

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
±198,275 SF
AVAILABLE

\$2.95 FS



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



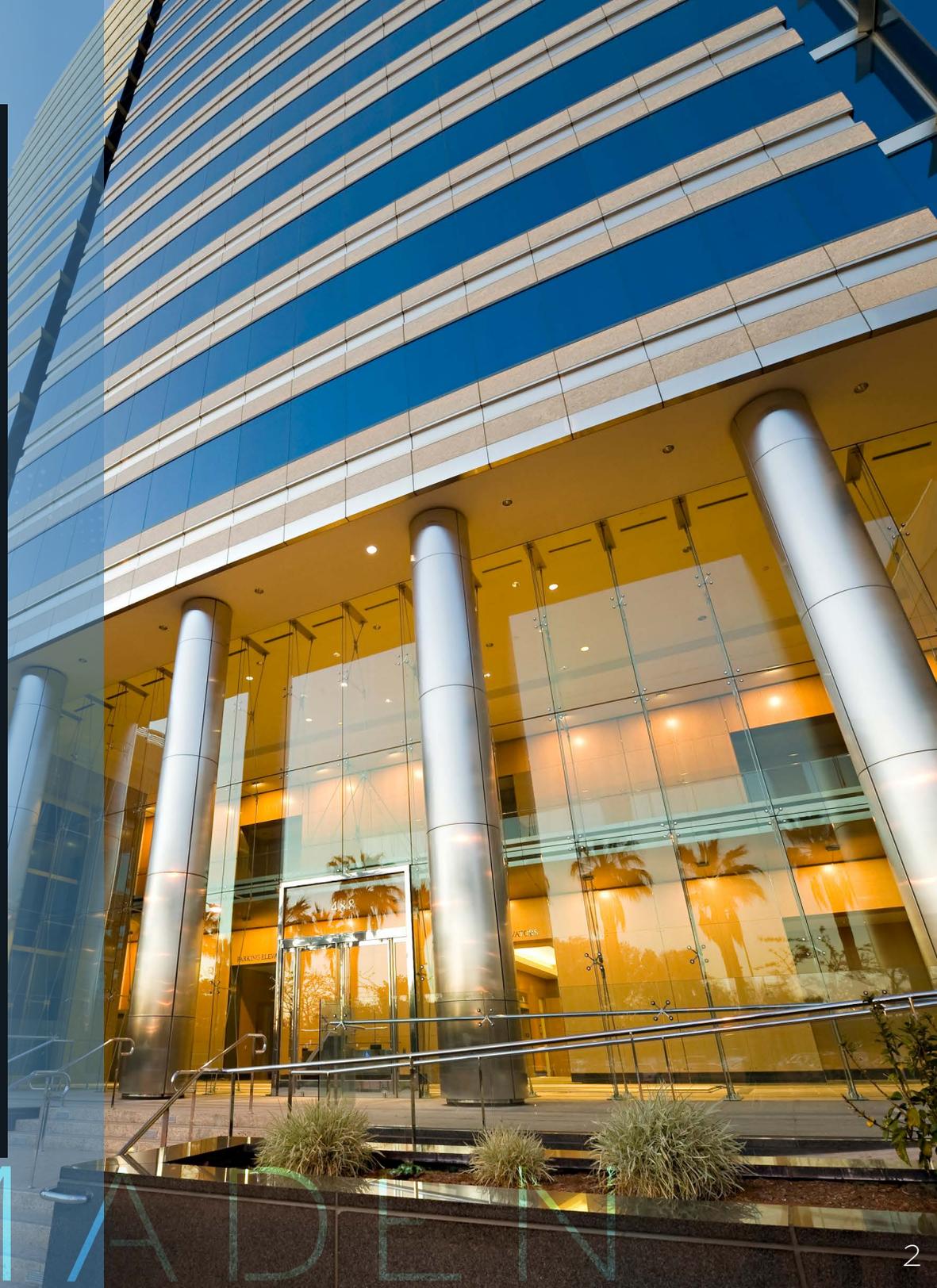
Immediate Access to I-280 & SR 87



New paint and carpet on all floors



Walking distance to all downtown amenities



