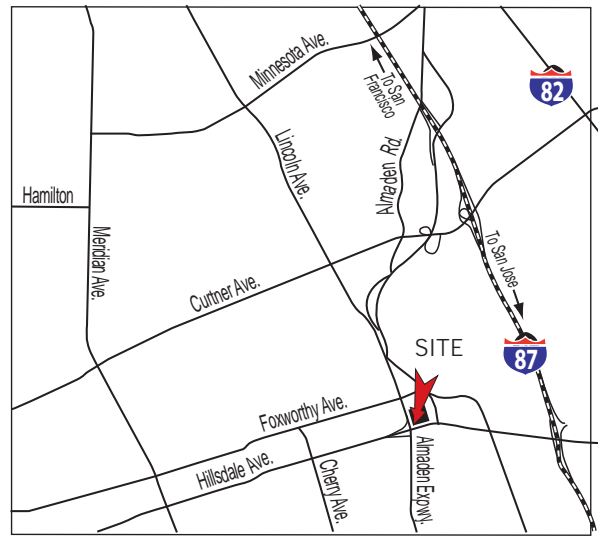
The statement with the information it contains is given with the understanding that all negotiations relating to this purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# WHY WAIT FOR OFFICE SPACE?

Announcing new  
promotion  
until 04/30/2021.

Offering short-term  
leases to help during  
COVID-19 for those  
who do not wish to sign  
long term leases.

Please call our office for  
more information!



Please contact:

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email: [lee@borelli.com](mailto:lee@borelli.com) office:  
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Buddy Parsons  
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# BUILDING FEATURES

- Total Office Space: 63,117 sf
- High street visibility
- 2-story office building
- **Extra Sanitization Measures: Day Porter Service - Five Days a Week**
- Comcast High-Speed Internet
- Abundant parking
- Monument signage available
- Expansion options
- Flexible Lease Terms
- Full Commission
- Competitive Pricing
- Near restaurants & retail services
- VTA Metro Light Rail Station & buses within walking distance
- Near Highways 87, 85 and Capitol Expressway



