

Colliers

303 ALMADEN

CLICK FOR WEBSITE

BOUTIQUE CLASS A BUILDING IN DOWNTOWN SAN JOSE



Offering downtown businesses
office incentives

[CLICK TO VIEW](#)



Premier Class A downtown
office space



Gensler-designed lobby renovation



On-site café serving breakfast
and lunch



Outdoor amenity and collaboration
area



Fitness center with showers



Professionally managed by Orchard
Commercial with responsive, well-
established ownership



Convenient and ample covered
parking 2.4/1,000



Easy access to highways 87, 280 &
101



Walkable to all downtown San Jose
amenities



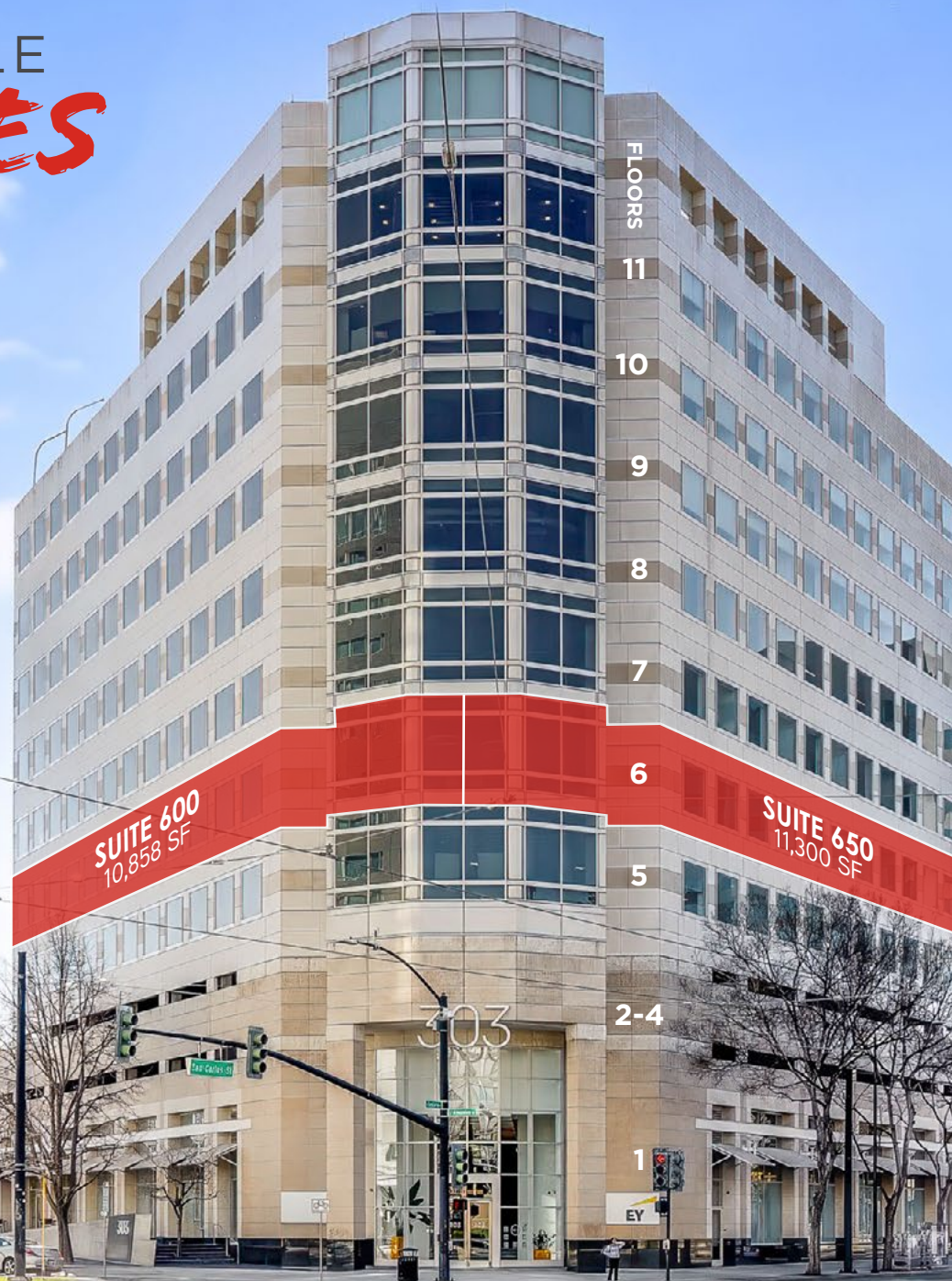
Walkable to Diridon Station for
Caltrain & VTA access