488 ALMADEN

AMENITIES

◆ TENANT LOUNGE

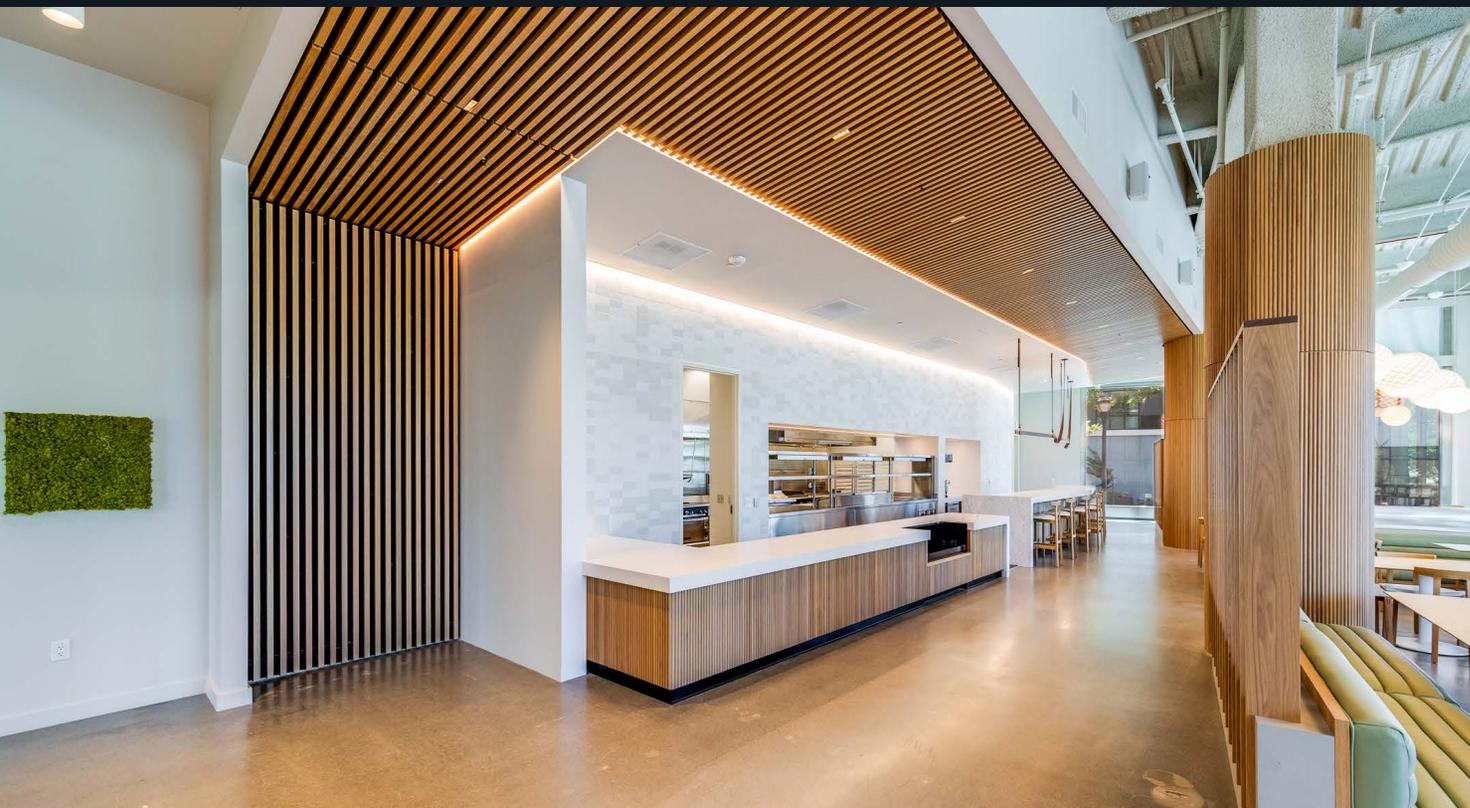
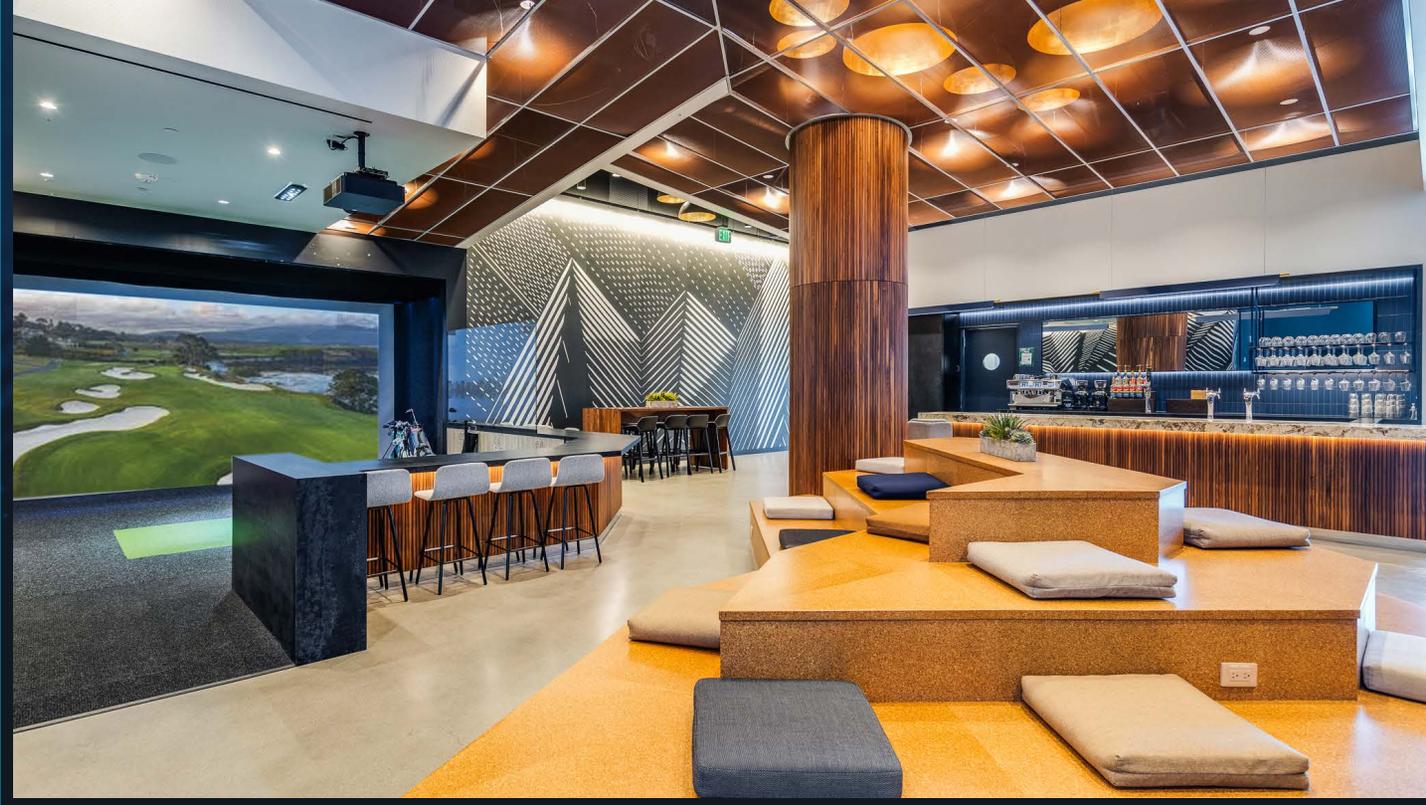
Bar
Grab and Go Cafe
Sports Simulator