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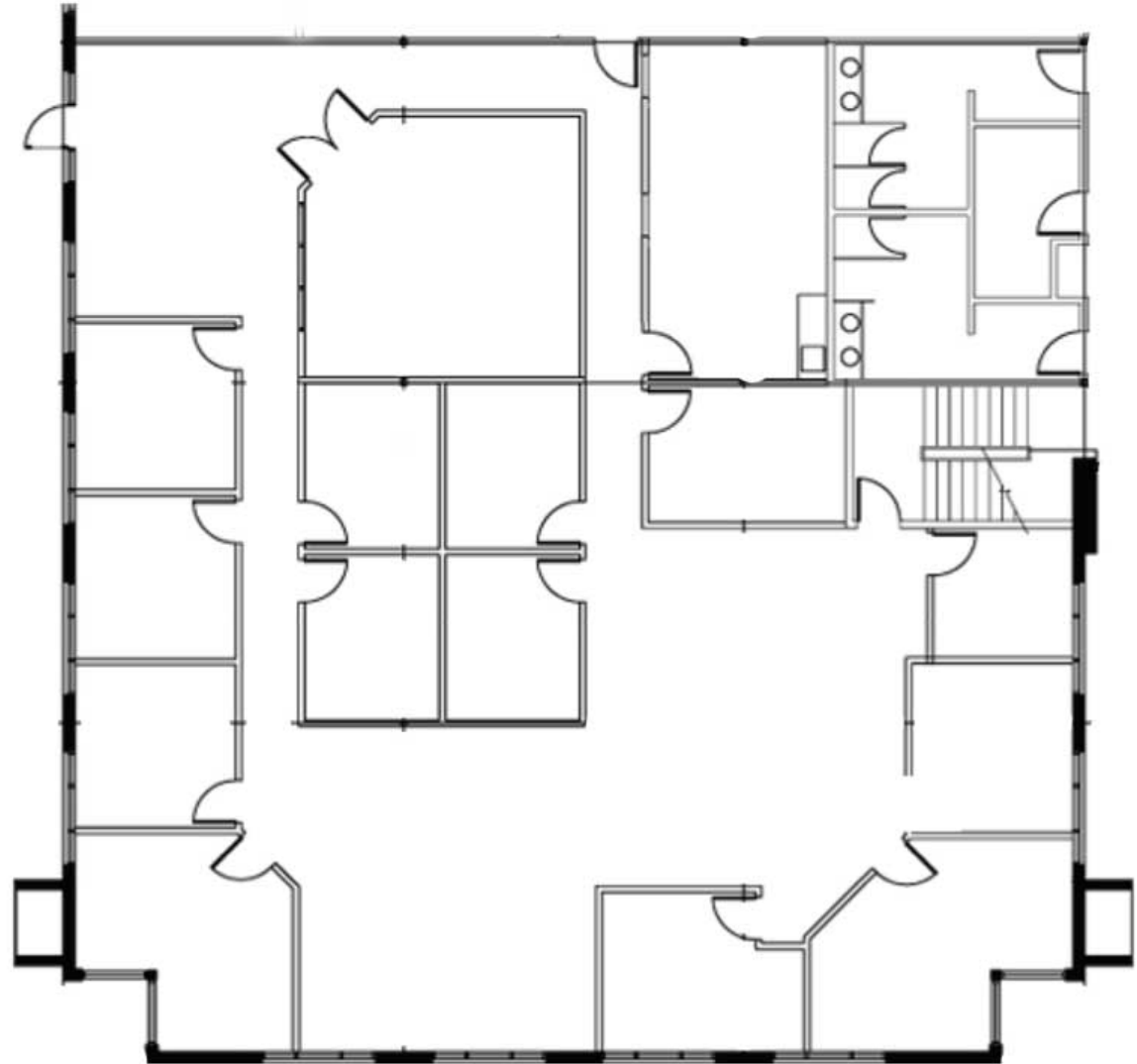
# SUITE 145

Square Feet: 5327

Date Available: June 1, 2021

Price (\$): 2.85 FS

**Buildout:** Twelve Private Offices, Conference Room, Lunch Room, Reception, Storage, and Open Area.



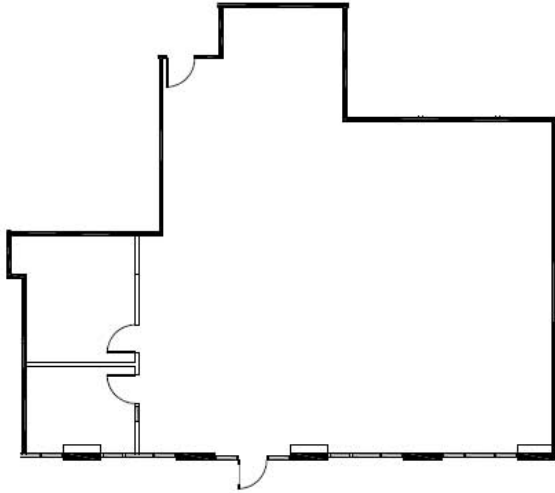
# SUITE 134

Square Feet: 2420

Date Available: Available Now

Price (\$): 2.85 FS

**Buildout:** Three Private Offices, Open Area, with a Private Entrance Door facing Almaden Expressway.



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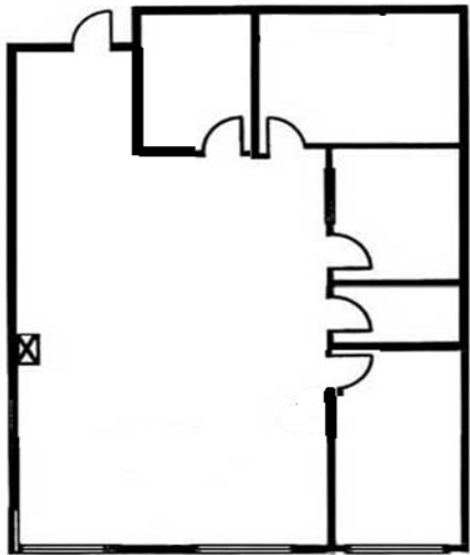
# SUITE 200

Square Feet: 1888

Date Available: Available Now

Price (\$): 2.85 FS

Buildout: Two Private Offices,  
Open Area, Storage, and  
Kitchen.



