

The Almaden

Downtown San Jose

±416,126 SF CLASS A OFFICE



a **KBS** property

Proudly leased by

CUSHMAN & WAKEFIELD

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Availabilities

1 ALMADEN

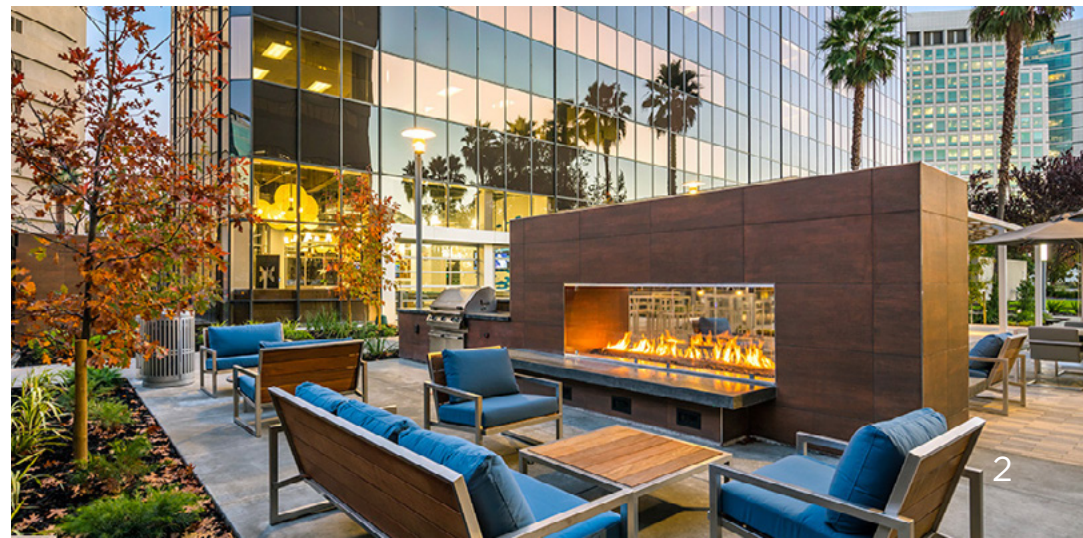
| SUITE | SIZE | AVAILABLE | |
|-------|------------|---|--|
| 1200 | ±13,140 SF | Sublease to 6/2027 Potential to be Available Sooner | |
| 805 | ±2,150 SF | Available Now | |
| 715 | ±1,236 SF | Available Now* | *SUITES CAN BE COMBINED FOR ±4,578 SF |
| 701 | ±3,342 SF | Available Now* | |
| 650 | ±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 ±9,228 SF, ±10,851, or ±13,250 |
| 460 | ±4,022 SF | Available Now* | |
| 400 | ±6,829 SF | Available Now* | |

55 ALMADEN

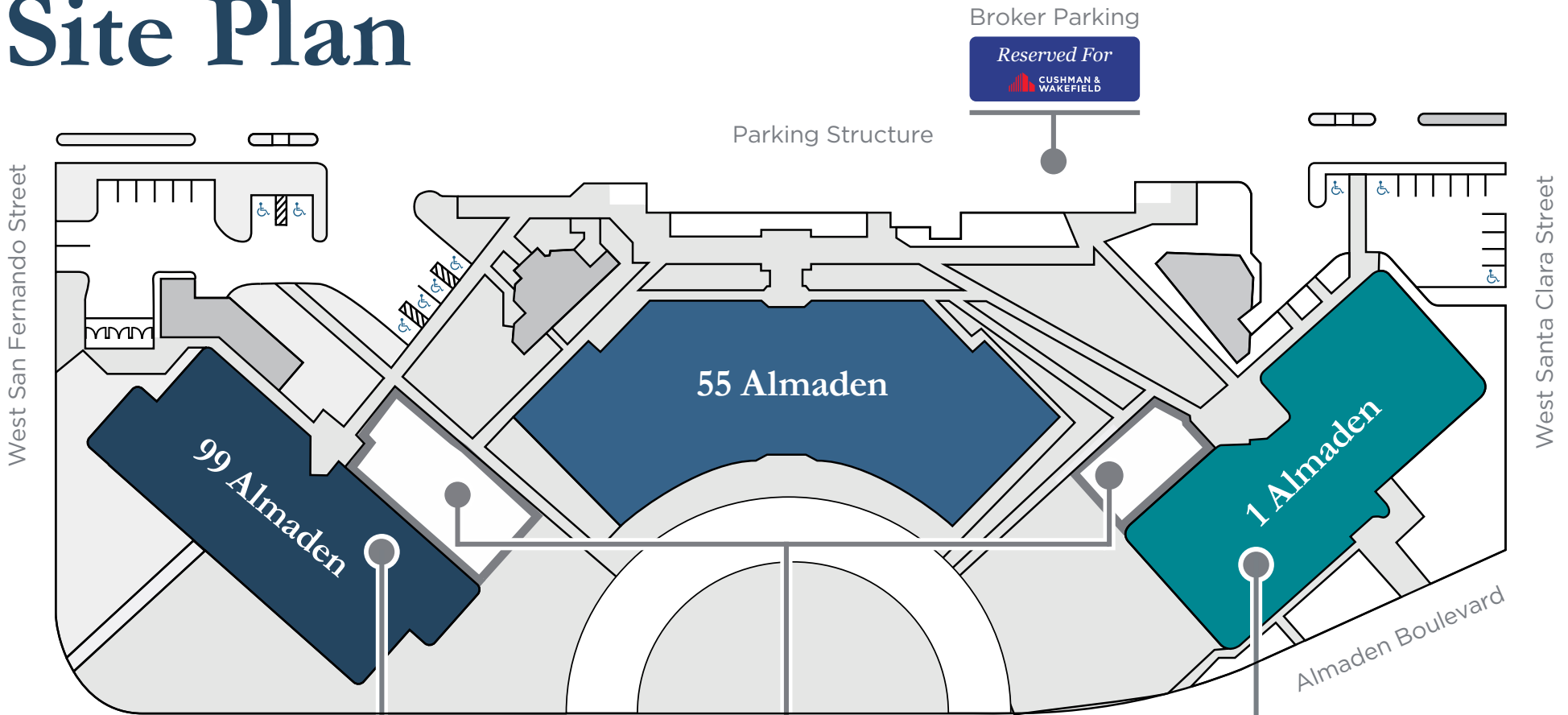
| SUITE | SIZE | AVAILABLE | |
|-------|------------|---------------|-------------|
| 300 | ±17,576 SF | Available Now | Full Floor! |

