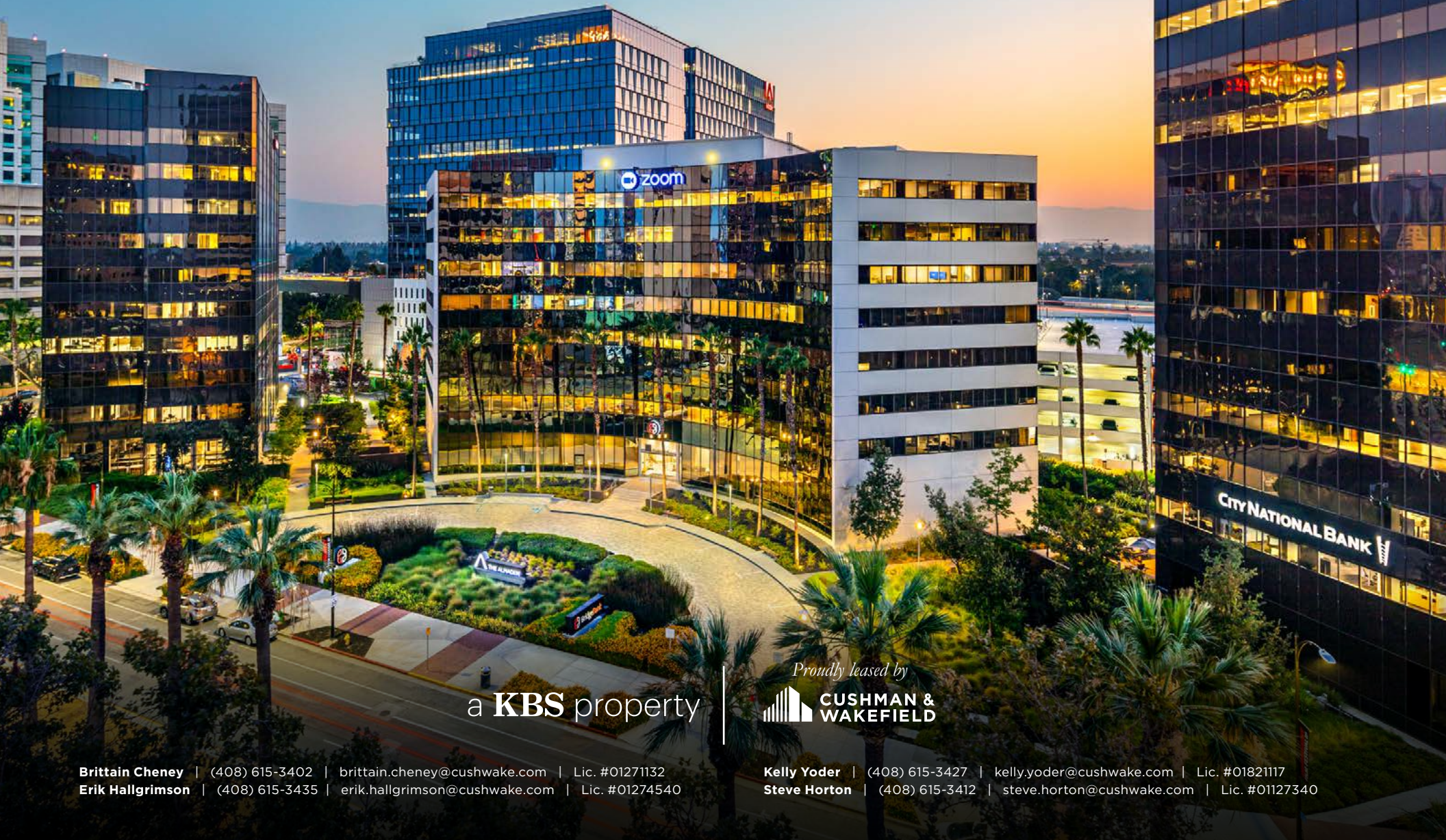


The Almaden

Downtown San Jose

±416,126 SF CLASS A OFFICE



a **KBS** property

Proudly leased by



Brittain Cheney | (408) 615-3402 | brittain.cheney@cushwake.com | Lic. #01271132
Erik Hallgrimson | (408) 615-3435 | erik.hallgrimson@cushwake.com | Lic. #01274540

Kelly Yoder | (408) 615-3427 | kelly.yoder@cushwake.com | Lic. #01821117
Steve Horton | (408) 615-3412 | steve.horton@cushwake.com | Lic. #01127340

Availabilities

1 ALMADEN

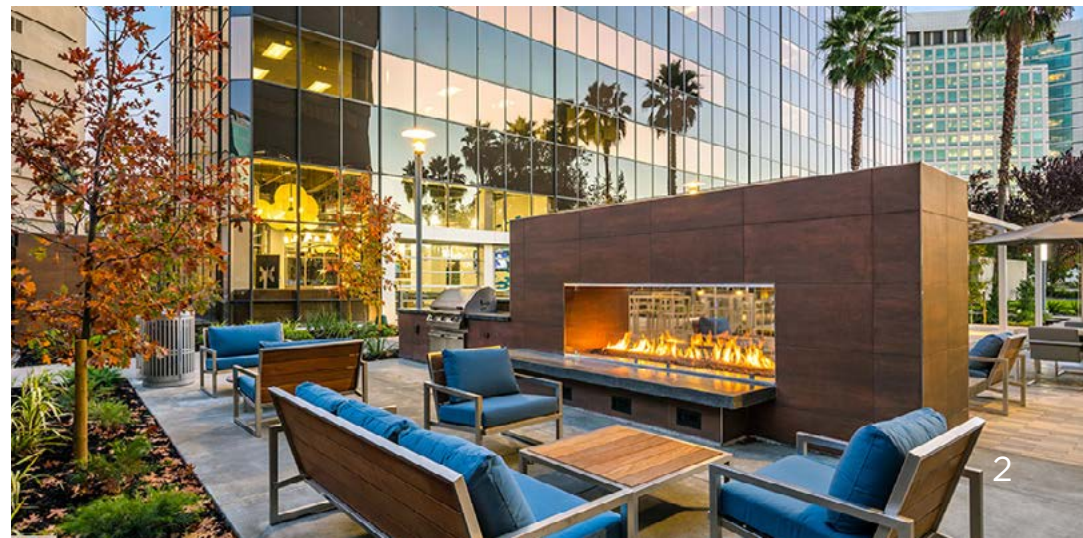
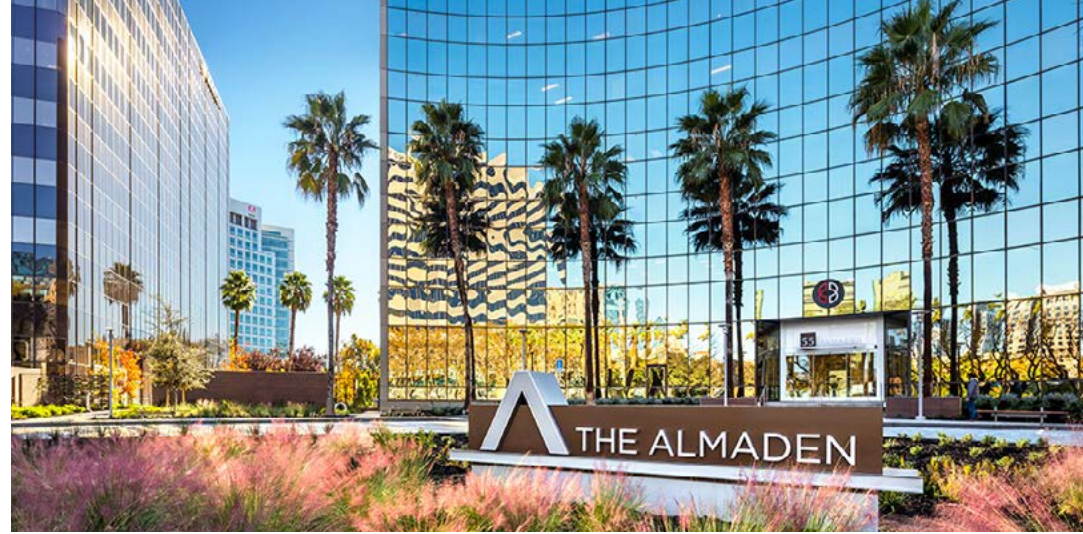
SUITE	SIZE	AVAILABLE	
1200	±13,140 SF	Available Now	Full Floor!
1000	±13,242 SF	Avail. 1/1/2026 (Potential to be avail. sooner)	Full Top Floor "Views"
805	±2,150 SF	Available Now	*SUITES CAN BE COMBINED FOR ±6,175SF
800	±4,025 SF	Avail. 9/1/2025	
715	±1,236 SF	Available Now*	*SUITES CAN BE COMBINED FOR ±4,578 SF
701	±3,342 SF	Available Now*	
650	±4,059 SF	Available Now*	*SUITES CAN BE COMBINED FOR ±5,129 SF, ±6,129 SF, or ±9,188 SF
620	±2,999 SF	Available Now*	
610	±2,130 SF	Available Now*	
480	±2,399 SF	Available Now*	*SUITES CAN BE COMBINED FOR ±6,421
460	±4,022 SF	Available Now*	

55 ALMADEN

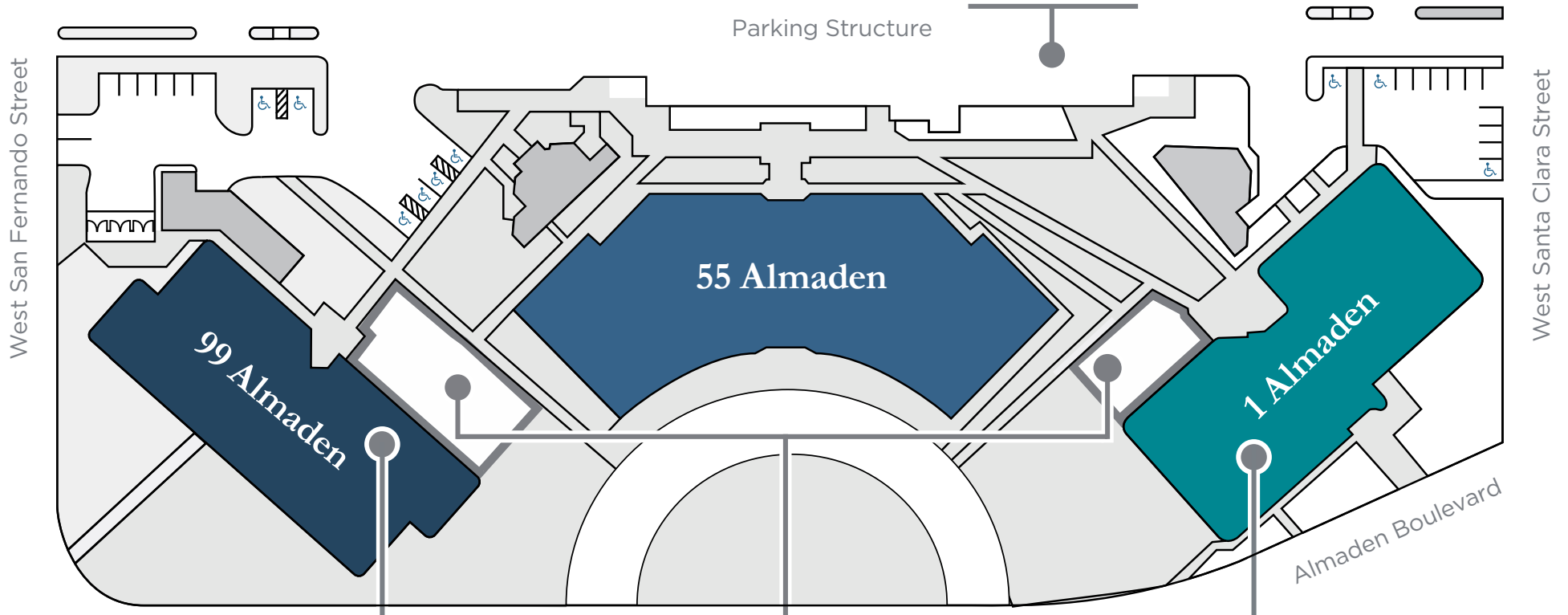
SUITE	SIZE	AVAILABLE	
800		Avail. 8/1/2025	Full Top Floor "Views"
300	±17,576 SF	Available Now	Full Floor!