Rotating Food Truck on site
every Wednesday



AVAILABLE *SPACES*



Suites 600 and 650 can
be combined into a full
floor at 22,158 SF

SUITE 600*

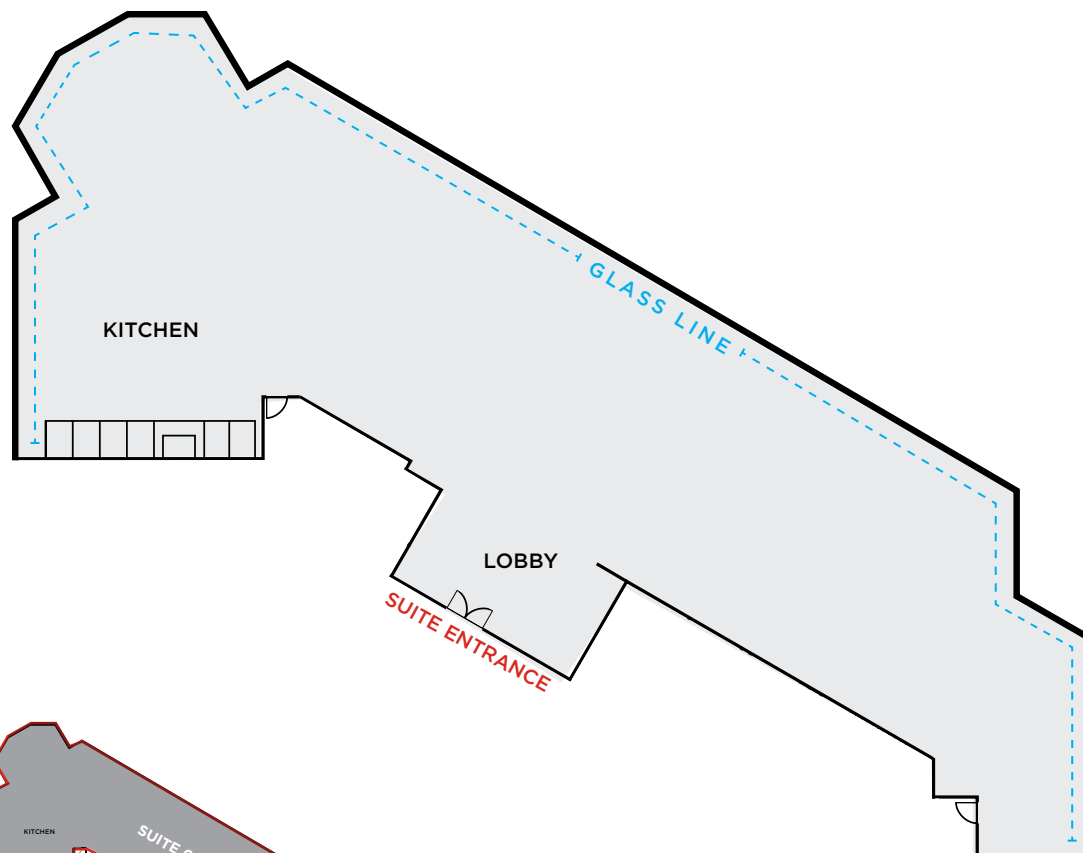
±10,858 SF

- Market Ready
- Kitchen
- Open Plan
- Divisible
- Available Now



West San Carlos Street

Almaden Boulevard



*Suites 600 and 650 can be combined into a full floor at 22,158 SF

303
ALMADEN

SUITE 650* ±11,300 SF

- 2 Conference Rooms
- 3 Offices
- 1 Kitchen
- 2 Storage/IT Rooms
- Divisible
- Available Now