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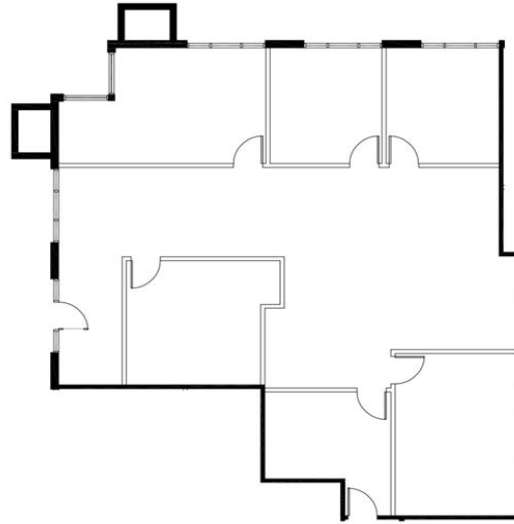
# SUITE 111

Square Feet: 2377

Date Available: Available Now

Price (\$): 2.85 FS

**Buildout:** Three Private Offices, Conference room, Kitchenette, Storage, Open Area.



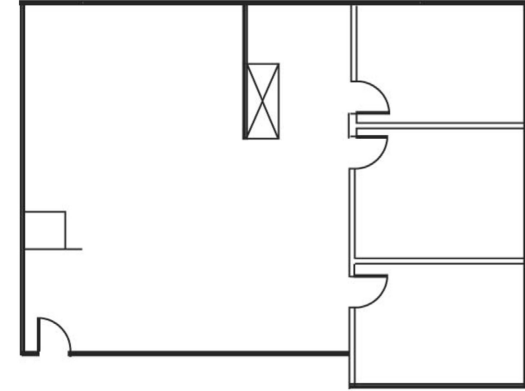
# SUITE 214

Square Feet: 1551

Date Available: Available Now

Price (\$): 2.85 FS

**Buildout:** Three Private Office, Kitchenette, and Open Area situated as a corner office suite with plenty of glass providing natural light.