99 ALMADEN

| SUITE | SIZE | AVAILABLE | |
|-------|------------|----------------|-------------|
| 1000 | ±12,430 SF | Available Now | Full Floor! |
| 900 | ±4,801 SF | Available Now | |
| 880 | ±2,494 SF | Available Now* | |
| 720 | ±2,428 SF | Available Now | |
| 320 | ±3,039 SF | Available Now | |



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

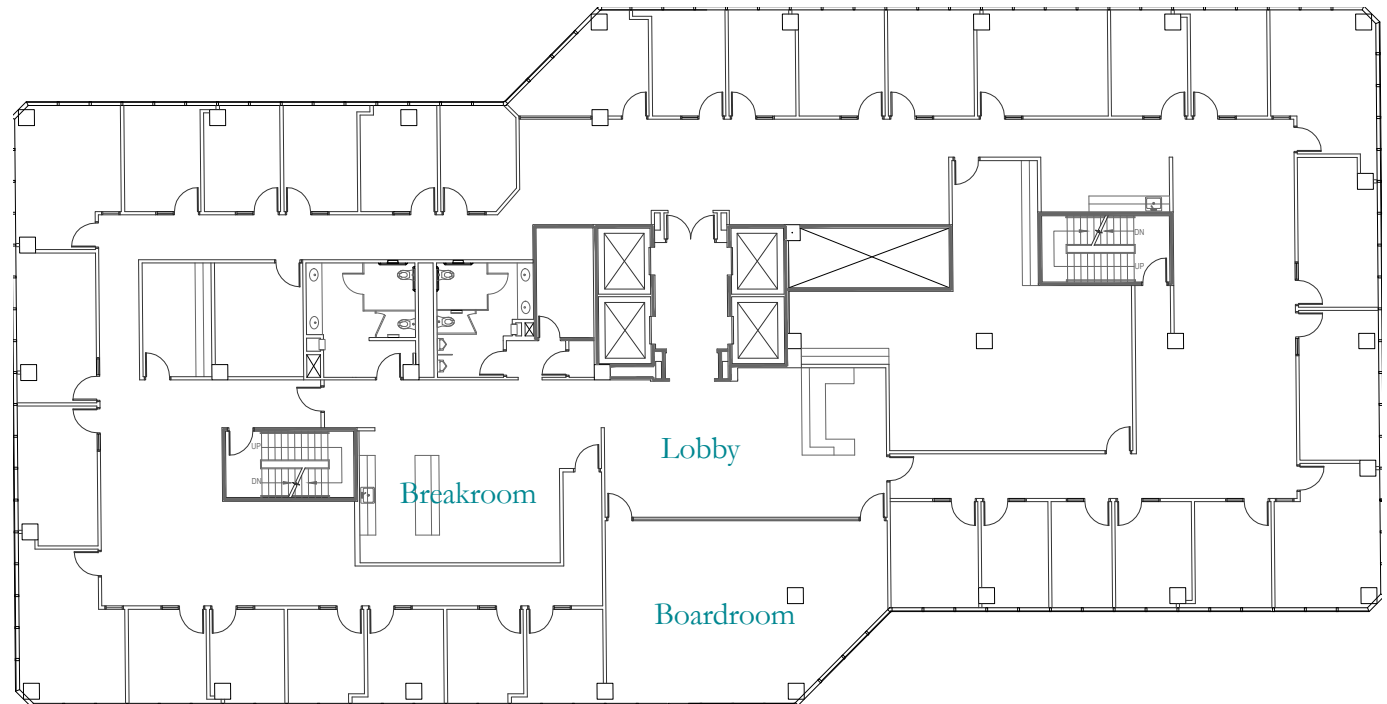
Sublease to 6/2027 | Potentially Available Sooner

The Almaden

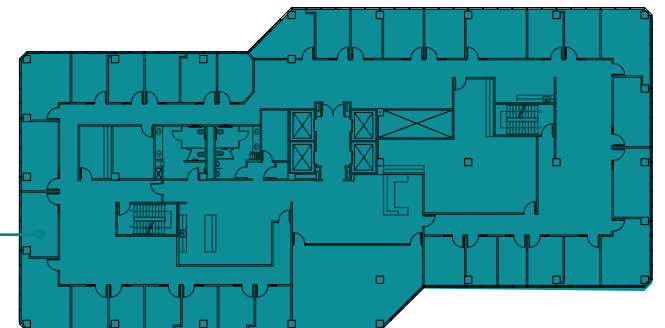
23 Offices
10 Conference Rooms
1 Boardroom
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1200
±13,140 SF



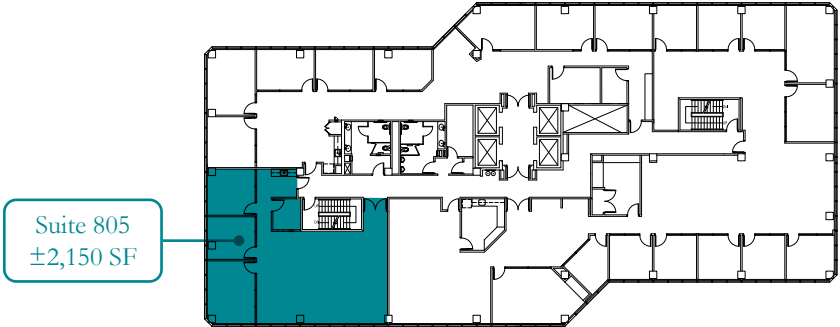
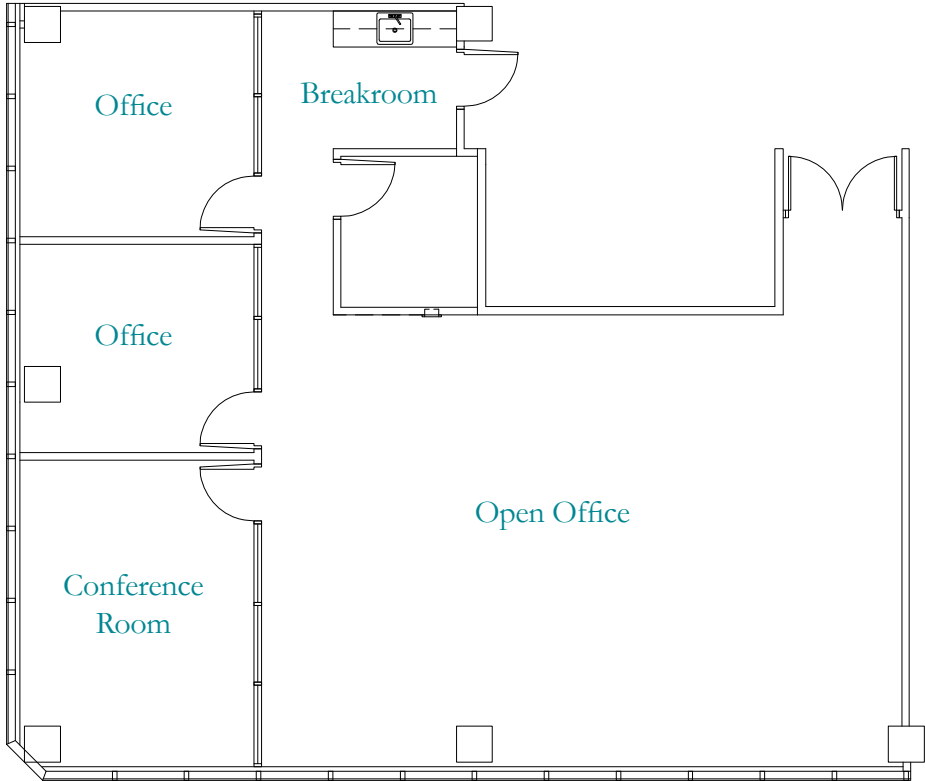
1 Almaden | Suite 805