◆ 100+ PERSON CAFÉ

with new kitchen
equipment

◆ SECURITY

ProGuard Security
On-Site 24/7

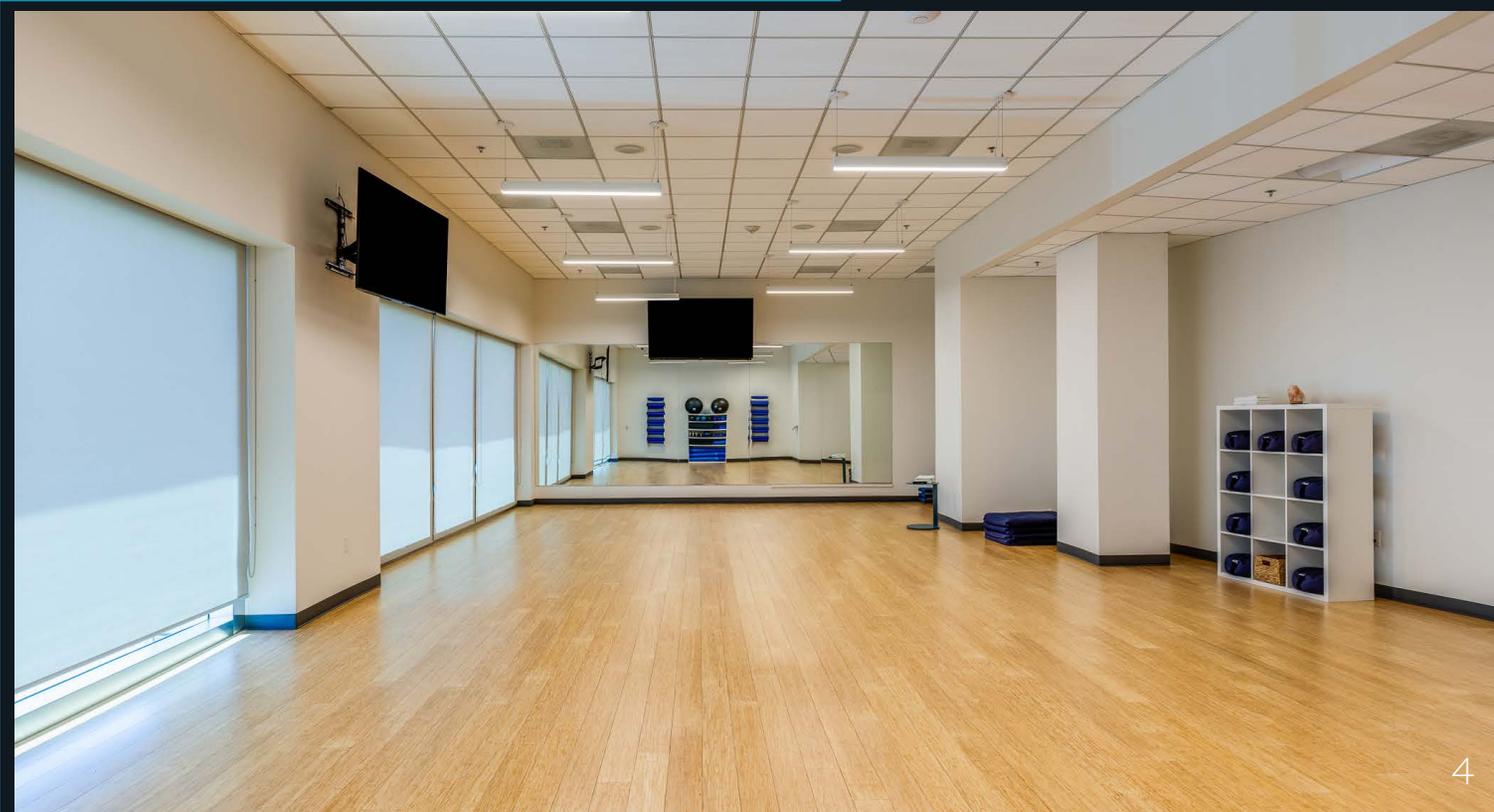


AMENITIES

- ◆ **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

11TH FLOOR

±27,769 SF

10TH FLOOR

±28,138 SF

9TH FLOOR

±28,117 SF (Shell Condition)