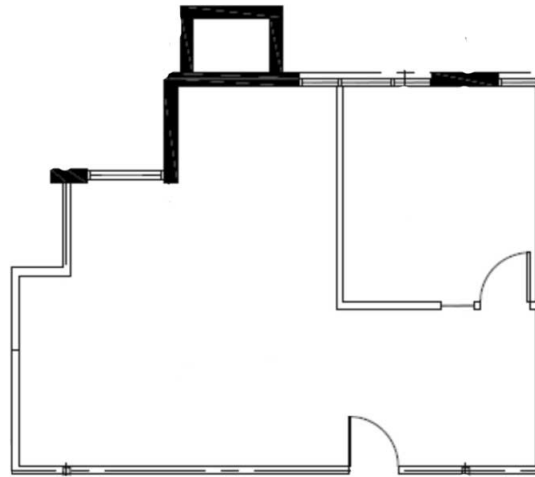
# SUITE 123

Square Feet: 781

Date Available: Available Now

Price (\$): 2.85 FS

**Buildout:** One Private Office and Open Area.



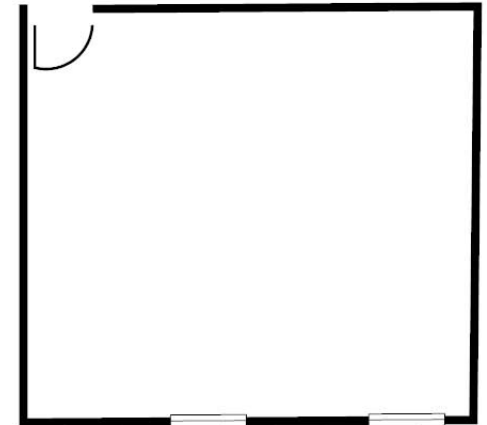
# SUITE 130

Square Feet: 350

Date Available: Available Now

Price (\$): 2.85 FS

**Buildout:** One Internal Private Office



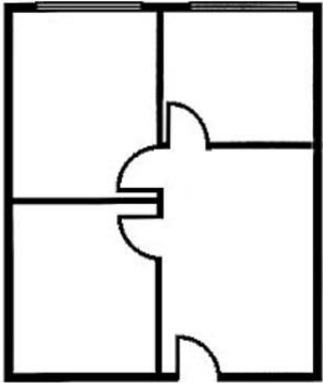
# SUITE 233

Square Feet: 858

Date Available: Available Now Price (\$):

2.85 FS

Buildout: Three Private Offices and an Open Area.



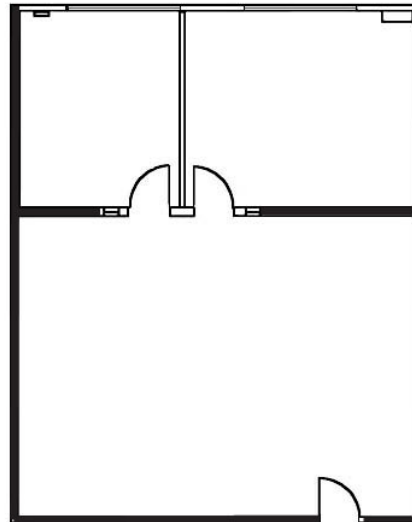
# SUITE 236

Square Feet: 1105

Date Available: Available Now

Price (\$): 2.85 FS

Buildout: Two Private Offices and an Open Area.