99 ALMADEN

SUITE	SIZE	AVAILABLE	
1000	±12,430 SF	Available Now	Full Top Floor "Views"
900	±4,801 SF	Available Now	
880	±2,494 SF	Available Now*	
740	±1,444 SF	Avail. 6/1/2025	
720	±2,428 SF	Available Now	
500	±5,806 SF	Sublease to 9/30/2027 (Potential to be avail. sooner)	
320	±3,039 SF	Available Now	
200	±11,414 SF	Available Now	Full Floor!



Site Plan



- Best-In-Class Tenant Lounge
- Conference Rooms
- Large Breakroom
- Glass Roll-Up Door to Adjacent Outdoor Amenity Area

Expansive Outdoor Amenity Space with Collaboration & Seating Areas

- The Almaden Café: Offering Breakfast, Lunch, Snacks & Coffee
- Fitness Center With Showers & Lockers

 **VIRTUAL TOUR**



Highlights



HIGH IMAGE

Premier Class A 3-Building
Project in Downtown San
Jose



IDENTITY

Central Location with
Exceptional Visibility



FITNESS

High-End Fitness Center
with Showers & Lockers



CAFE

On-Site Café at 1
Almaden Offering
Breakfast, Lunch,
Snacks & Coffee



AMENITIES

New Tenant Lounge with
Conference Facilities,
Breakroom & Expansive
Outdoor Amenity Space
with Collaboration Areas



SECURITY

Building Card Key
Access and 24-Hour
On-Site Security



PARKING

±3.1/1,000 Parking Ratio in
Adjacent Parking Structure



TRANSIT

Short Distance to
Caltrain & VTA Light Rail



HOTEL

Adjacent to AC Marriott
European Style Hotel



1 Almaden | Suite 1200 | Full Floor

±13,140 SF

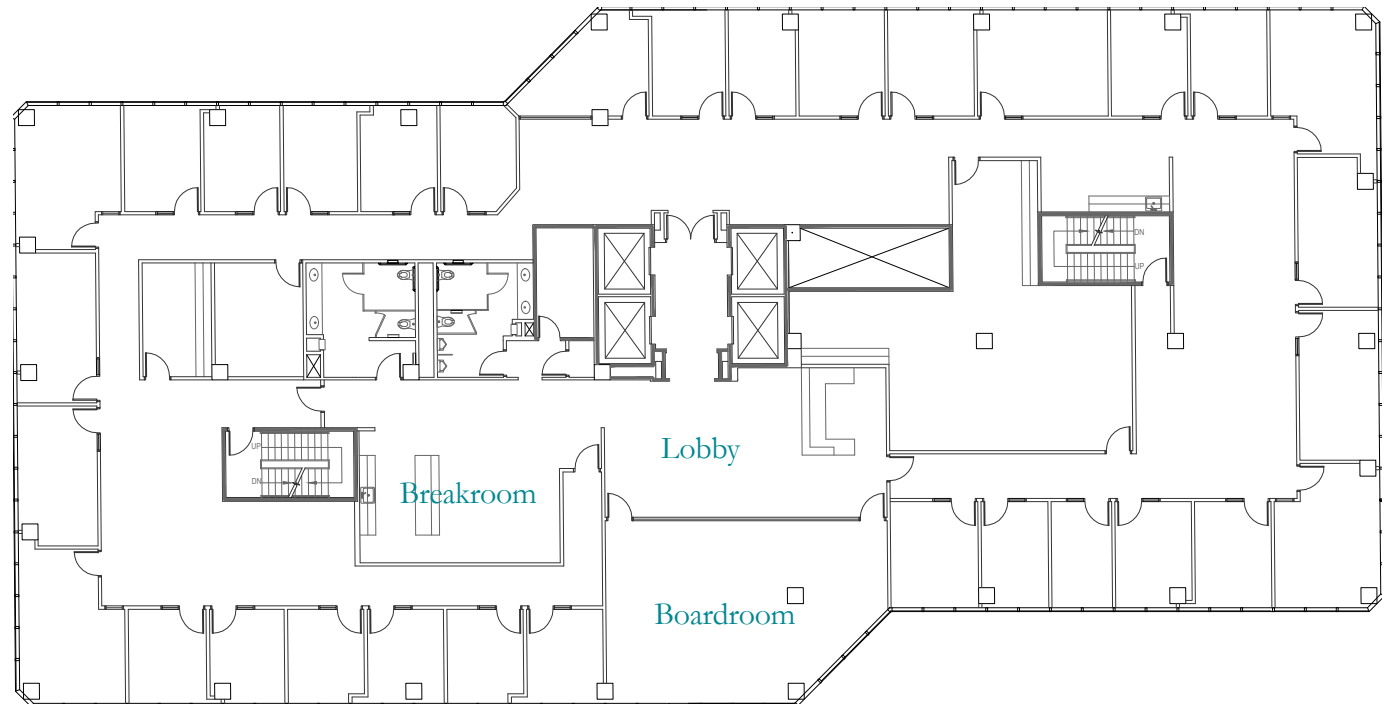
Available Now

The Almaden

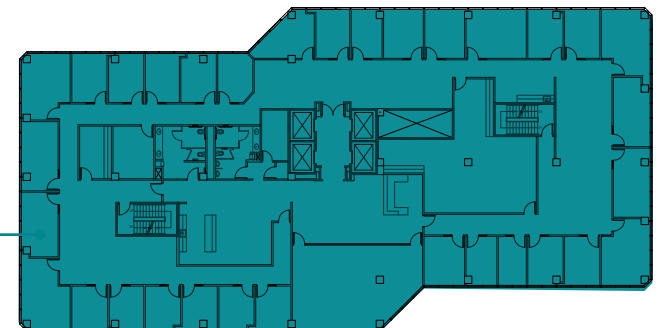
23 Offices
10 Conference Rooms
1 Boardroom
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1200
±13,140 SF



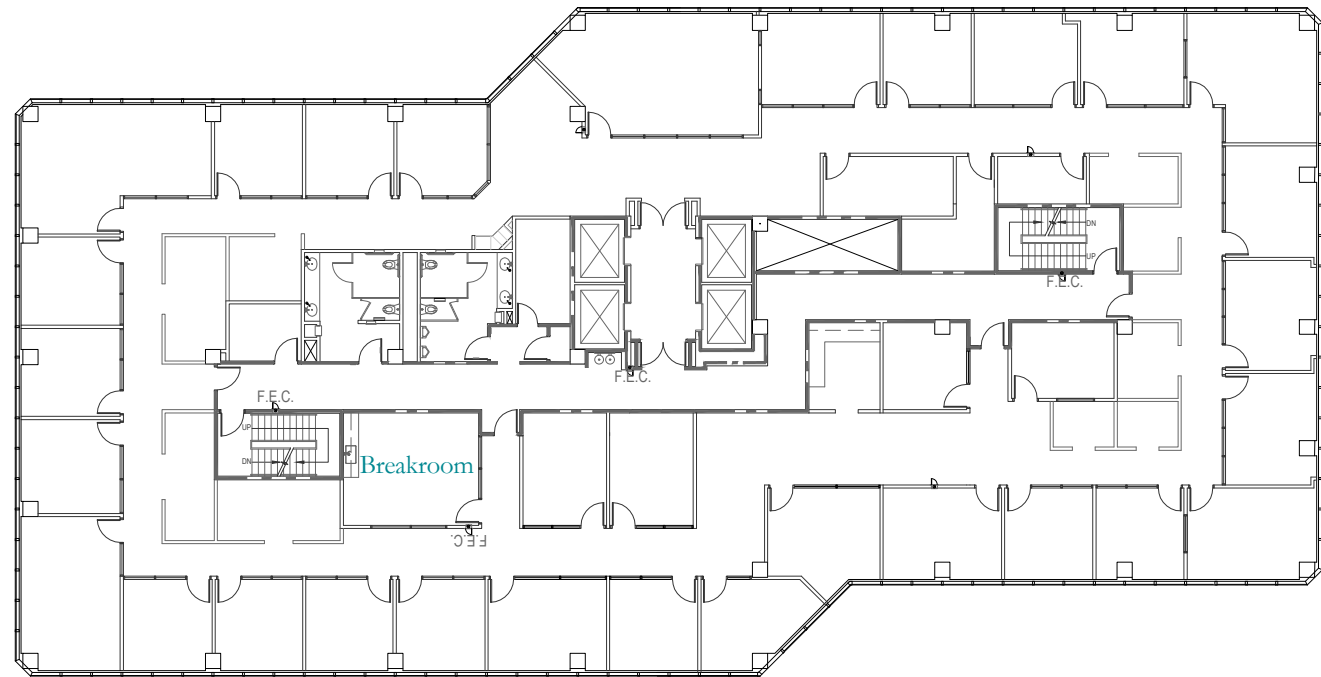
1 Almaden | Suite 1000 | Full Floor

±13,242 SF
Available 1/1/2026 (Potential to be available sooner)

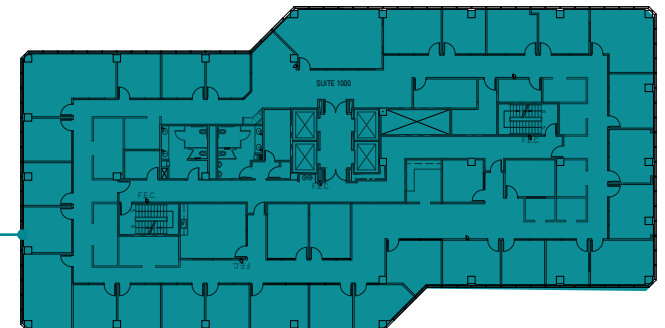
The Almaden

24 Offices
12 Conference Rooms
Breakroom

*Top Floor Views



Suite 1000
±13,242 SF



1 Almaden | Suite 805

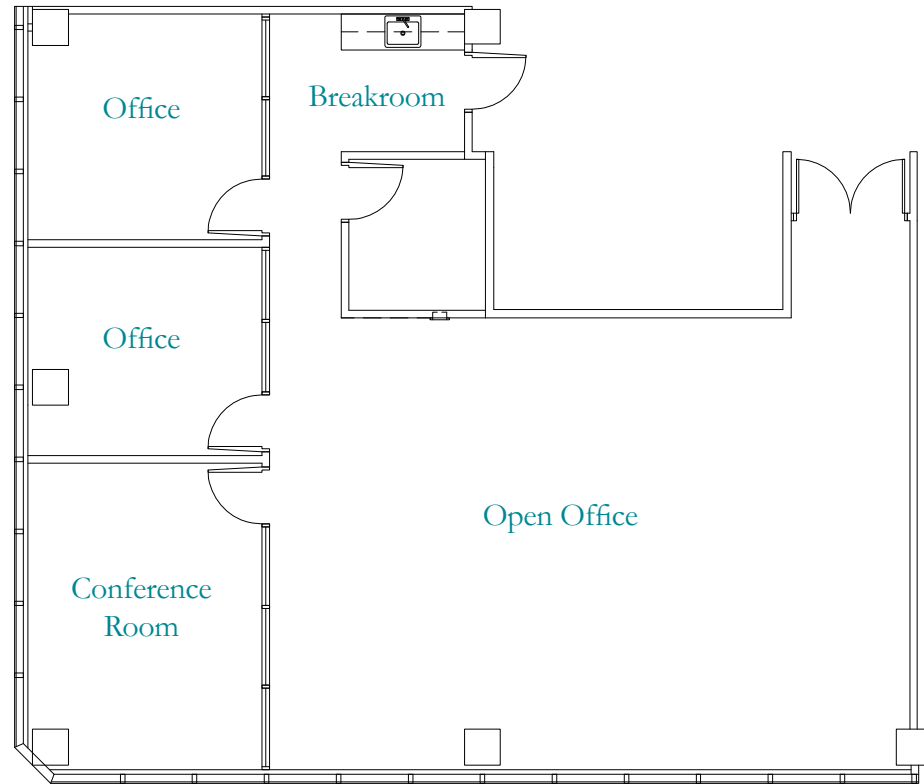
±2,150 SF

Available Now

The Almaden

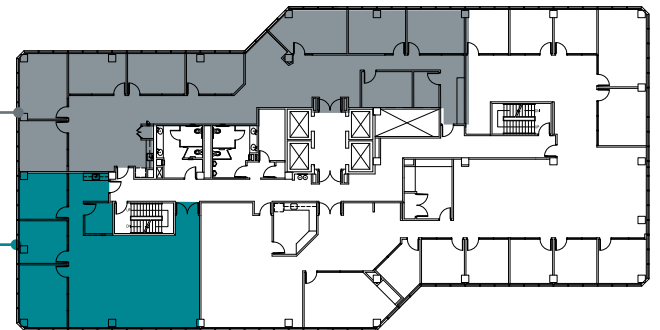
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