8TH FLOOR

±28,148 SF

7TH FLOOR

±27,489 SF

6TH FLOOR

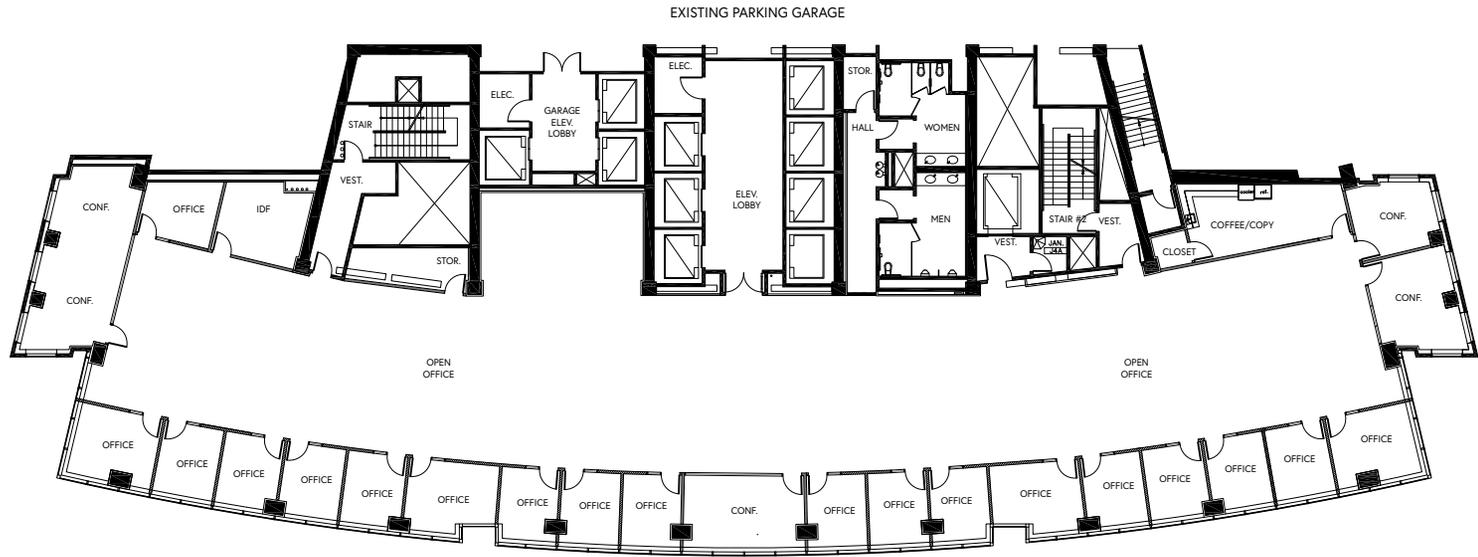
±27,875 SF

5TH FLOOR

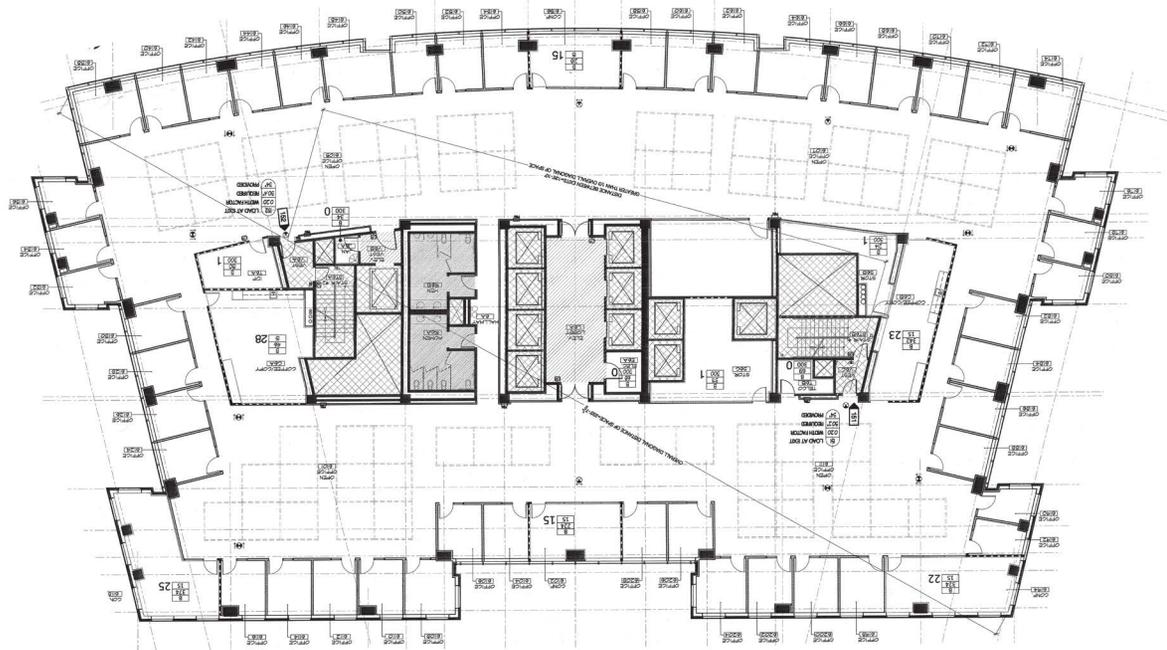
±15,398 SF

4TH FLOOR

±15,342 SF



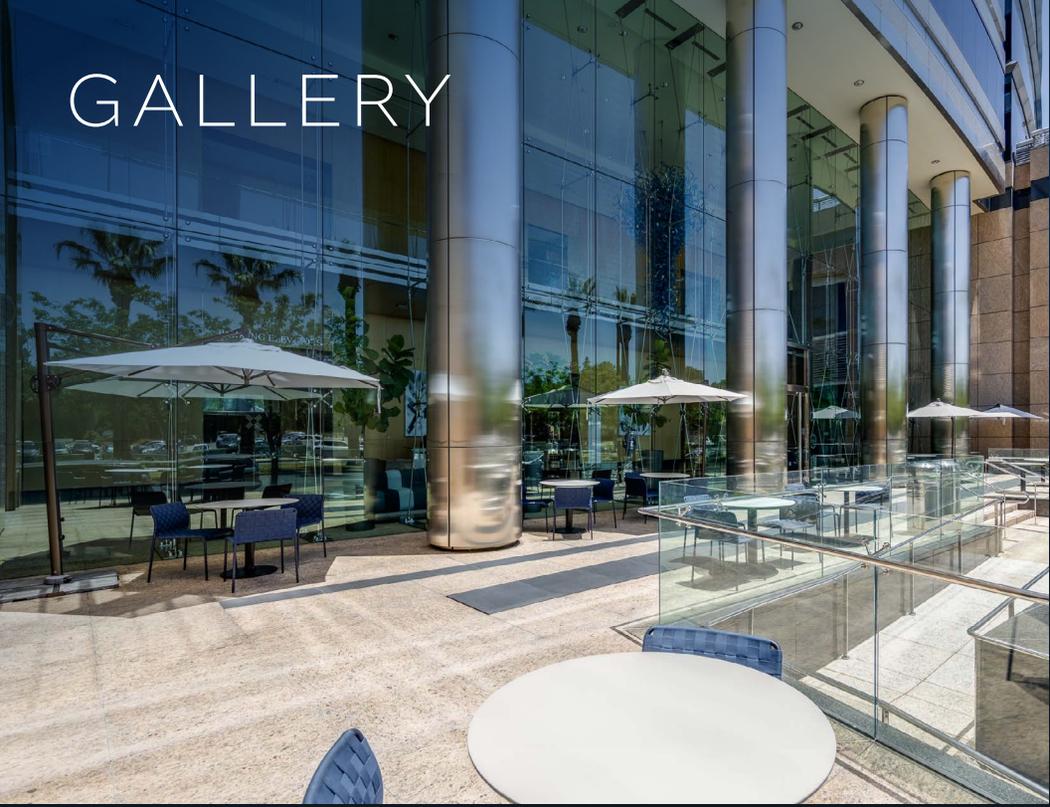
4th and 5th FLOOR