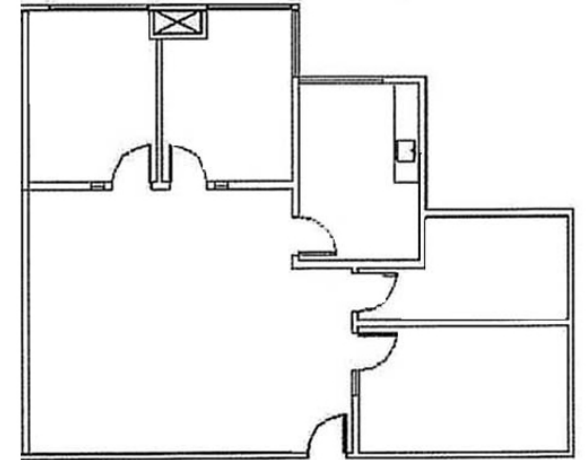
# SUITE 238

Square Feet: 1475

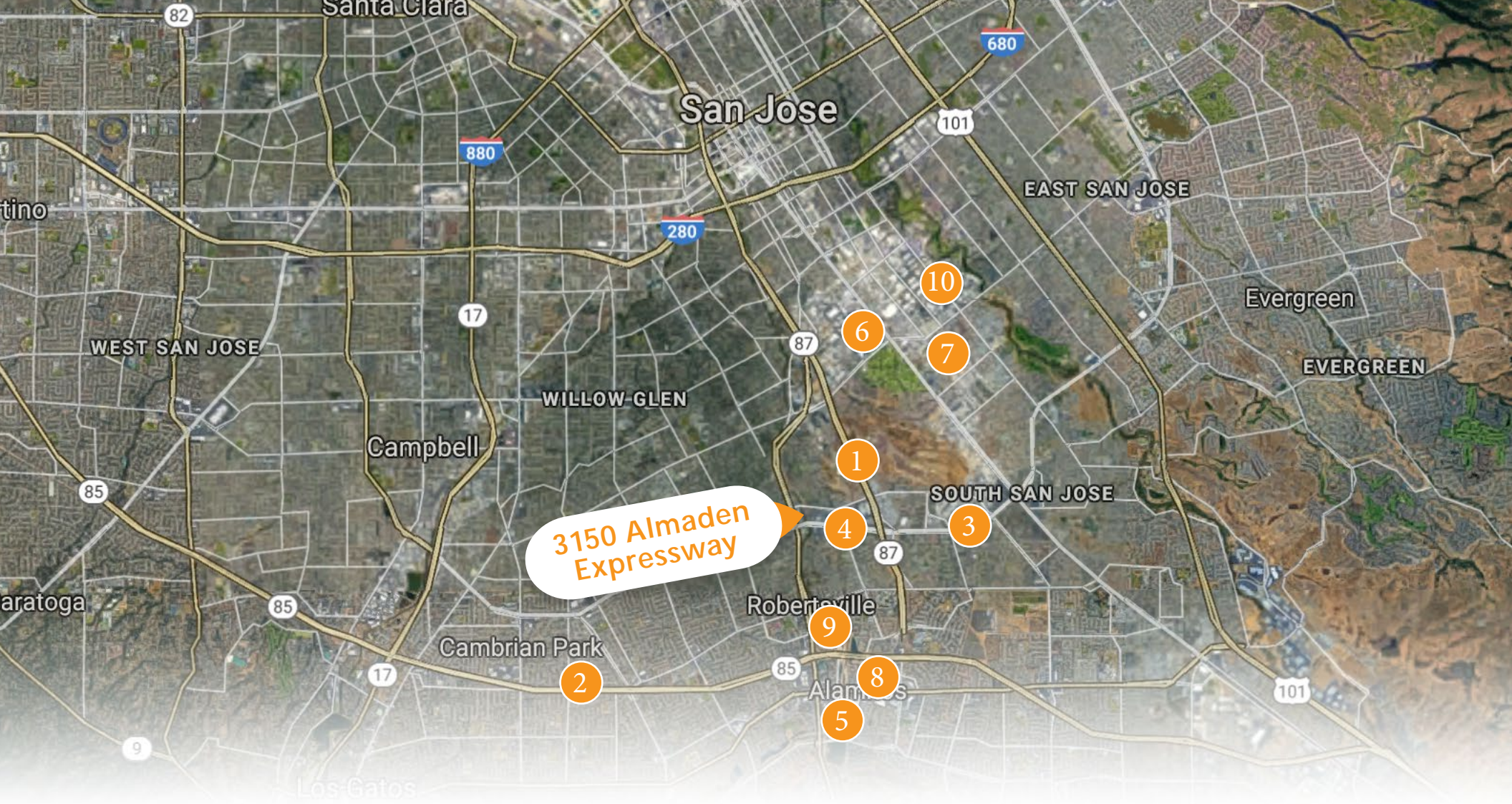
Date Available: Available Now

Price (\$): 2.85 FS

Buildout: Three Private Offices, Storage, Kitchenette, and an Open Area.