Suite 800
±4,025 SF

Suite 805
±2,150 SF



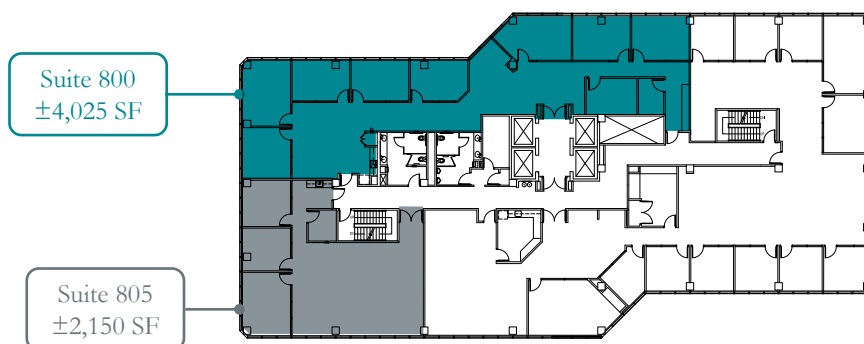
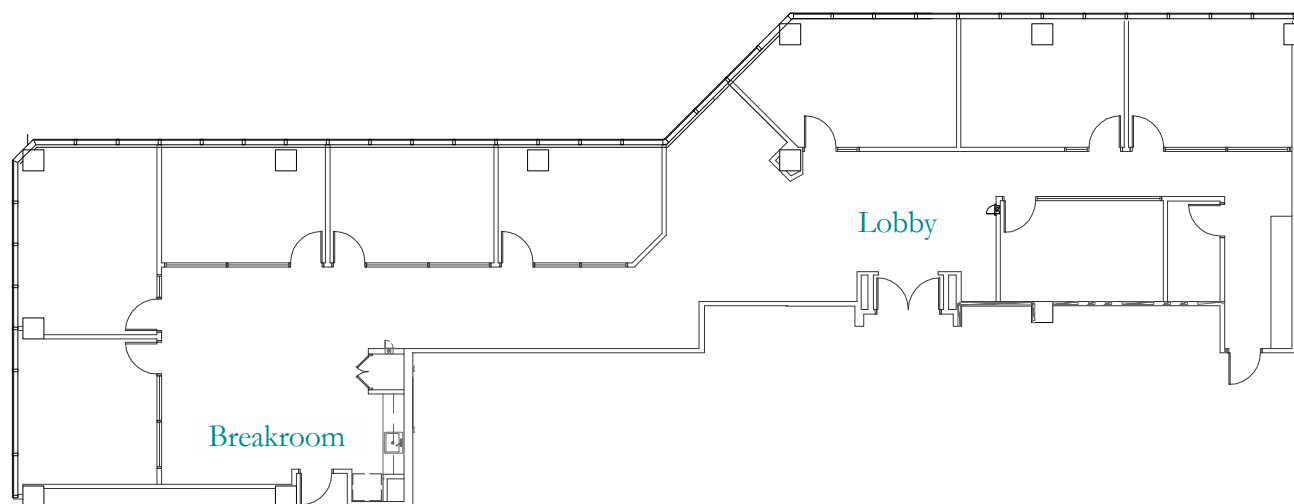
1 Almaden | Suite 800