±2,150 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom



1 Almaden | Suite 715

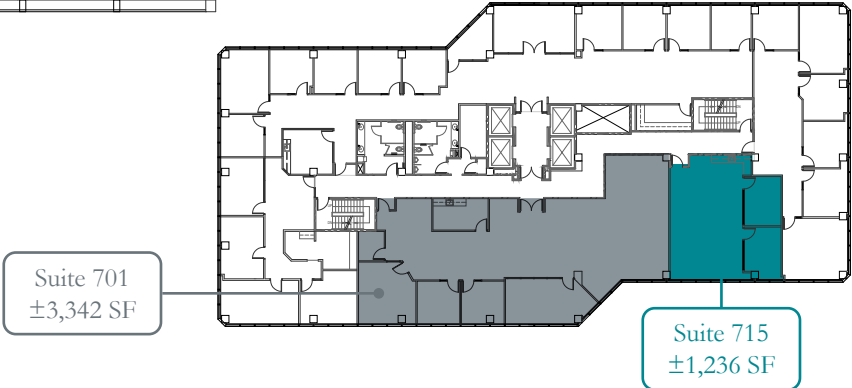
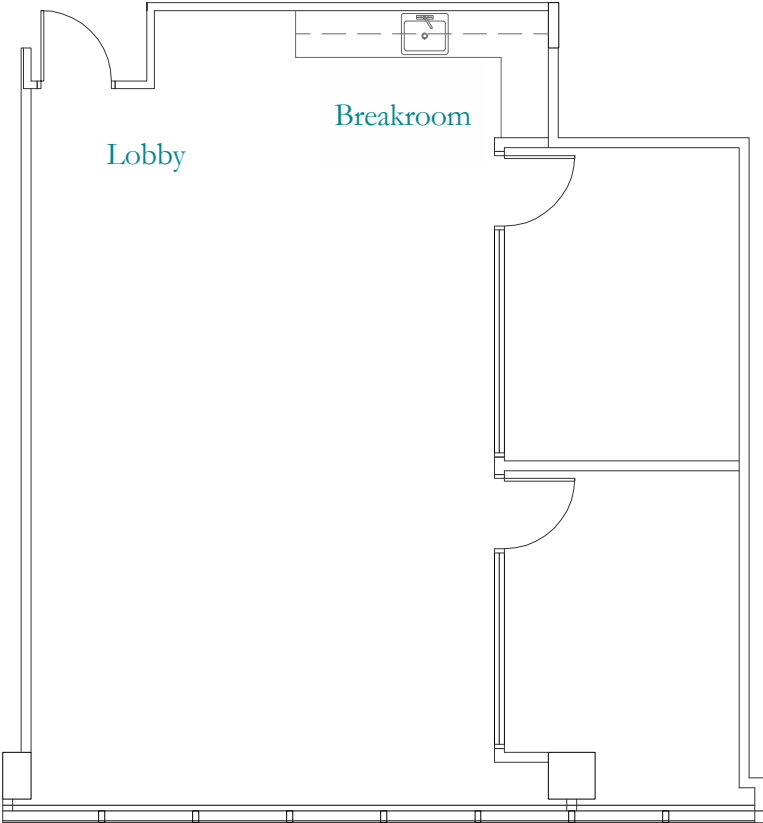
±1,236 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
Breakroom

 VIRTUAL TOUR



1 Almaden | Suite 701

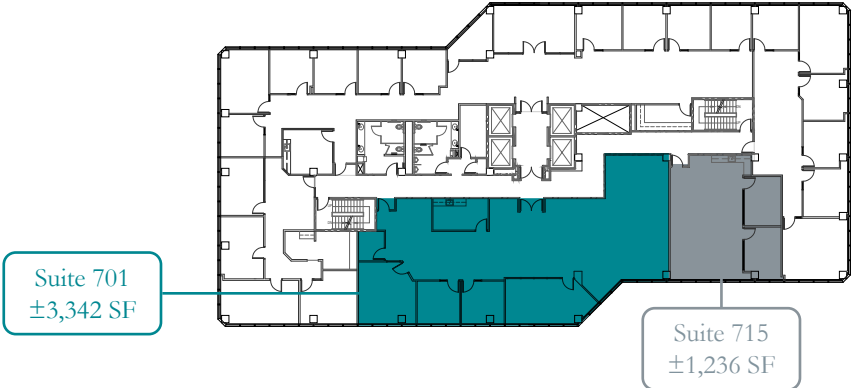
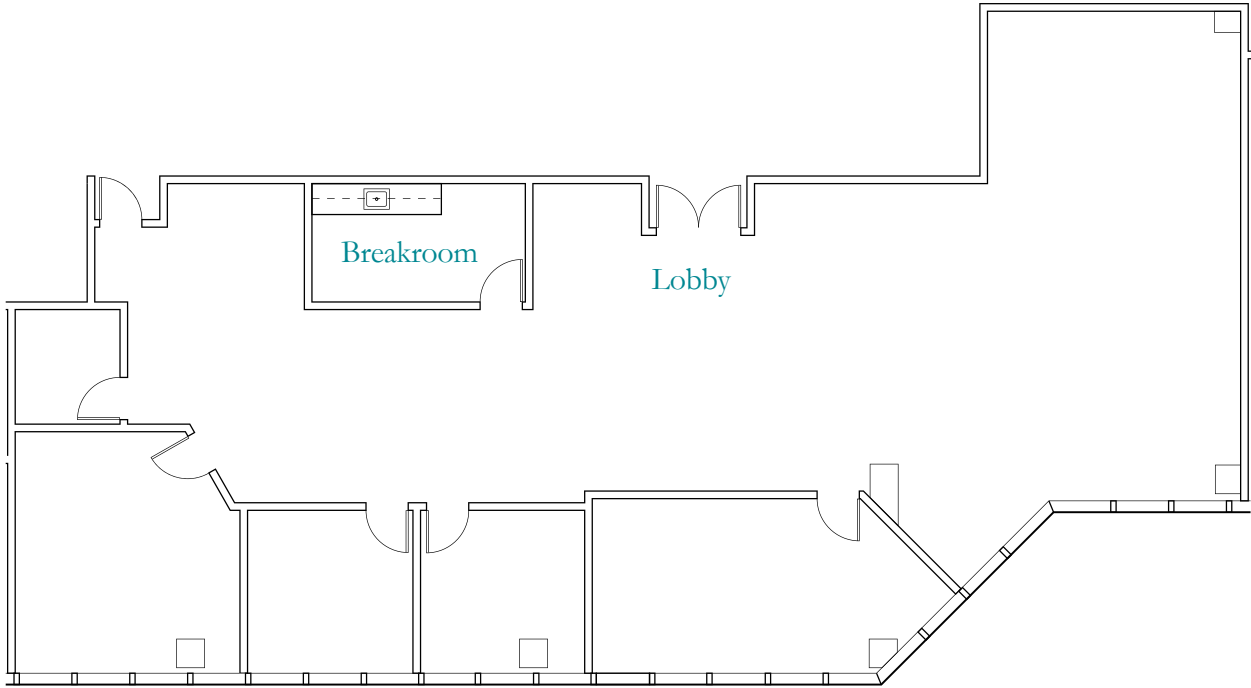
±3,342 SF