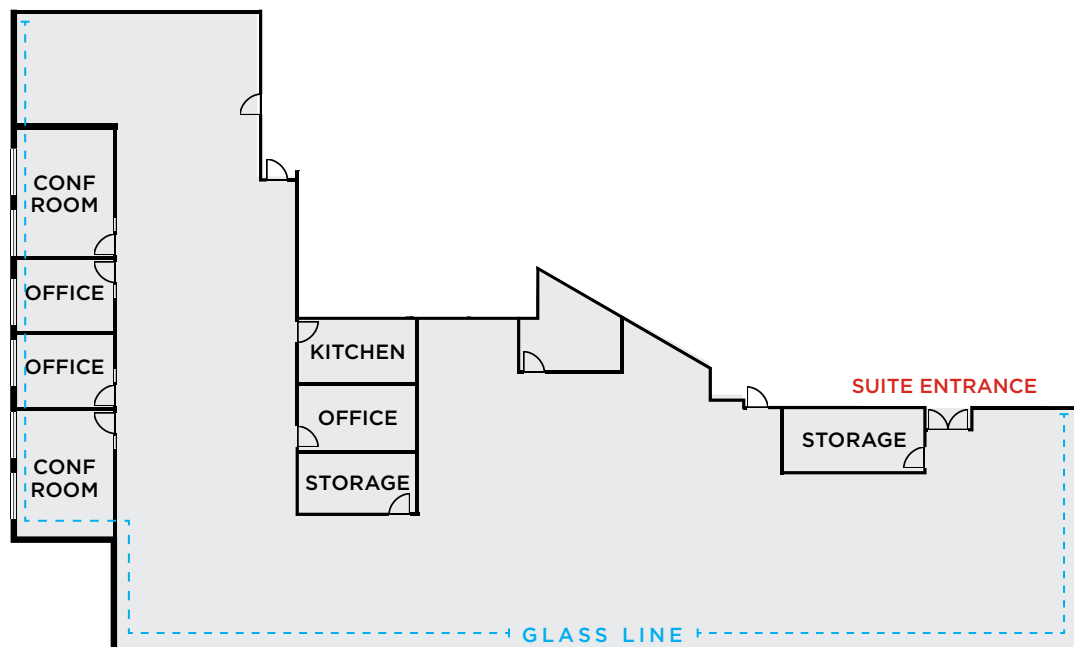


303

ALMADEN

Almaden Boulevard

West San Carlos Street



*Suites 600 and 650 can be combined into a full floor at 22,158 SF

PHOTO GALLERY



STEPS AWAY

FROM SAN JOSE'S BEST



BIKE TO
WORK



CAFE & OUTDOOR
COLLABORATION
AREA



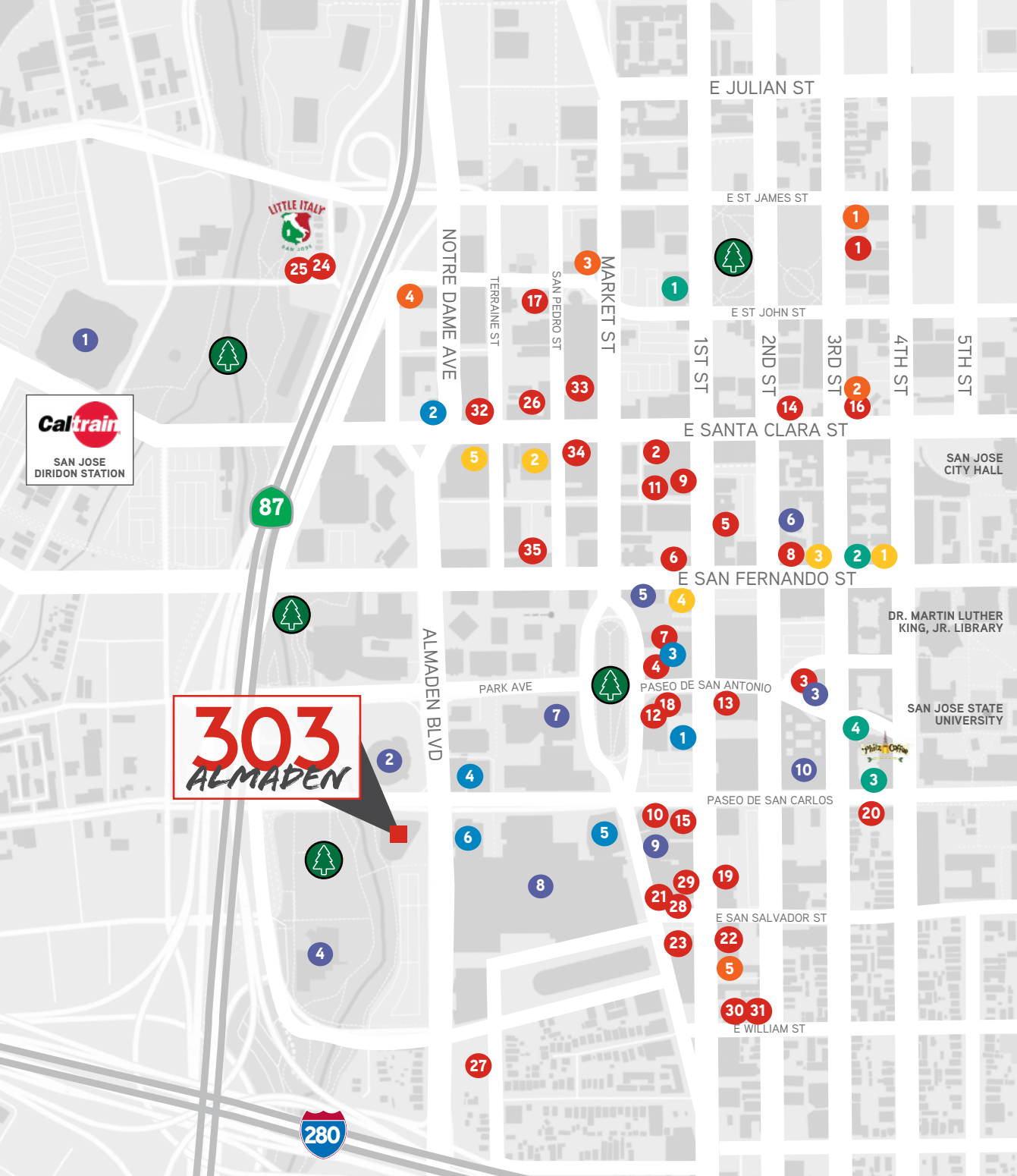
TAKE A WALK
IN THE PARK



EASY ACCESS
TO HIGHWAYS



EASY ACCESS
TO PUBLIC
TRANSPORTATION



LEGENDS

FOOD & DINING

1. Freshly Baked Eatery
2. SA BY THAI
3. Whispers Cafe & Creperie
4. The Grill on the Alley
5. Paper Plane
6. Mezcal
7. Fountain Restaurant
8. Loft Bar & Bistro
9. Good Karma
10. Il Fornaio
11. Splash Bar San Jose
12. Morton's The Steakhouse
13. Scott's Seafood
14. Ike's Love & Sandwiches
15. Nirvana Soul Coffee
16. Con Azucar Cafe
17. San Pedro Square Market
18. Bijan Bakery & Cafe
19. Mama Kin
20. La Victoria Taqueria
21. Voltaire Coffee Roasters
22. Guildhouse
23. Back Bar SoFA
24. Henry's Hi-Life
25. Poor House Bistro
26. The Brit
- Dr. Funk
- Olla Cocina
- The Farmers Union
- San Pedro Social
27. Kukar's House of Pizza
28. Haberdasher
29. SoFA Market
30. Orchestria Palm Court Restaurant