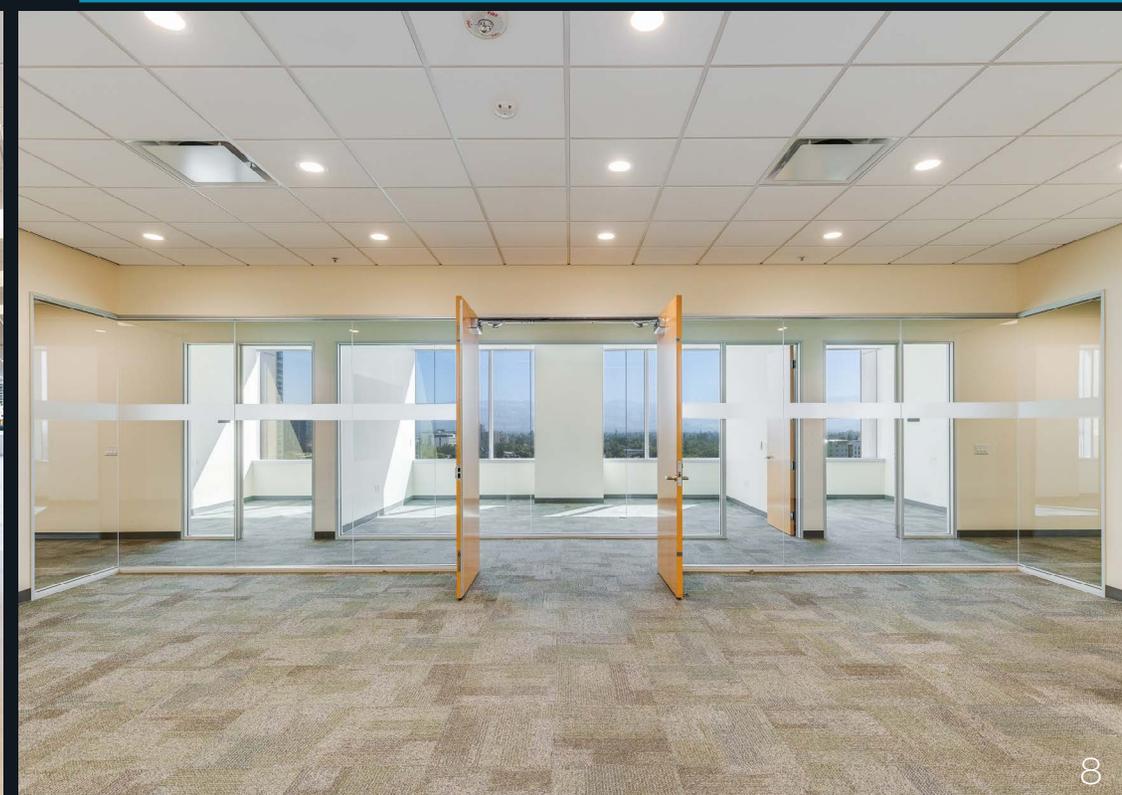
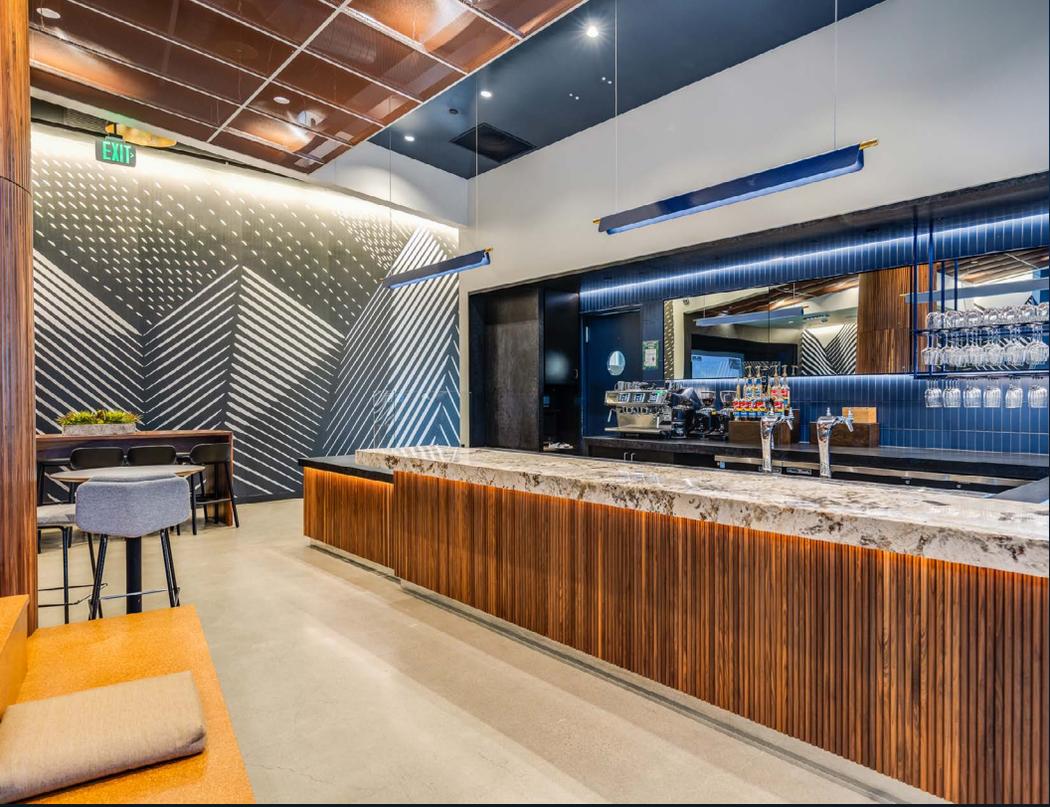
6th - 10th FLOOR*

* 9th 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

488 ALMADEN

ELEVATE YOUR OFFICE

NOT YOUR OVERHEAD

THE BEST VALUE IN SILICON VALLEY

JAKE SMART

Executive Vice President

+1 408 282 3909

Jake.Smart@colliers.com

CA Lic . No. 02031308

MIKE LEE

Associate

+1 408 503 1210

Mike.Lee@colliers.com

CA Lic . No. 02209581

Colliers

This marketing piece has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.