Available Now

The Almaden

- 2 Offices
- 2 Conference Rooms
- Breakroom
- Server Room

[▶ VIRTUAL TOUR](#)



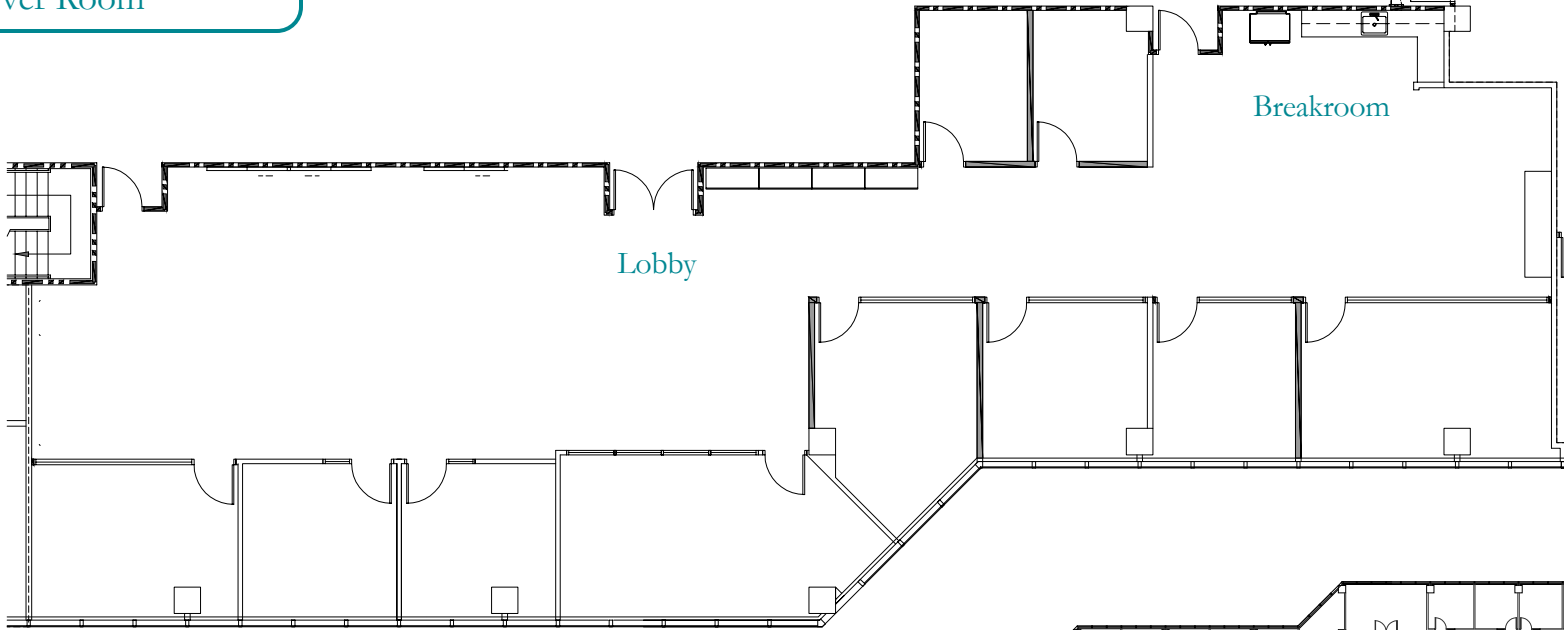
1 Almaden | Suites 701 & 715

±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

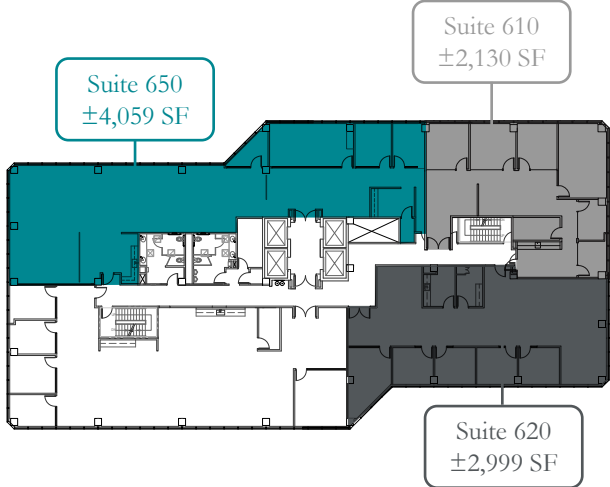