31. Academic Coffee
32. Opa! Authentic Greek
33. Sushi Confidential
34. Chipotle
35. Taurinus Brazilian Steakhouse
- Firehouse No. 1 Gastropub
- The Old Wagon Saloon
- The Old Spaghetti Factory
- O'Flaherty's Pub
- SP2 Communal Bar + Restaurant

HOTELS

1. Four Points by Sheraton
2. Hotel De Anza
3. Signia by Hilton
4. Hyatt Place
5. Marriott
6. Hilton

ENTERTAINMENT | ARTS

1. SAP Center
2. Center for the Performing Arts
3. Hammer Theatre
4. Children's Discovery Museum
5. San José Museum of Art
6. San Jose Improv
7. The Tech Interactive
8. San Jose Convention Center
9. Opera San Jose
10. 3Below Theaters

MAILING SERVICES

1. USPS Post Office - 1st St
2. UPS Store
3. FedEx Office
4. USPS Post Office - 3rd St

BANKS

1. Bank of America
2. Fremont Bank
3. Chase Bank
4. Wells Fargo Bank
5. Citibank

FITNESS | HEALTH

1. San Jose Athletic Club
2. WESTCA
3. Orangetheory
4. Dark Horse Gym
5. YBX Fitness

WALK
SCORE

88

Very
Walkable

TRANSIT
SCORE

71

Excellent
Transit

BIKE
SCORE

90

Biker's
Paradise

303

ALMADEN



Professionally Managed by:



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