

# 488 ALMADEN

ELEVATE YOUR OFFICE

**NOT YOUR OVERHEAD**

THE BEST VALUE IN SILICON VALLEY

▶ **\$2.95/SF  
FULL  
SERVICE**

▶ **FREE  
PARKING**

▶ **BUILDING  
TOP SIGNAGE  
AVAILABLE**





# HIGHLIGHTS

±15,342 SF TO  
±170,507 SF  
**AVAILABLE**

**\$2.95 FS**



Free, on site, covered and secured parking with EV chargers (2.9/1,000)



Immediate Access to I-280 & SR 87



New paint and carpet on all floors



Walking distance to all downtown amenities



488 ALMADEN



# AMENITIES

## ◆ TENANT LOUNGE

Bar  
Grab and Go Cafe  
Sports Simulator

## ◆ 100+ PERSON CAFÉ

with new kitchen  
equipment

## ◆ SECURITY

ProGuard Security  
On-Site 24/7





# AMENITIES

## ◆ GYM

Towel Service

4 Showers per Locker Room

## ◆ WELLNESS CENTER

Yoga and Meditation Area

On Demand Virtual Classes

3 Showers per Locker Room

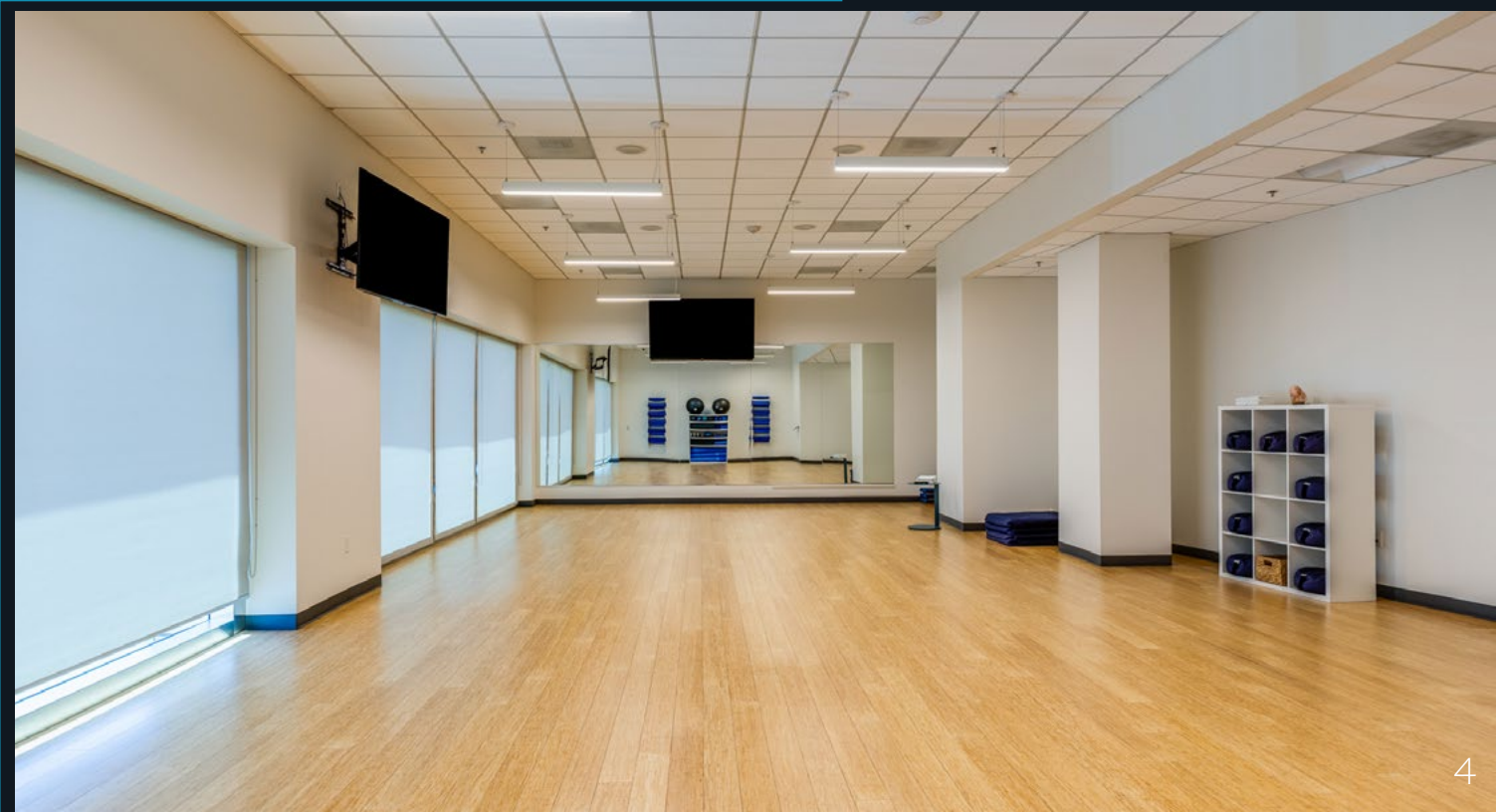
## ◆ INDOOR BIKE STORAGE

Secured Room for 90

Bicycles



**WELLNESS  
CENTER  
AT  
ALMADEN**







## AVAILABILITIES

### 10<sup>TH</sup> FLOOR

±28,138 SF

### 9<sup>TH</sup> FLOOR

±28,117 SF (Shell Condition)