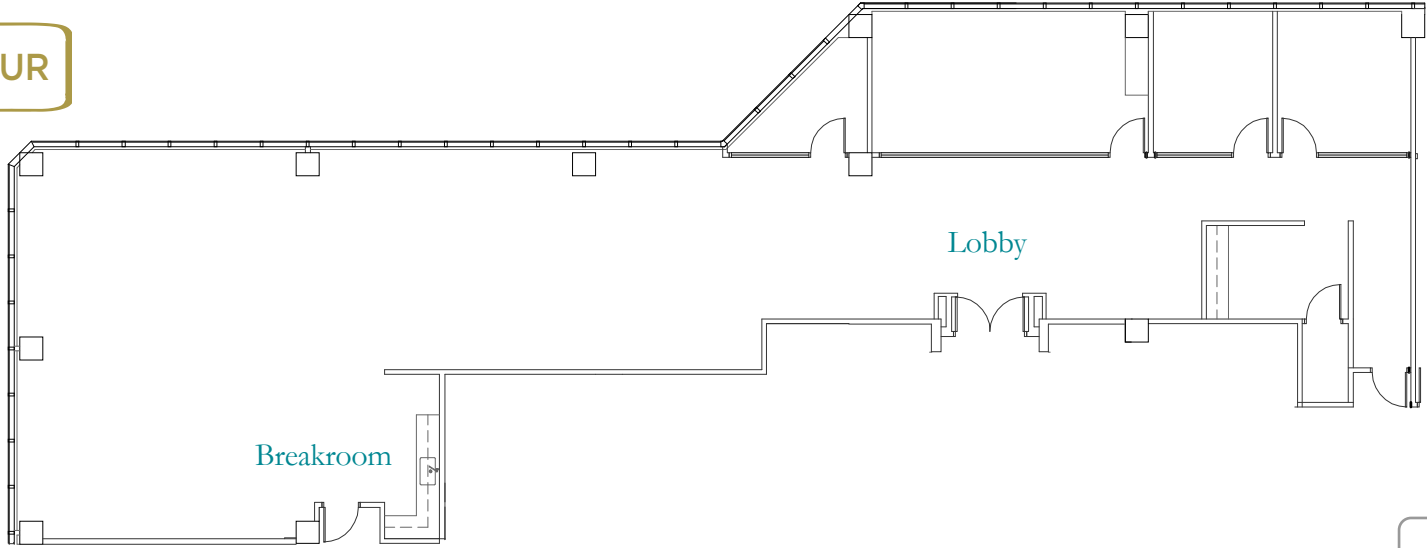
±4,059 SF

Available Now

The Almaden

- 2 Offices
- 1 Conference Room
- Breakroom

[▶ VIRTUAL TOUR](#)



1 Almaden | Suite 620

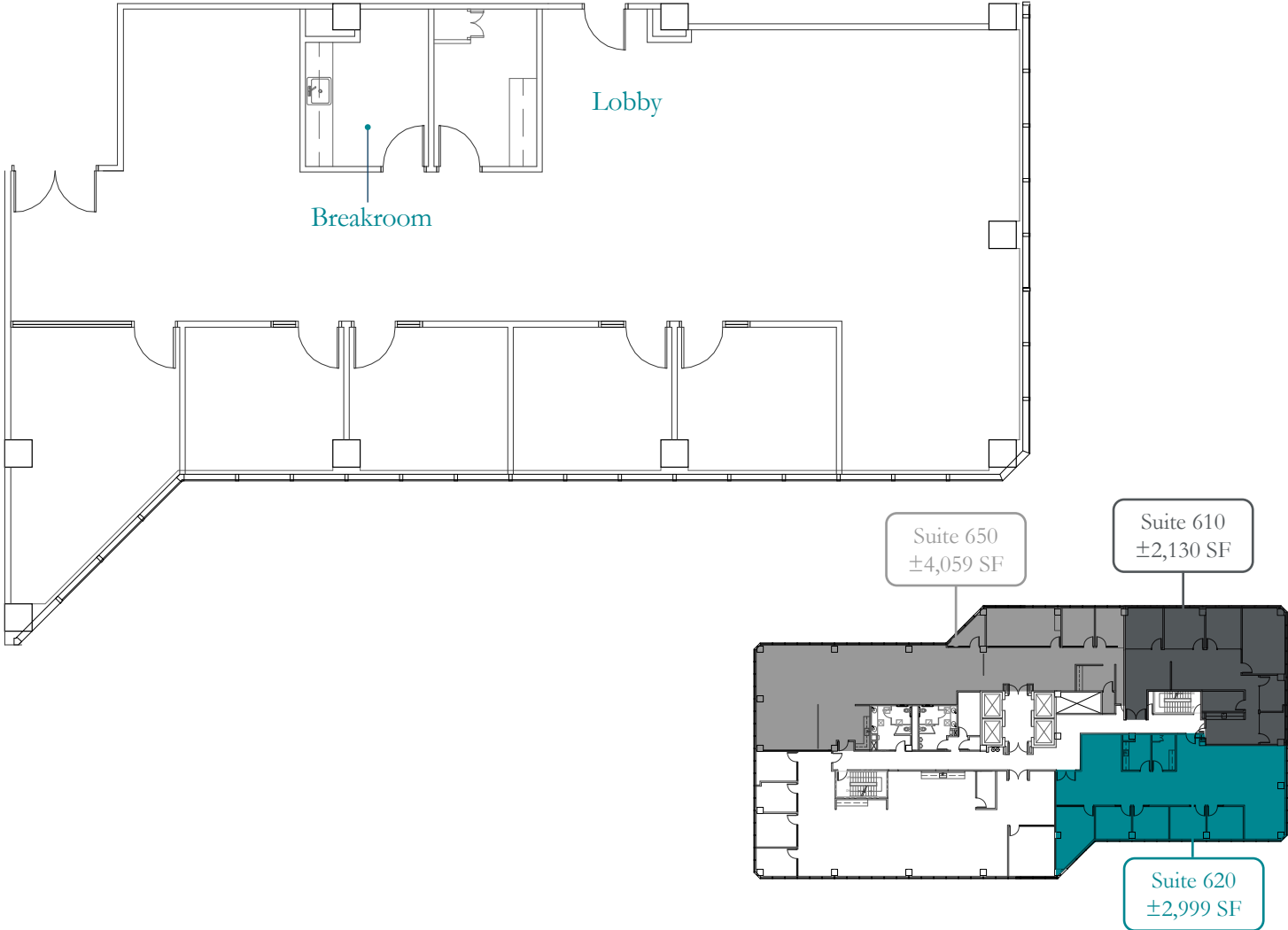
±2,999 SF

Available Now

The Almaden

- 4 Offices
- 1 Conference Room
- Breakroom

[▶ VIRTUAL TOUR](#)