±4,025 SF

Available 9/1/2025

The Almaden

9 Offices
1 Phone Room
Breakroom



1 Almaden | Suite 715

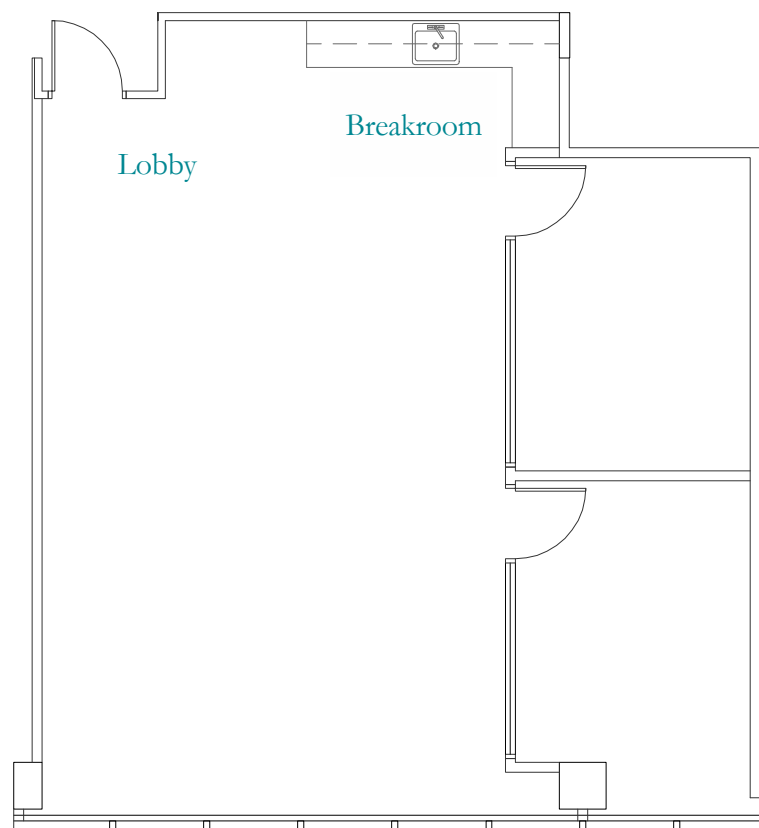
±1,236 SF

Available Now

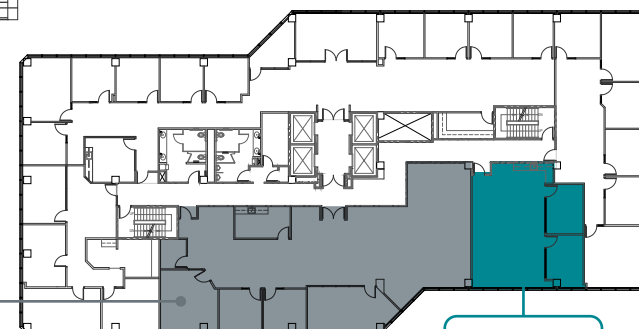
The Almaden

Market Ready Finishes
2 Offices
Breakroom

 VIRTUAL TOUR



Suite 701
±3,342 SF



Suite 715
±1,236 SF

1 Almaden | Suite 701

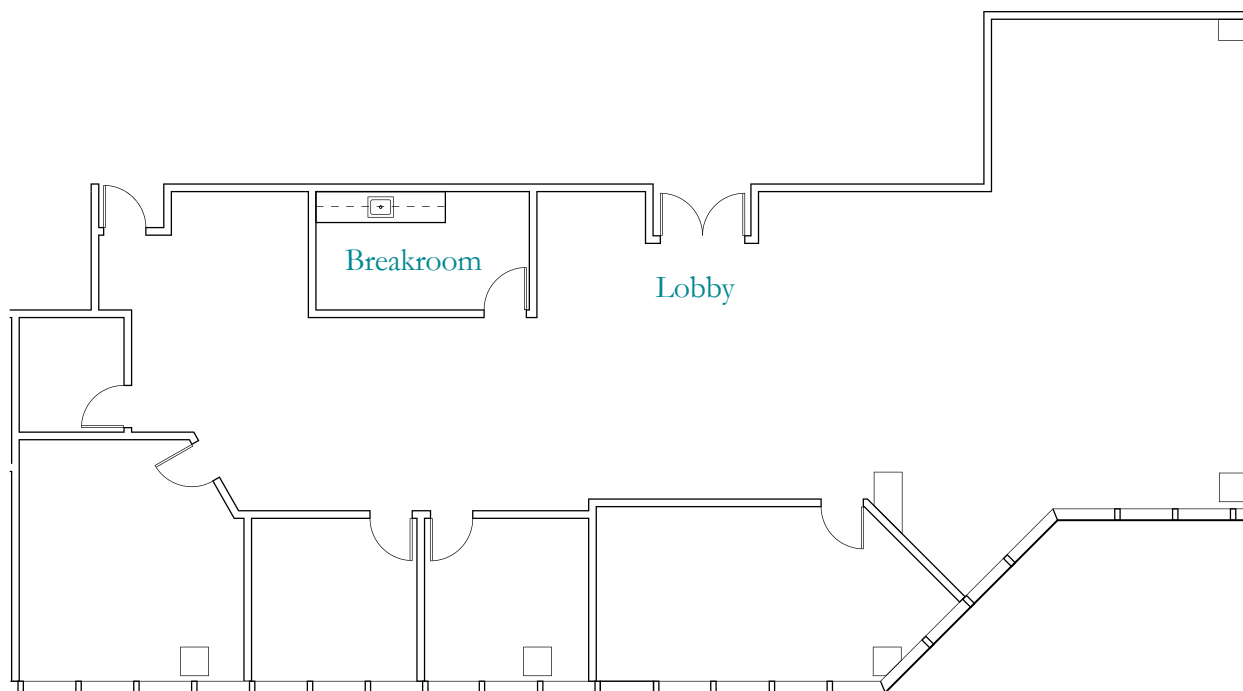
±3,342 SF

Available Now

The Almaden

2 Offices
2 Conference Rooms
Breakroom
Server Room

 VIRTUAL TOUR



Suite 701
±3,342 SF

Suite 715
±1,236 SF

1 Almaden | Suites 701 & 715

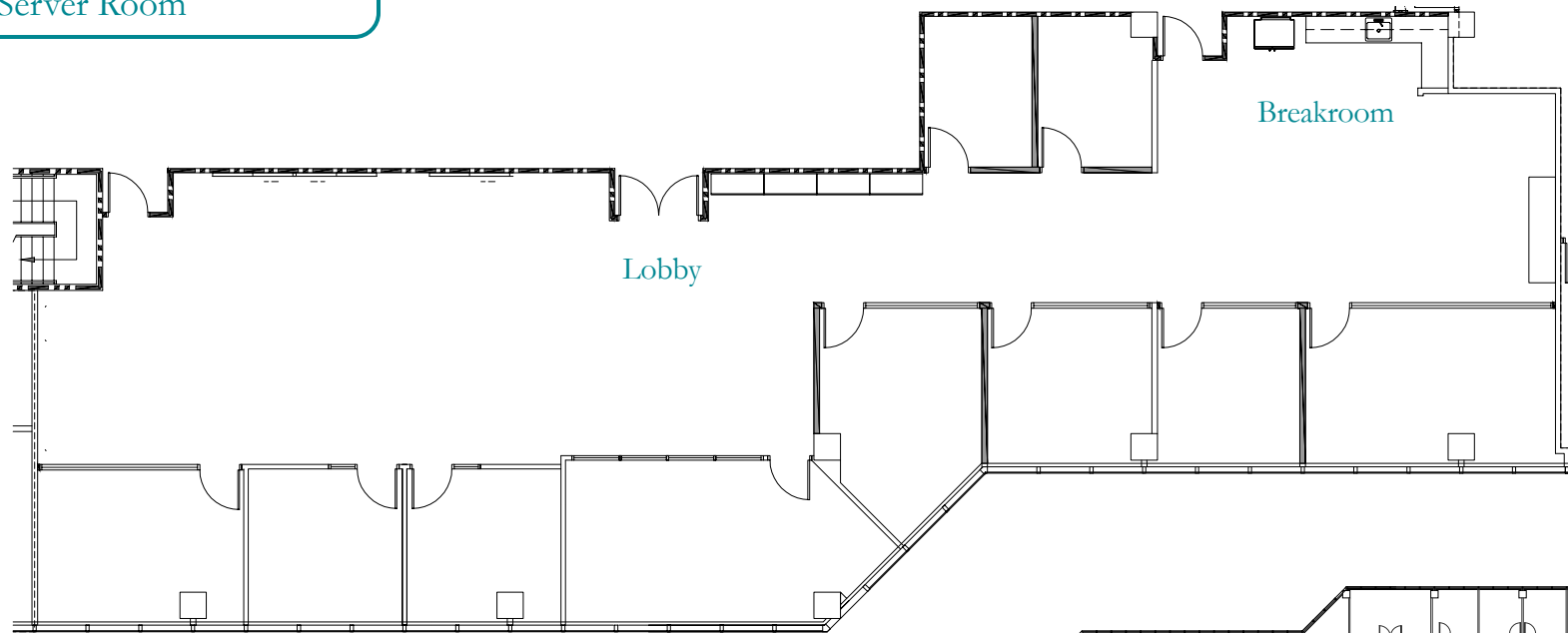
±4,578 SF

Available Now

The Almaden

Hypothetical Market Ready Plan

6 Offices
6 Workstations
2 Conference Rooms
Breakroom
Server Room



Suite 701
±3,342 SF

Suite 715
±1,236 SF

1 Almaden | Suite 650

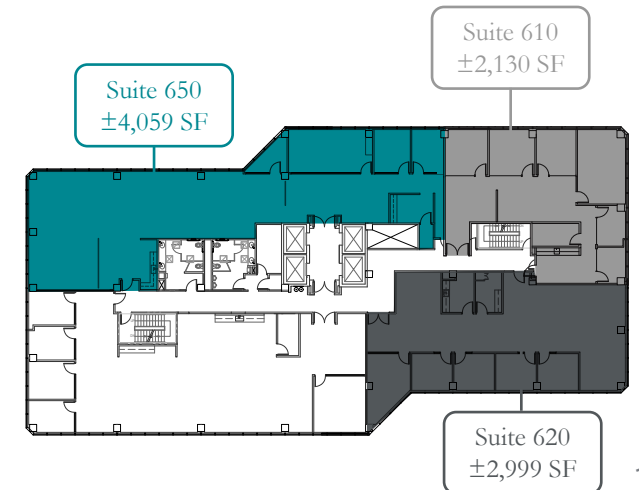
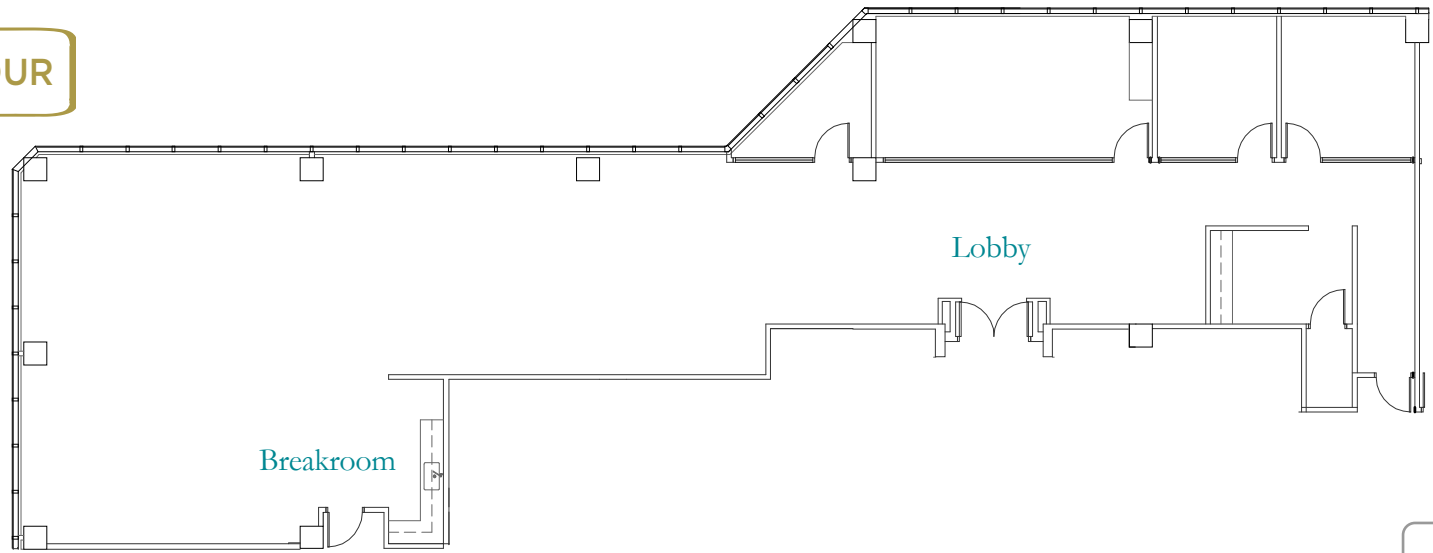
±4,059 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom

▶ VIRTUAL TOUR



1 Almaden | Suite 620

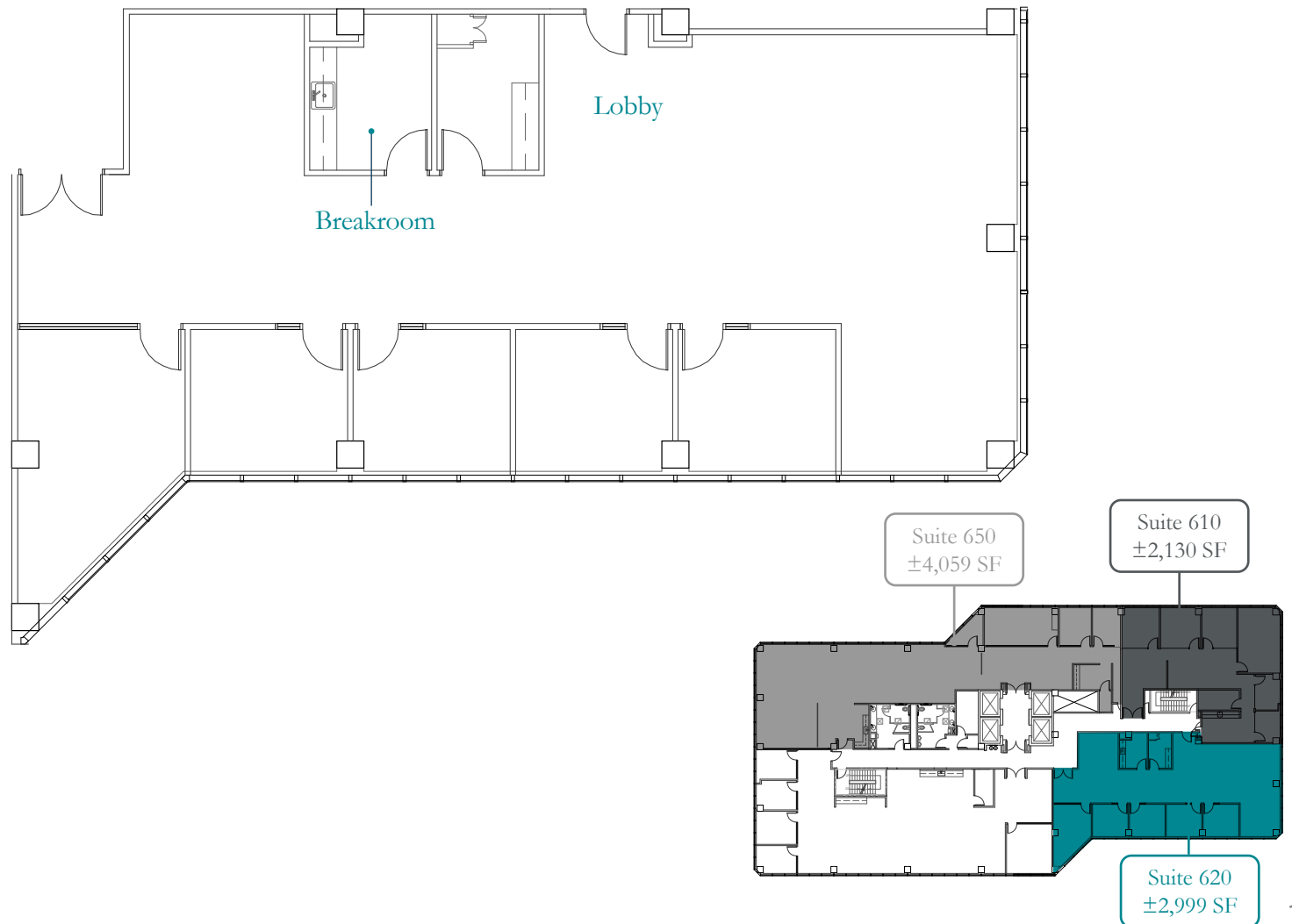
±2,999 SF

Available Now

The Almaden

4 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



1 Almaden | Suite 610

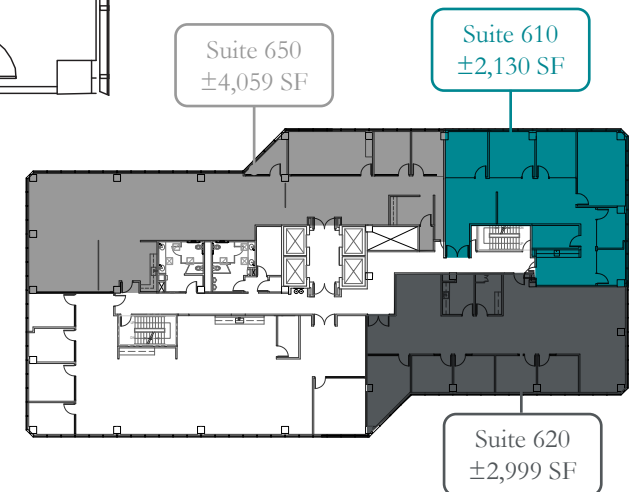
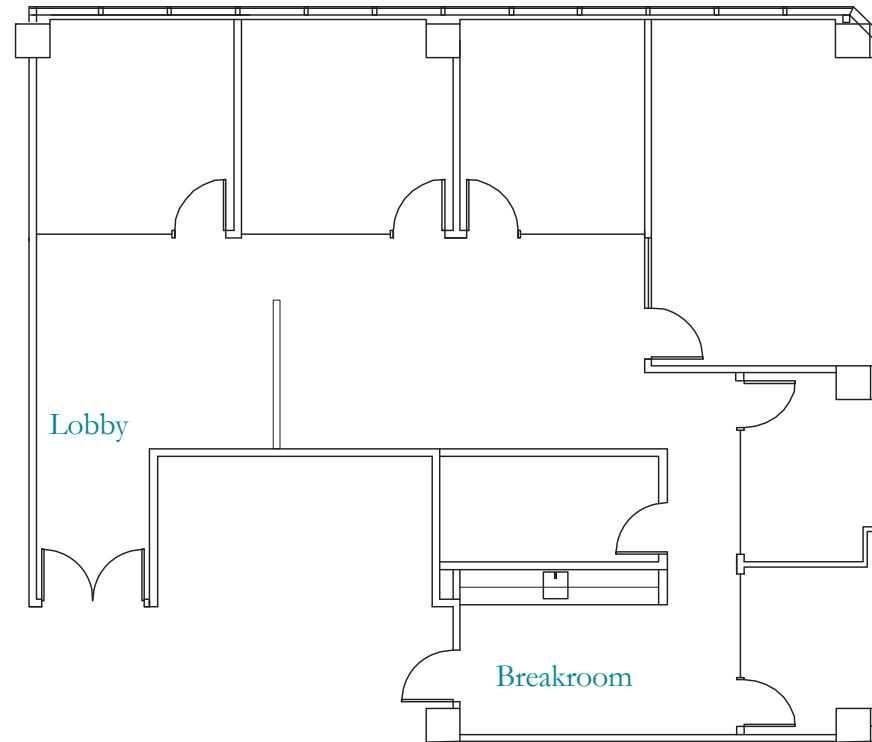
±2,130 SF