### 8<sup>TH</sup> FLOOR

±28,148 SF

### 7<sup>TH</sup> FLOOR

±27,489 SF

### 6<sup>TH</sup> FLOOR

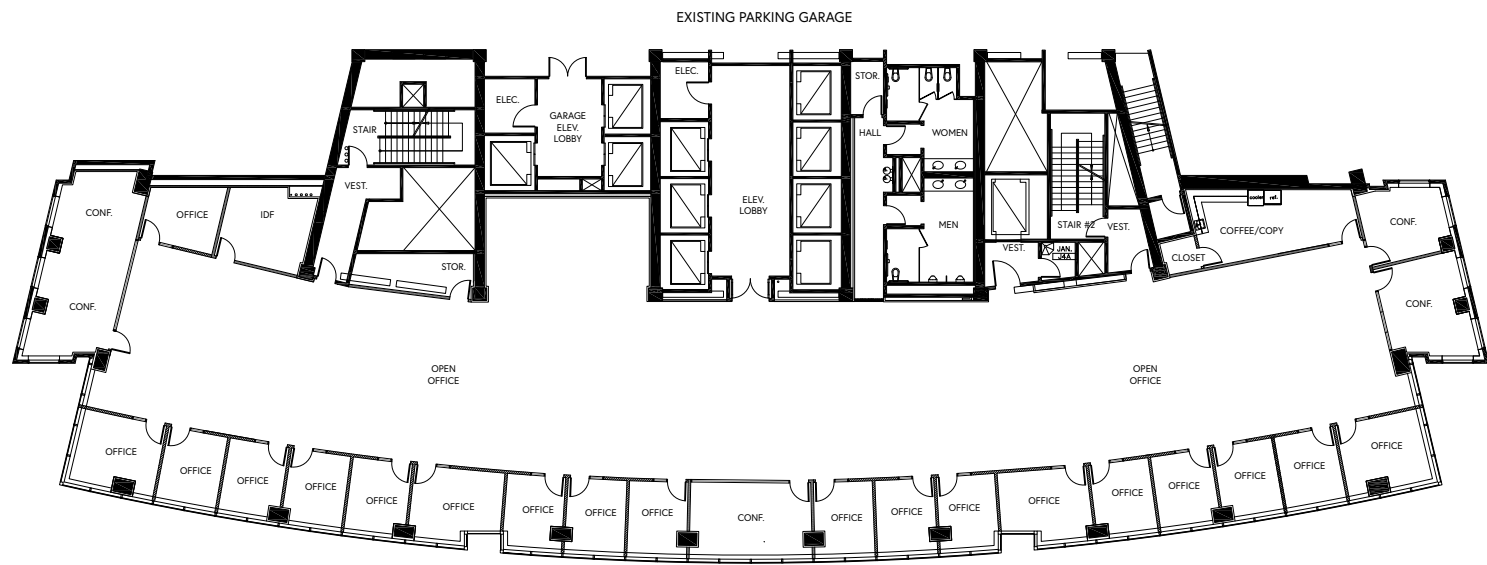
±27,875 SF

### 5<sup>TH</sup> FLOOR

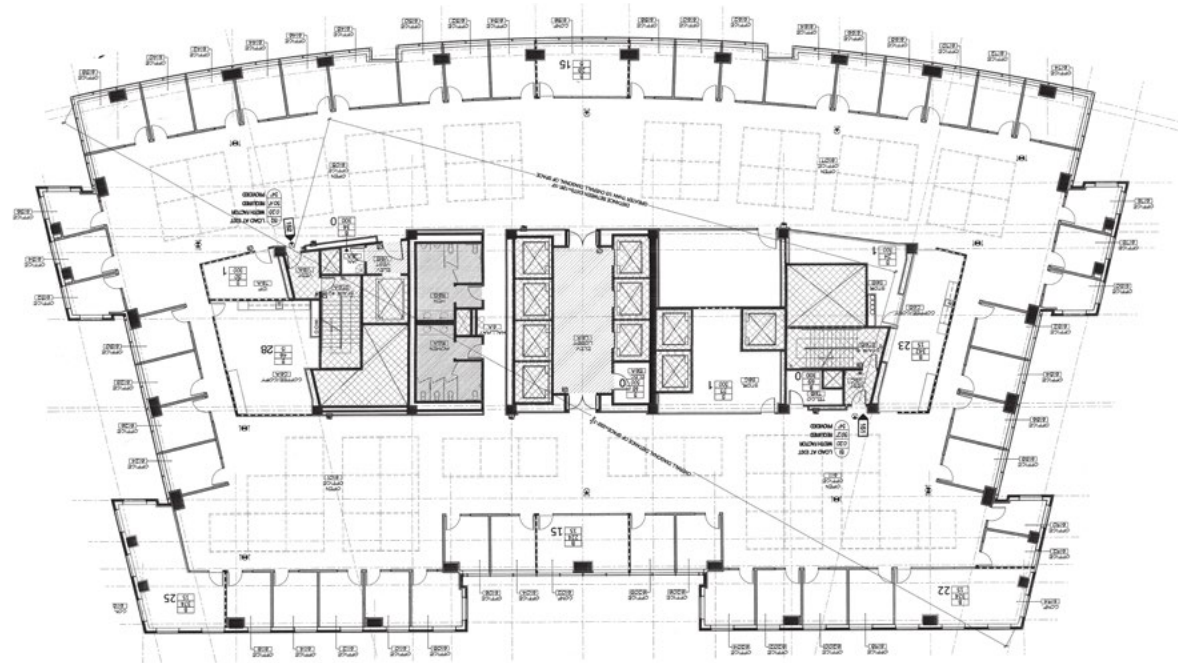
±15,398 SF

### 4<sup>TH</sup> FLOOR

±15,342 SF



**4<sup>th</sup> and 5<sup>th</sup> FLOOR**



**6<sup>th</sup> - 10<sup>th</sup> FLOOR\***

\* 9<sup>th</sup> Floor in Shell Condition



# GALLERY







GALLERY







## STRATEGICALLY LOCATED, EXCEPTIONALLY CONNECTED

SEAMLESS ACCESS TO DINING, ENTERTAINMENT, AND TRANSIT IN THE HEART OF SAN JOSE

► HIGHWAYS  
87, 280 & 101  
±1.10 Mile | ±4 Min Drive

► VTA LIGHT RAIL  
BLUE & GREEN  
LINES  
±0.3 Mile | ±8 Min Walk

► SOFA DISTRICT ±0.3 Mile | ±8 Min Walk



35+  
DINING &  
BAR



5  
FITNESS  
HEALTH



6  
HOTELS



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