1 Almaden | Suite 610

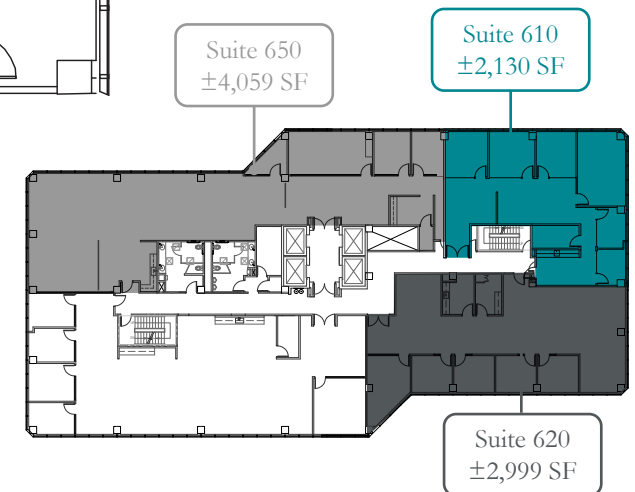
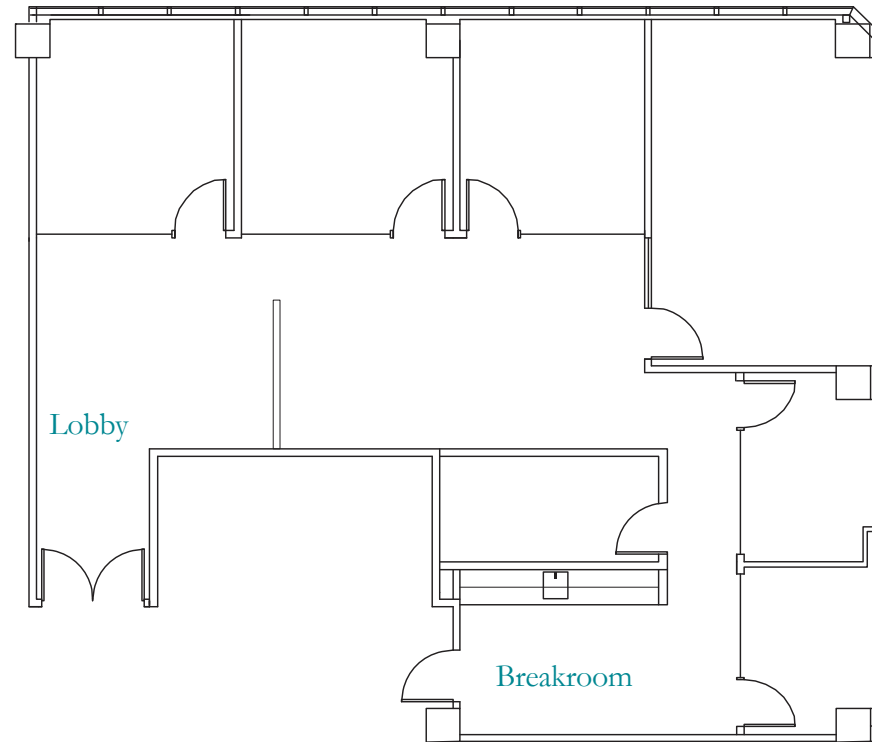
±2,130 SF

Available Now

The Almaden

- 5 Offices
- 1 Conference Room
- Breakroom
- Glass Front Offices
- Downtown Views