Available Now

The Almaden

5 Offices
1 Conference Room
Breakroom
Glass Front Offices
Downtown Views

 VIRTUAL TOUR



1 Almaden | Suite 480

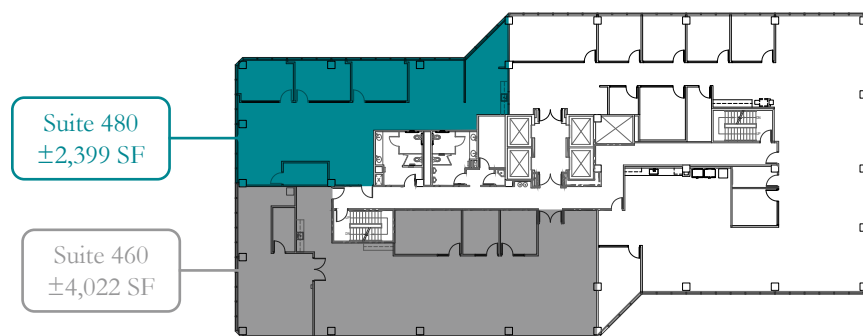
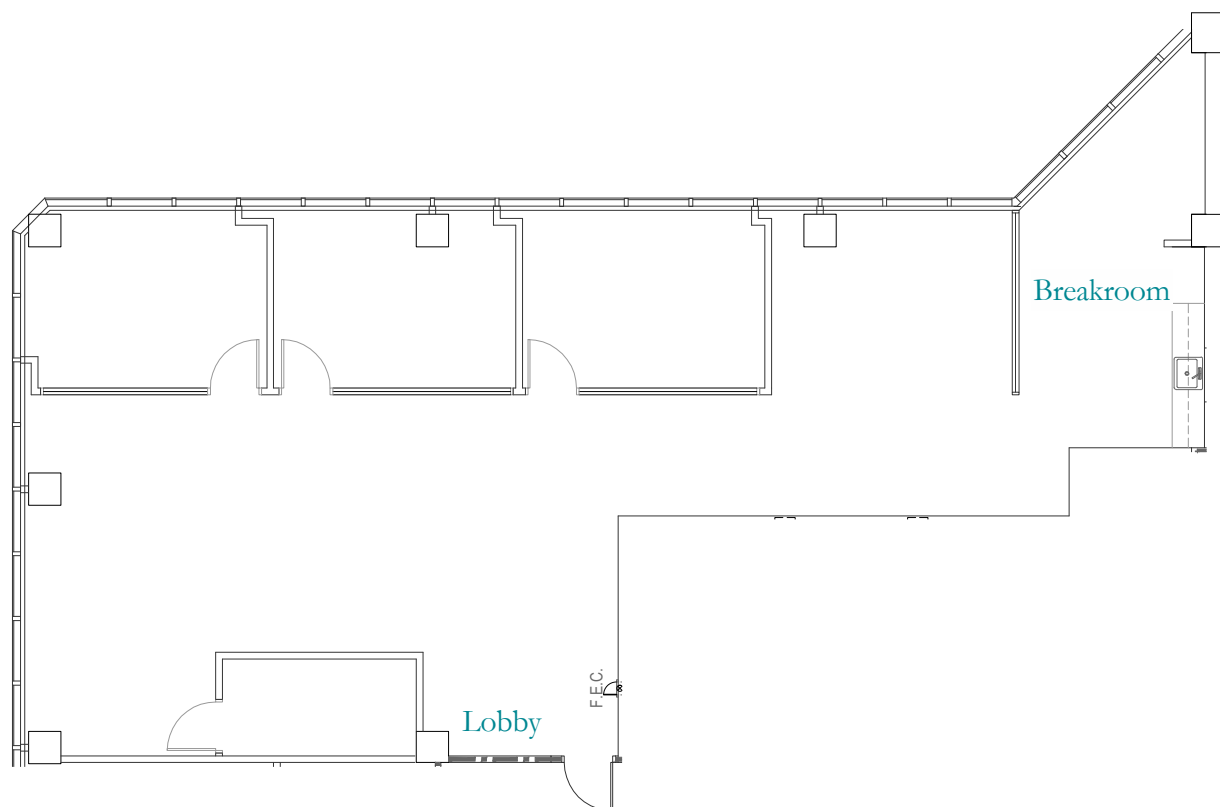
±2,399 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Portable Phone Room
Breakroom
Server Room

▶ VIRTUAL TOUR



1 Almaden | Suite 460

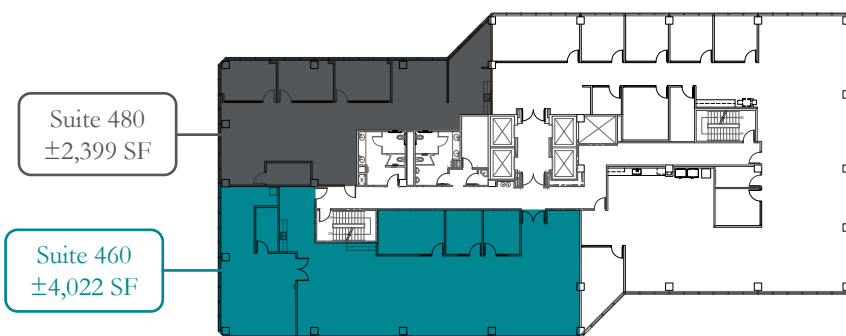
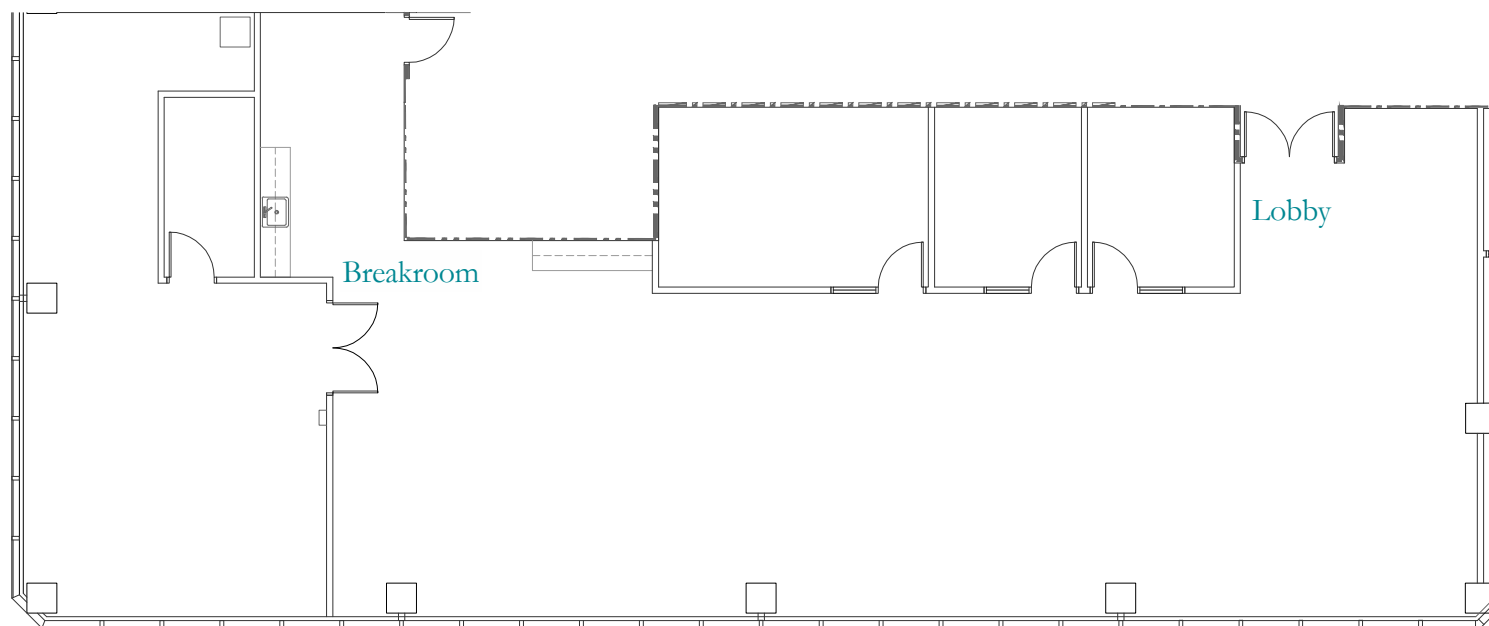
±4,022 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom
Server Room