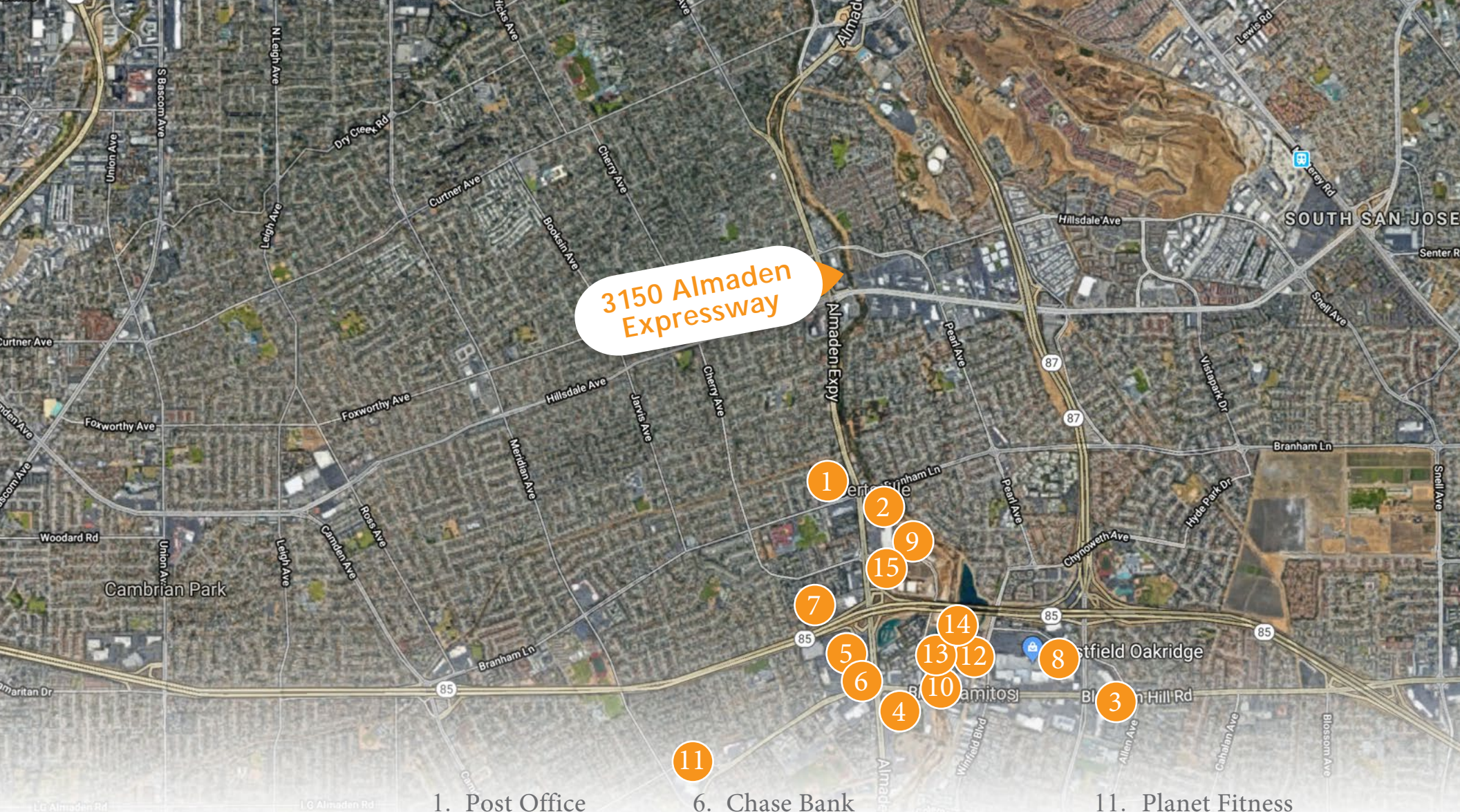


3150 Almaden Expressway

# MAJOR LANDMARKS

- 1. Easy access to highway 87
- 2. Easy access to highway 85
- 3. Easy access to Capitol Expressway
- 4. Capitol Expressway Auto Mall
- 5. VTA Almaden Station
- 6. The Plant Shopping Center
- 7. Santa Clara County Fairgrounds
- 8. Westfield Oakridge
- 9. Bass Pro Shops
- 10. Costco

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3150 Almaden Expressway

# LOCAL BUSINESSES

- 1. Post Office
- 2. UPS
- 3. FedEx
- 4. U.S. Bank
- 5. Wells Fargo
- 6. Chase Bank
- 7. Walmart Superstore
- 8. Target
- 9. City Sports
- 10. Orange Theory Fitness
- 11. Planet Fitness
- 12. The Fish Market
- 13. Cheesecake Factory
- 14. P.F. Chang's
- 15. Mod Pizza

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