 VIRTUAL TOUR

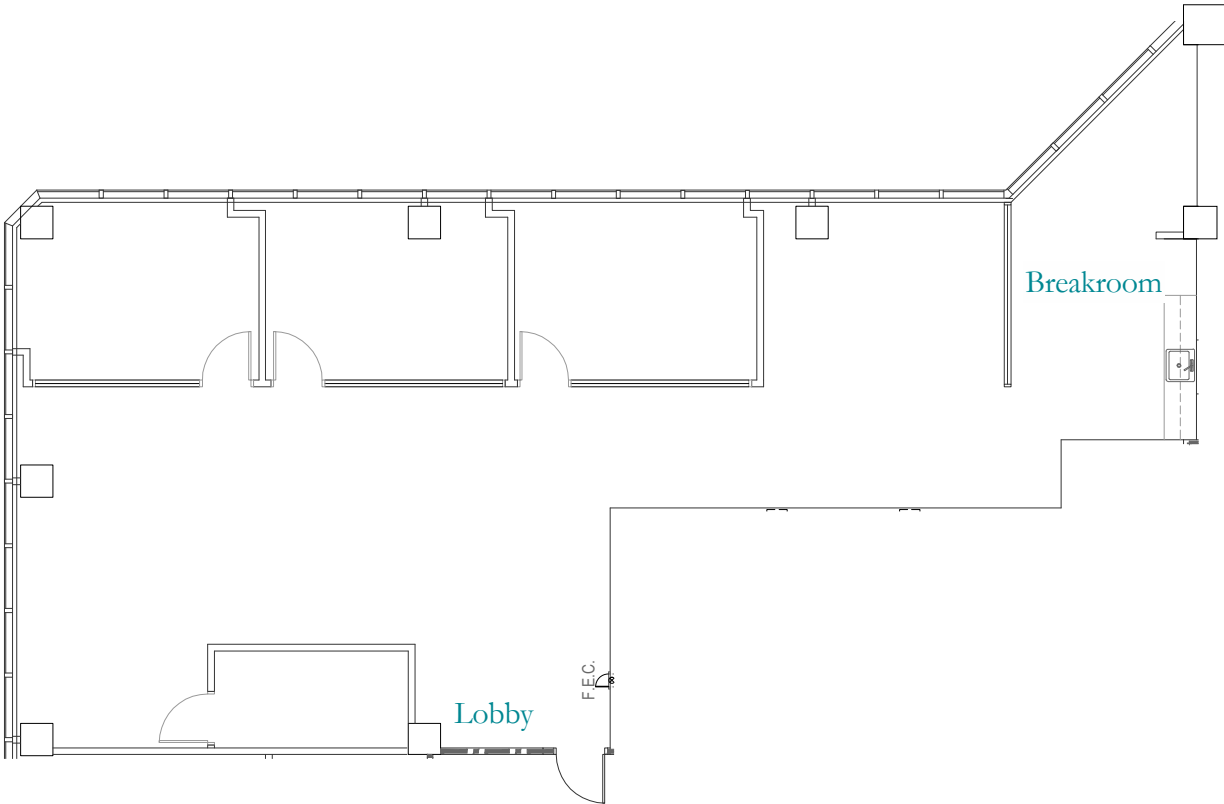


1 Almaden | Suite 480

±2,399 SF

Available Now

The Almaden

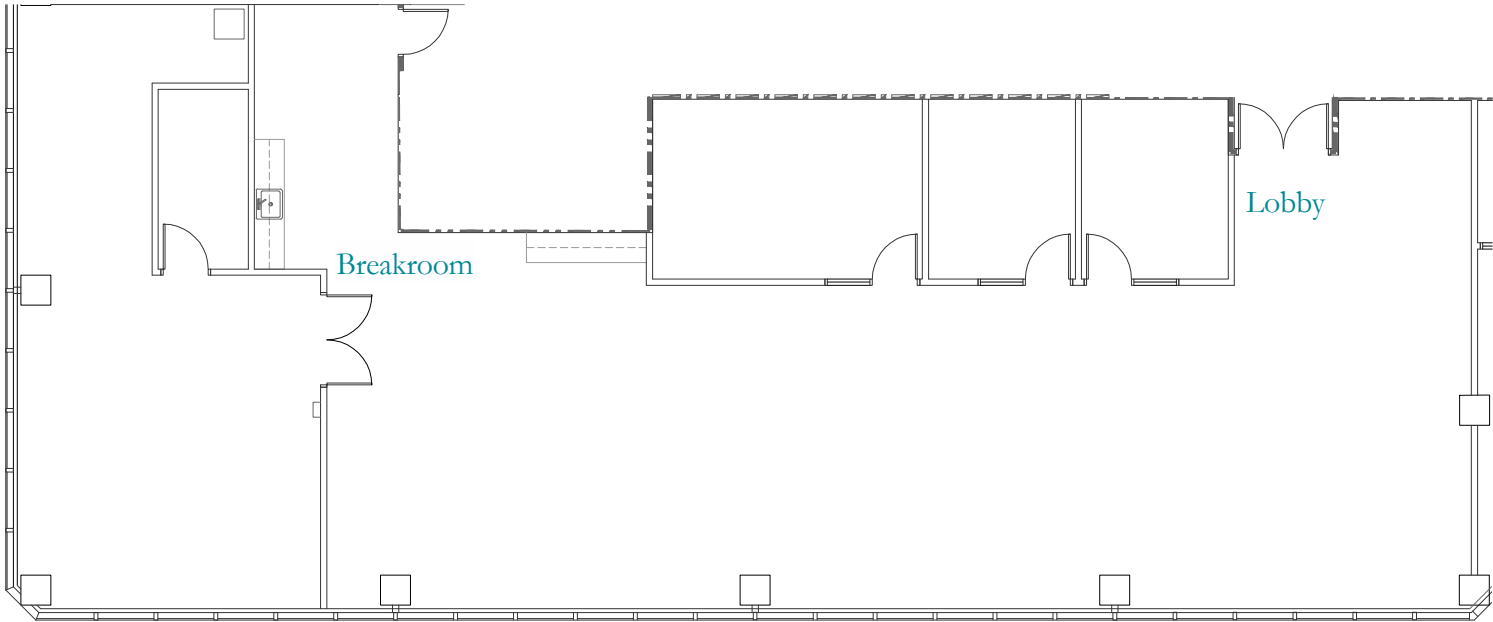


1 Almaden | Suite 460

±4,022 SF

Available Now

The Almaden



1 Almaden | Suite 400

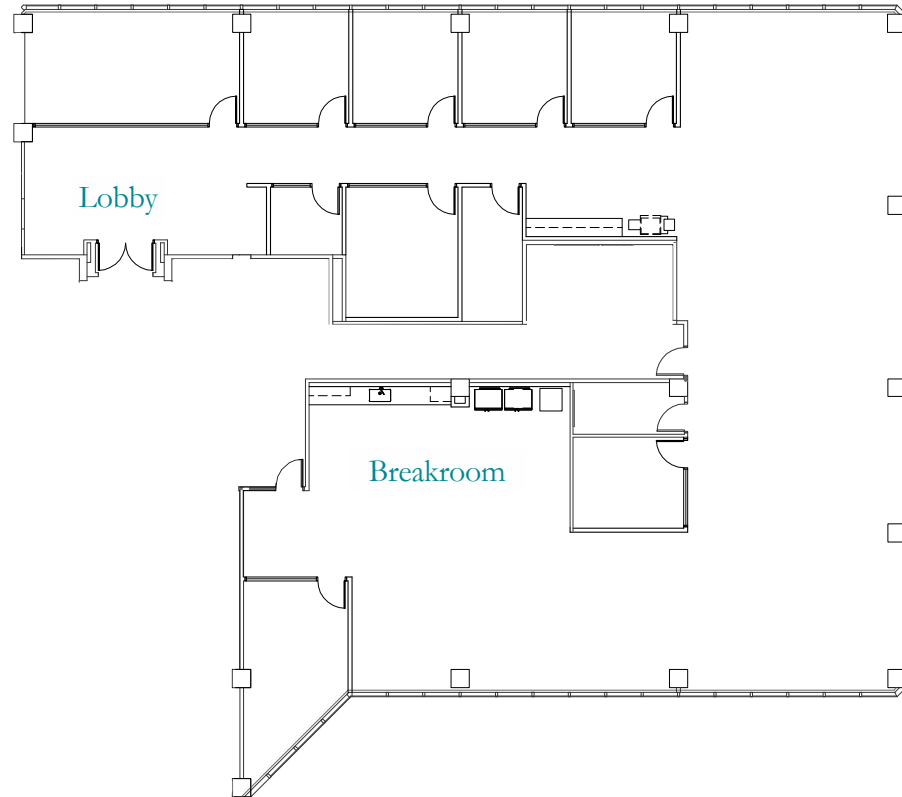
±6,829 SF

Available Now

The Almaden

Market Ready Finishes
5 Offices
3 Conference Rooms
1 Phone Room
Breakroom
Copy Area
Server Room