 VIRTUAL TOUR



55 Almaden | Suite 800 | Full Floor

±17,941 SF

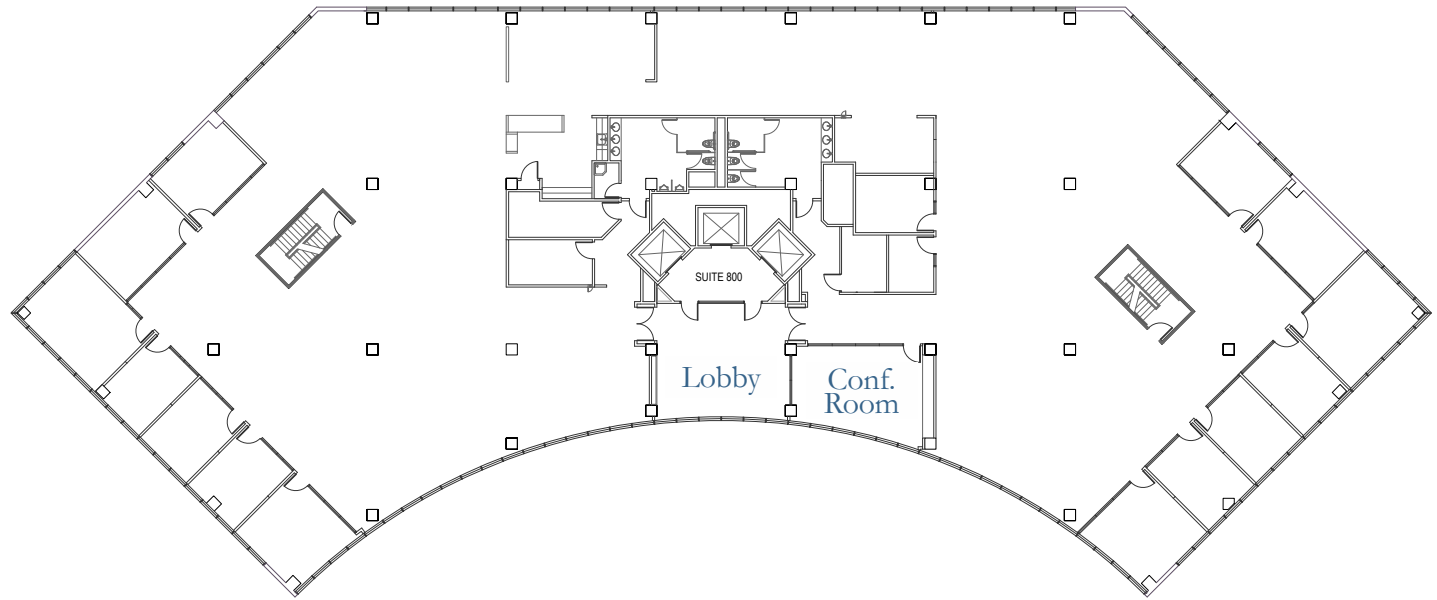
Available 8/1/2025

The Almaden

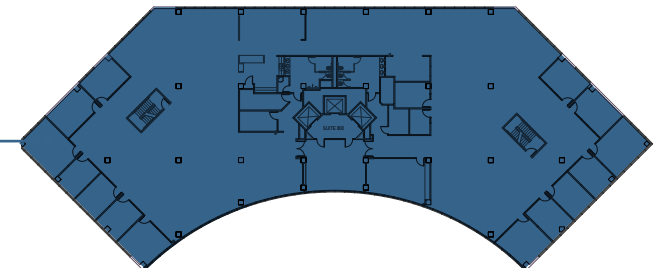
14 Offices

1 Conference Room

*Top Floor Views

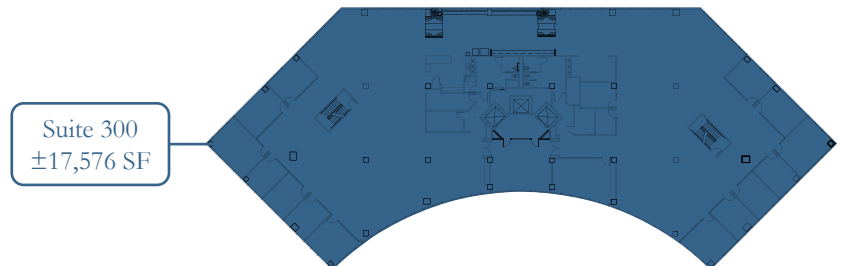
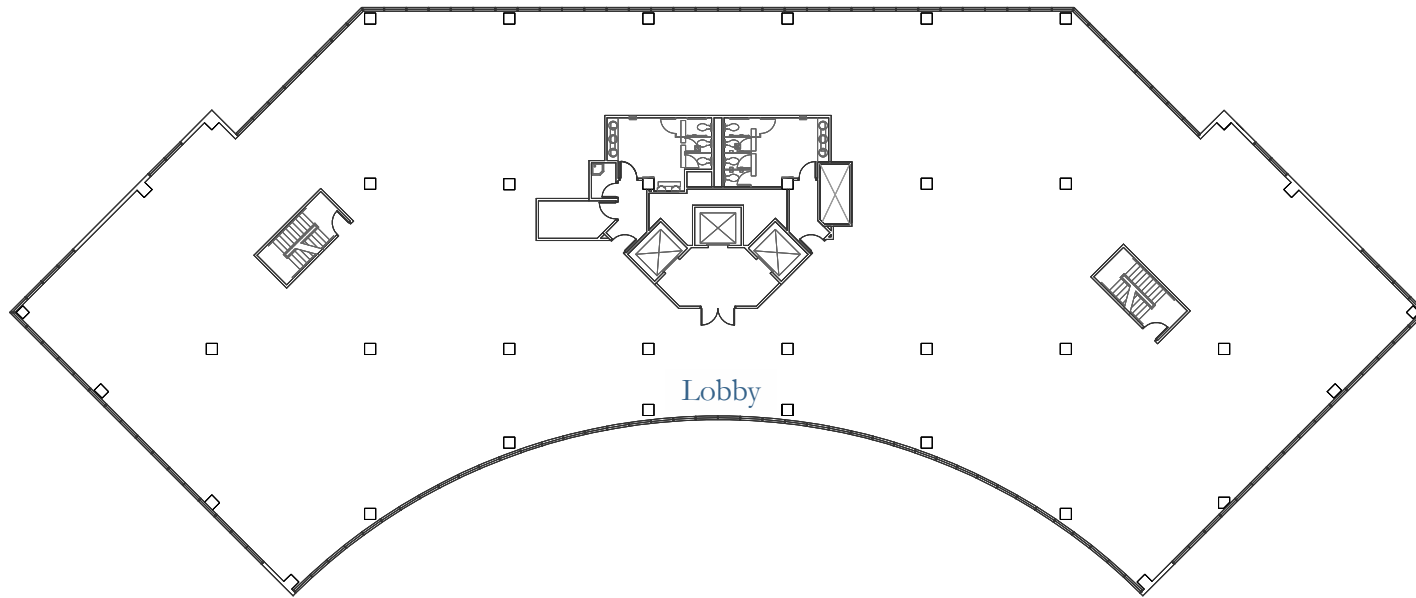


Suite 800
±17,941 SF



55 Almaden | Suite 300 | Full Floor
±17,576 SF
Available Now

The Almaden



99 Almaden | Suite 1000 | Full Floor

±12,430 SF

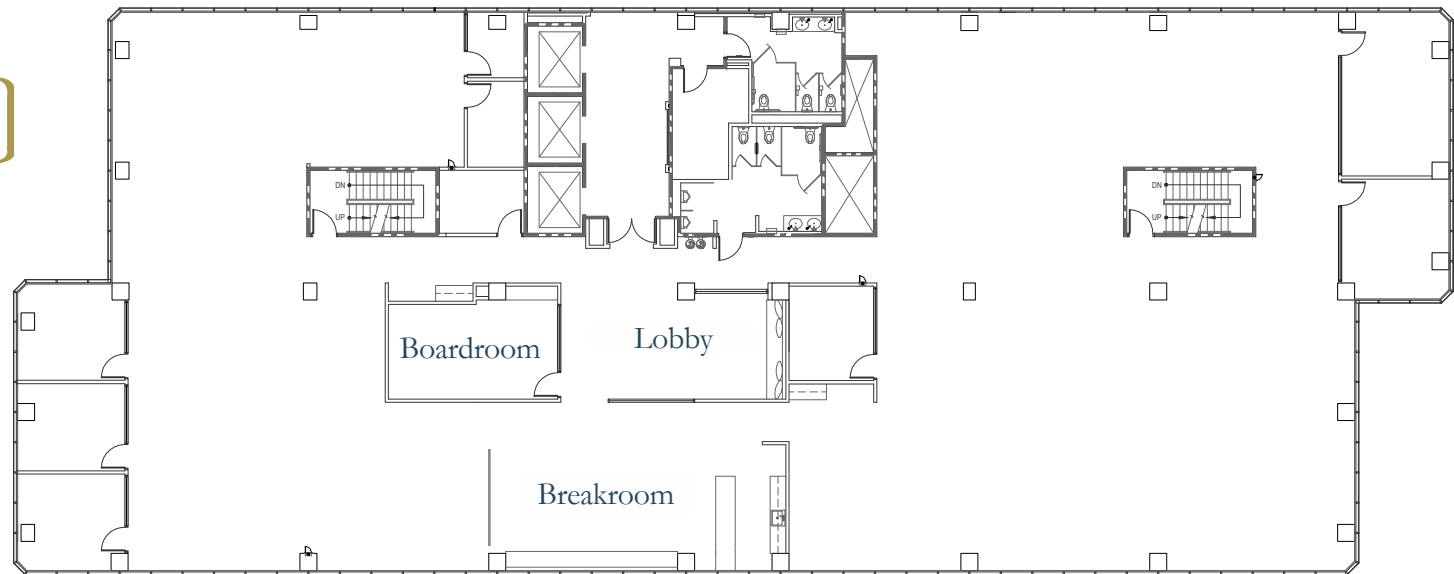
Available Now

The Almaden

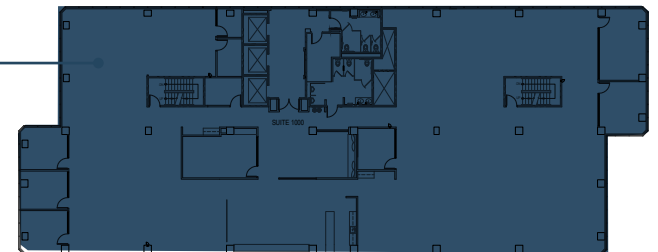
6 Offices
1 Boardroom
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1000
±12,430 SF



99 Almaden | Suite 900

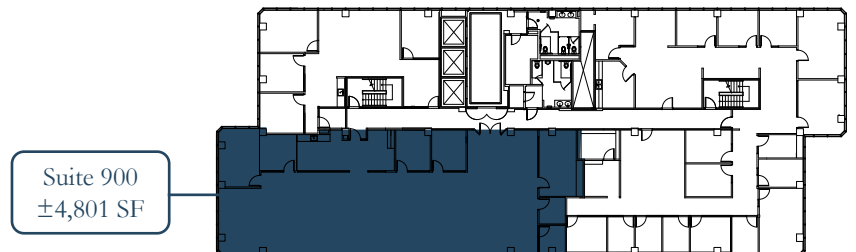
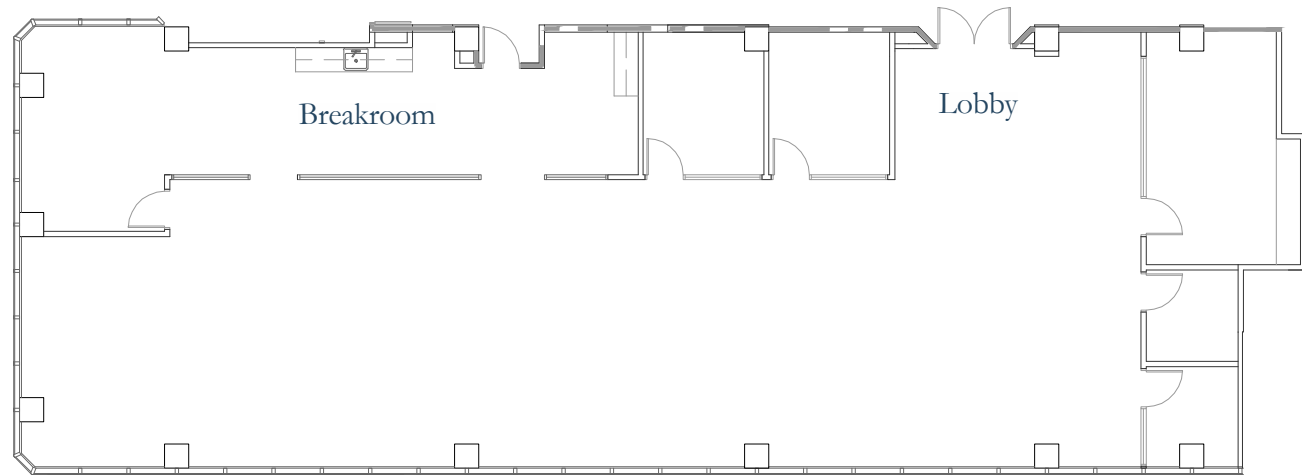
±4,801 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 880

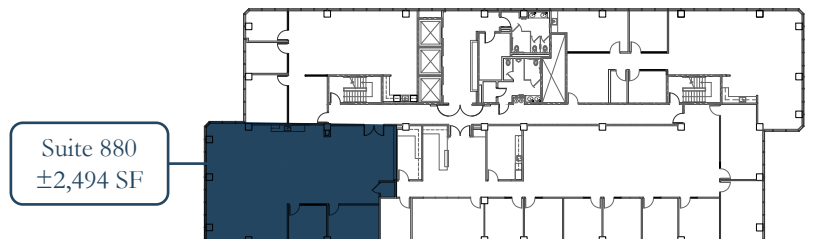
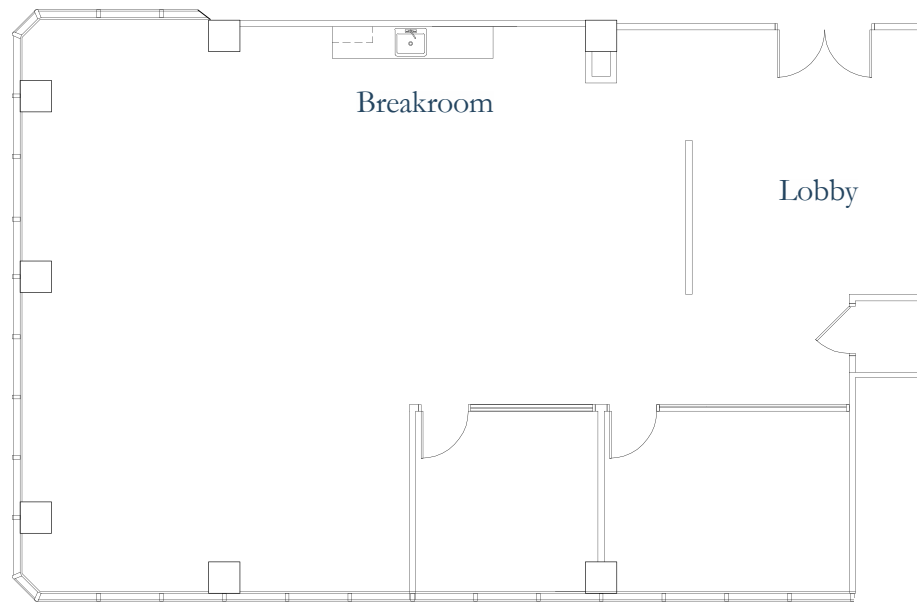
±2,494 SF

Available Now

The Almaden

1 Office
1 Conference Room
Breakroom

 VIRTUAL TOUR



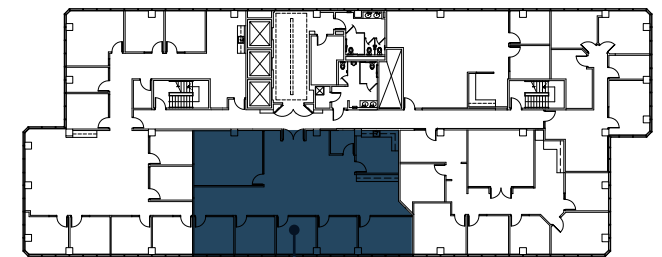
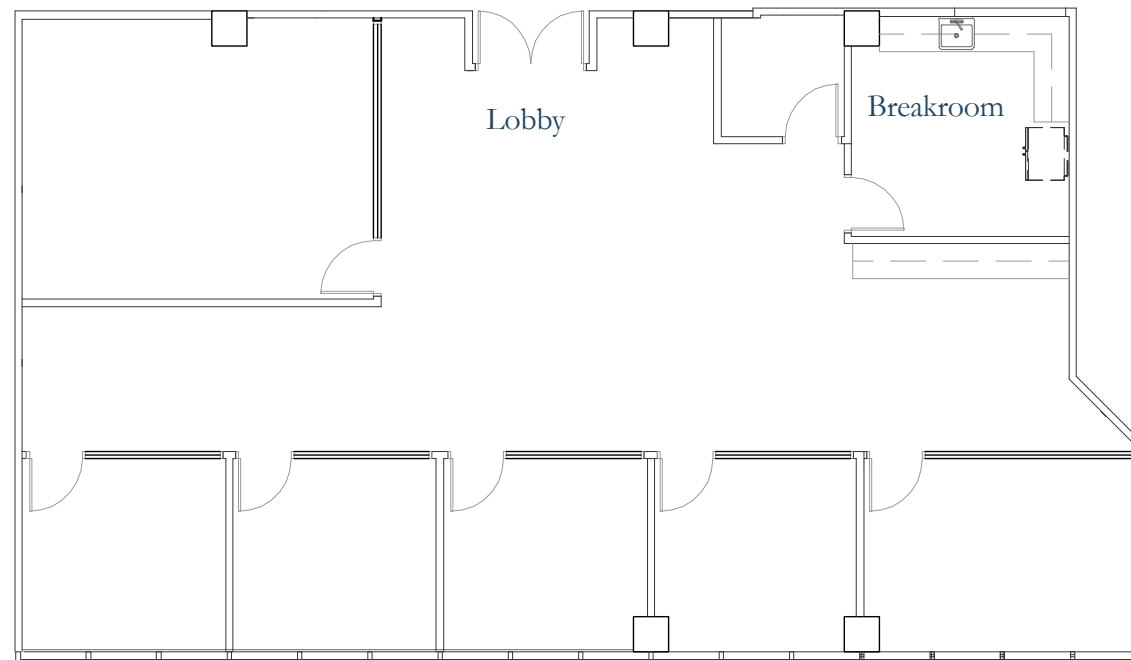
99 Almaden | Suite 740

±1,444 SF

Available 6/1/2025

The Almaden

5 Offices
1 Conference Room
1 Break Room



Suite 700
±1,444 SF

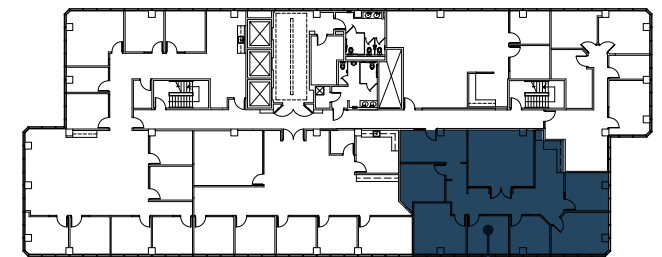
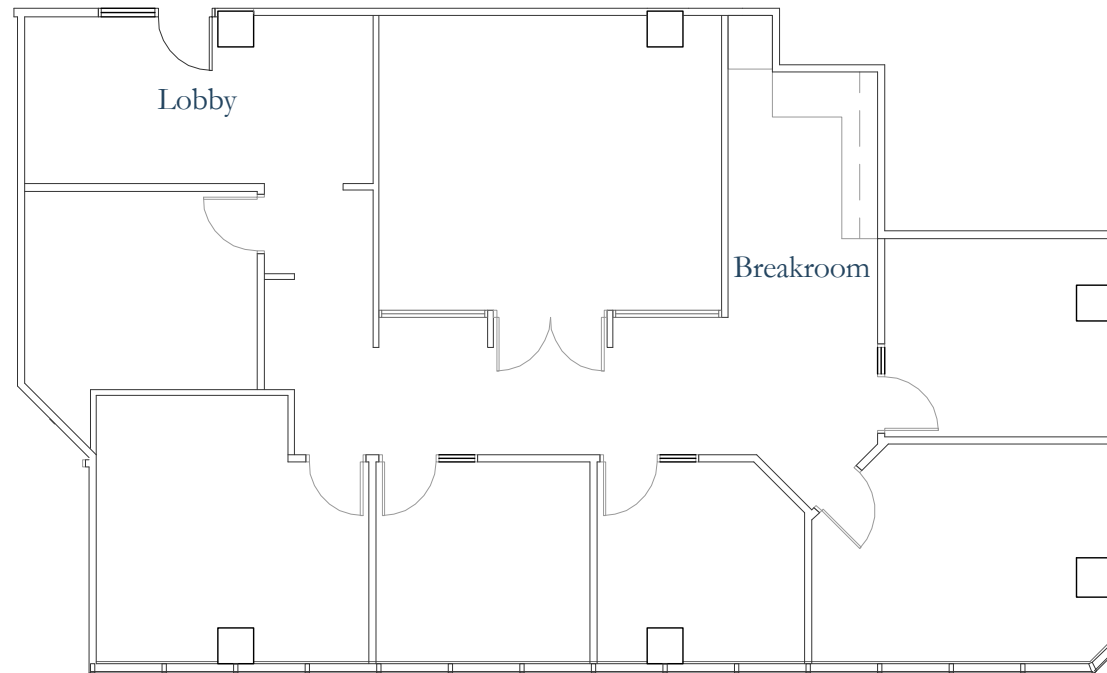
99 Almaden | Suite 720

±2,428 SF

Available Now

The Almaden

6 Offices
1 Conference Room
1 Breakroom



Suite 720
±2,428 SF

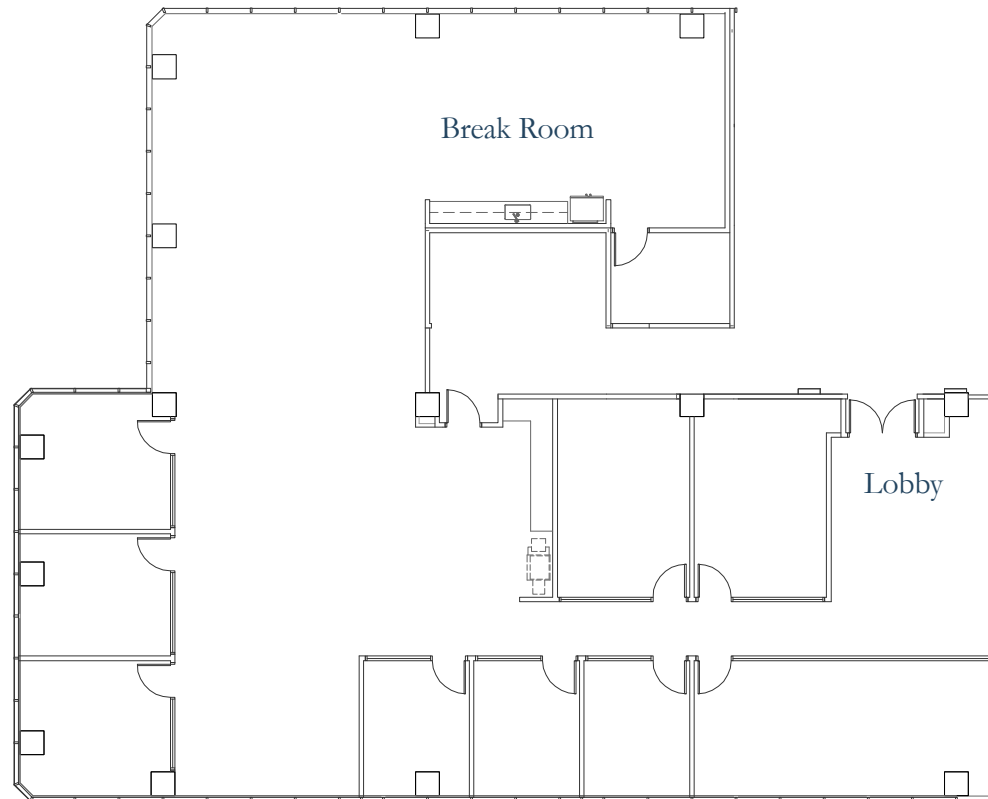
99 Almaden | Suite 500

±5,806 SF

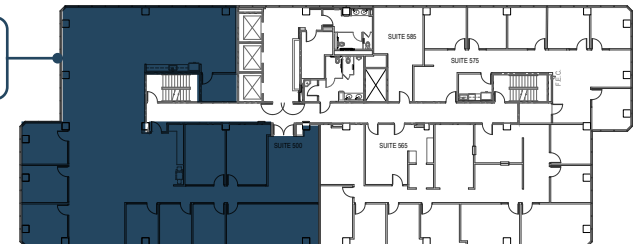
Sublease to 9/30/27 (Potential to be available sooner)

The Almaden

6 Offices
1 Conference Room
1 Breakroom



Suite 500
±5,806 SF



99 Almaden | Suite 320

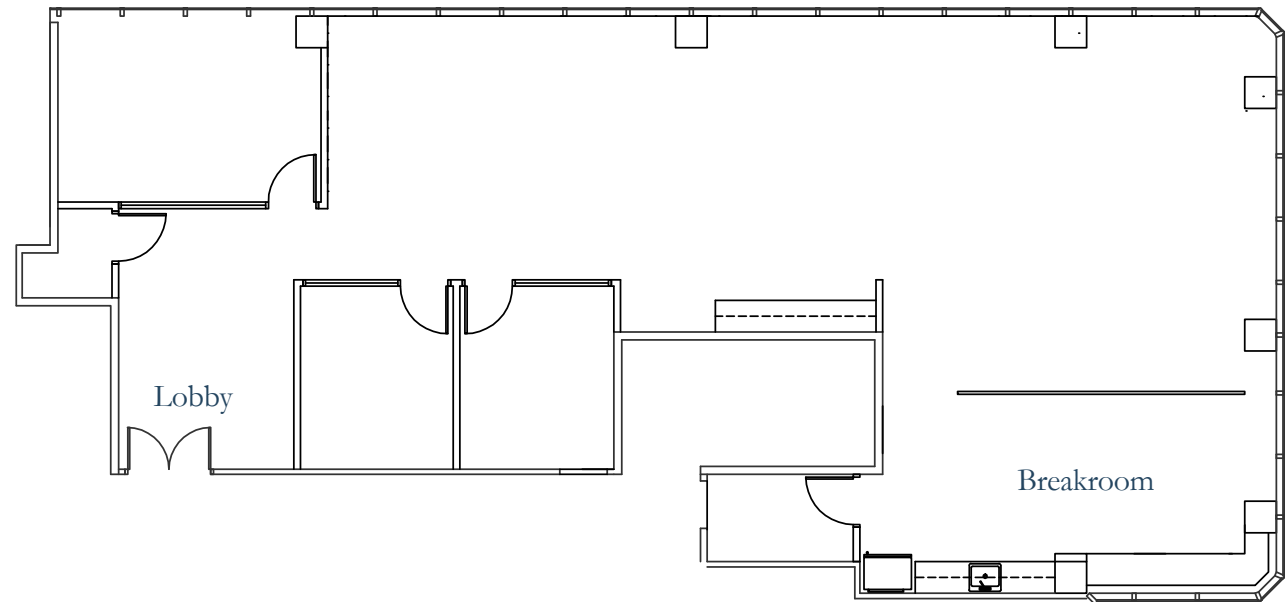
±3,039 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR

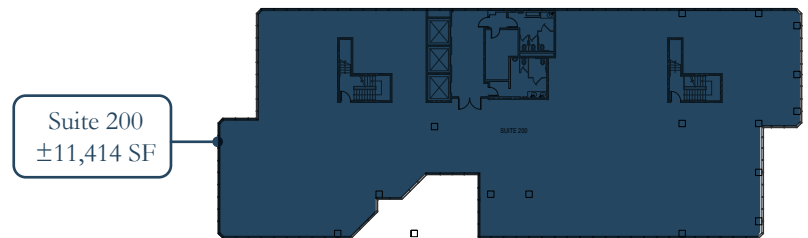
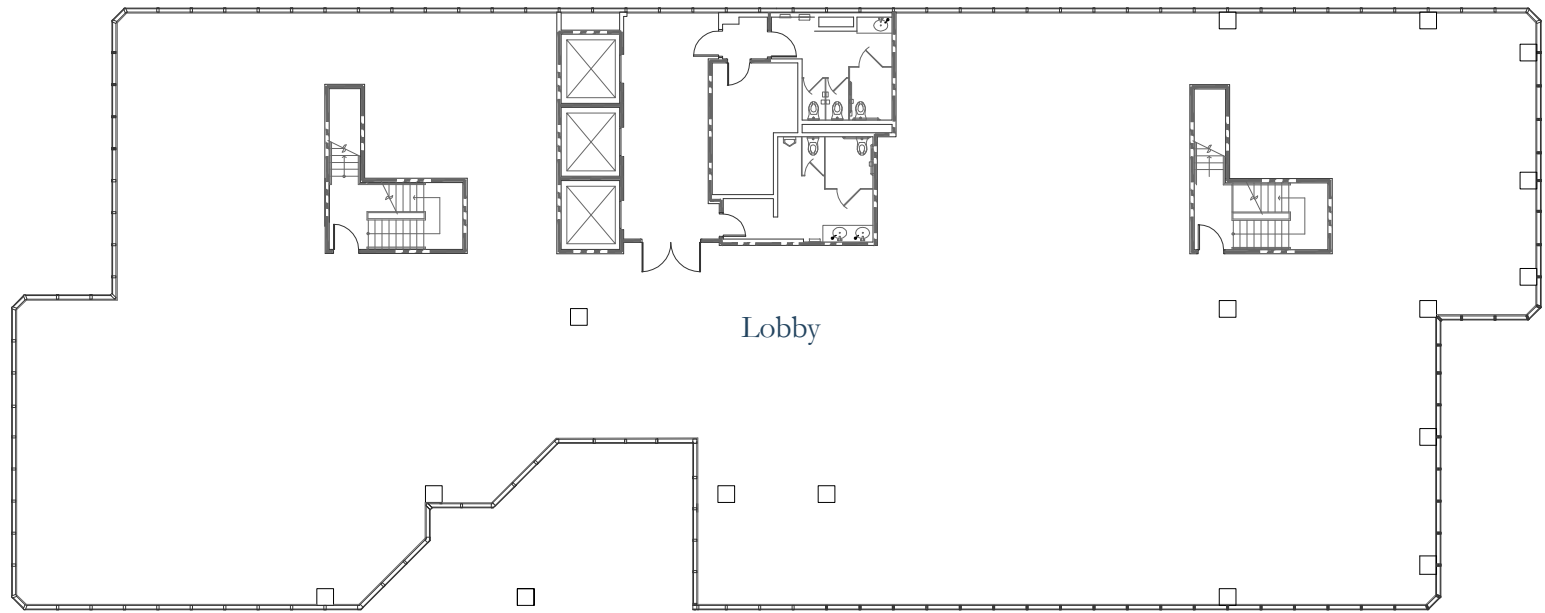


99 Almaden | Suite 200 | Full Floor

±11,414 SF

Available Now

The Almaden



Amenity Map



168+
CAFES & EATERIES



1500+
HOTEL ROOMS



16+
APARTMENT & CONDOMINIUM PROJECTS



13+
PARKING GARAGES

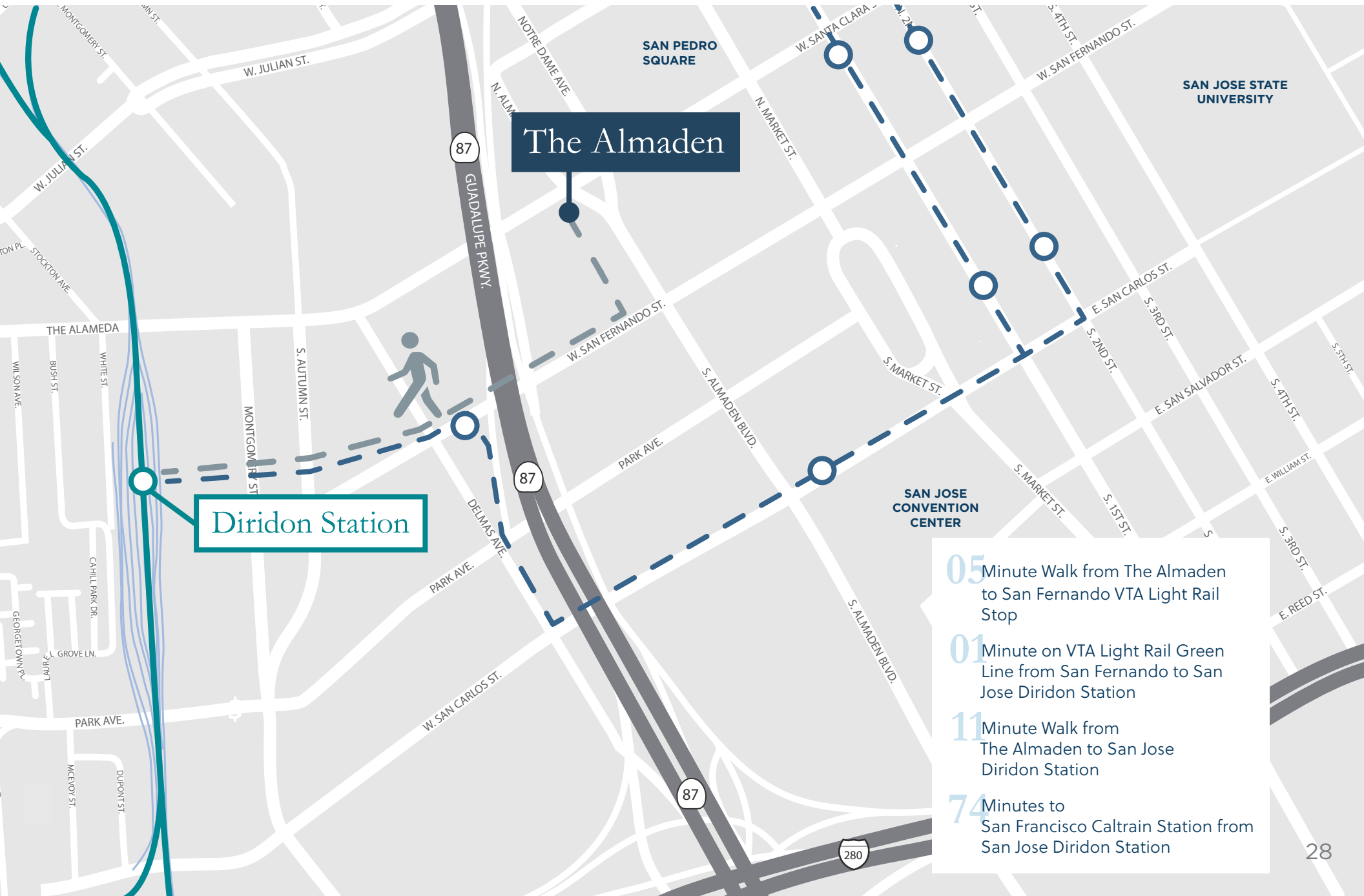


80+
CALTRAIN WEEKDAY STOPS



Transportation Map

- Caltrain/AmTrak
- Walking Path
- VTA Light Rail



- 05 Minute Walk from The Almaden to San Fernando VTA Light Rail Stop
- 01 Minute on VTA Light Rail Green Line from San Fernando to San Jose Diridon Station
- 11 Minute Walk from The Almaden to San Jose Diridon Station
- 74 Minutes to San Francisco Caltrain Station from San Jose Diridon Station

The Almaden

Downtown San Jose
±416,126 RSF CLASS A OFFICE

a **KBS** property

Proudly leased by



**CUSHMAN &
WAKEFIELD**

Brittain Cheney | (408) 615-3402 | brittain.cheney@cushwake.com | Lic. #01271132
Erik Hallgrimson | (408) 615-3435 | erik.hallgrimson@cushwake.com | Lic. #01274540

Kelly Yoder | (408) 615-3427 | kelly.yoder@cushwake.com | Lic. #01821117
Steve Horton | (408) 615-3412 | steve.horton@cushwake.com | Lic. #01127340

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 05/08/25