 VIRTUAL TOUR

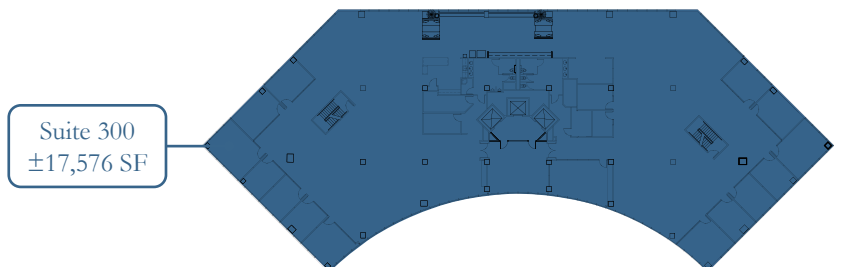
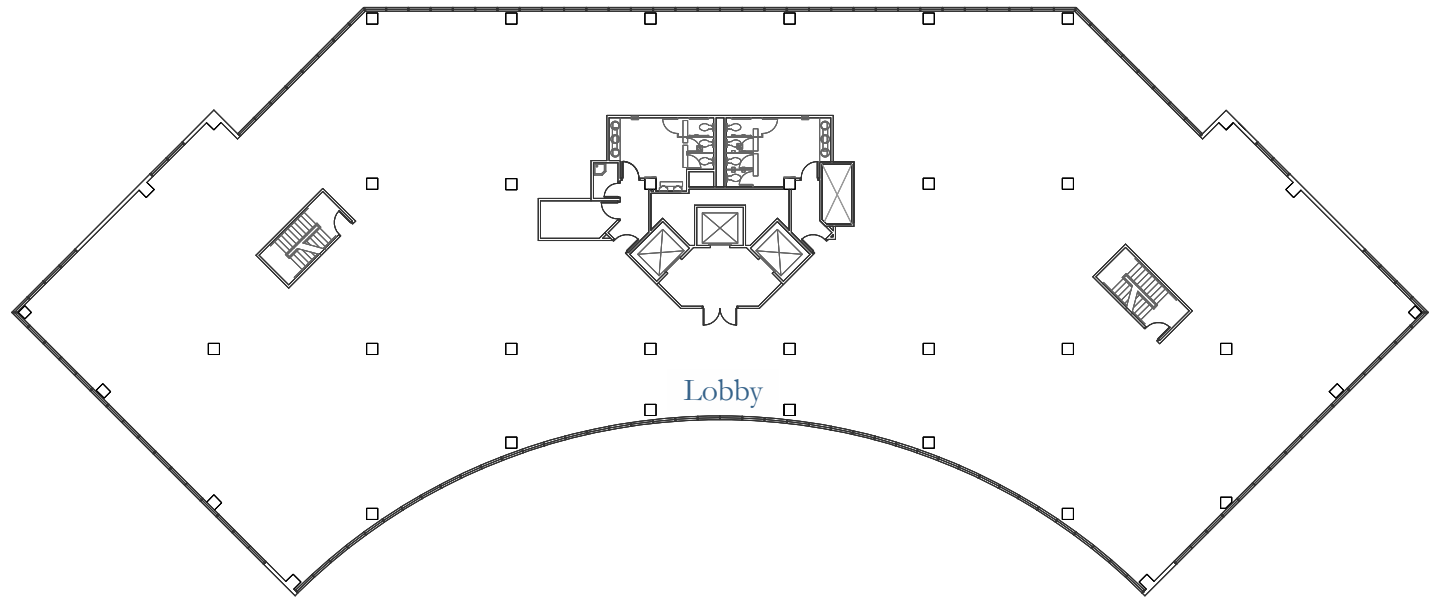


55 Almaden | Suite 300 | Full Floor

±17,576 SF

Available Now

The Almaden



99 Almaden | Suite 1000

±12,430 SF

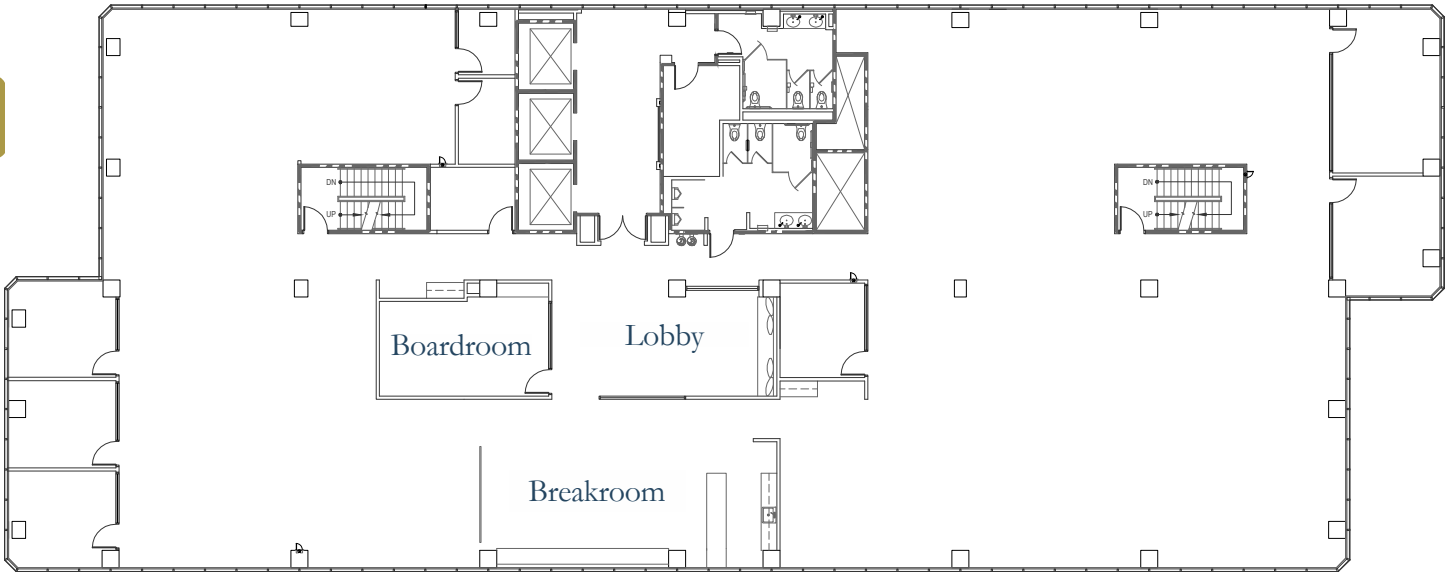
Available Now

The Almaden

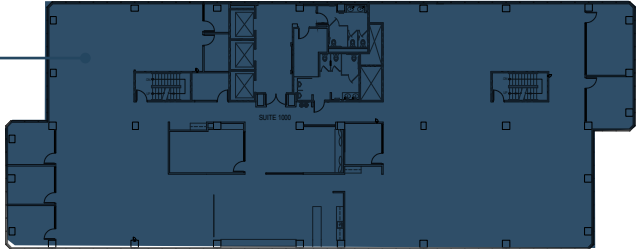
- 6 Offices
- 1 Boardroom
- Breakroom

*Top Floor Views

[▶ VIRTUAL TOUR](#)



Suite 1000
±12,430 SF



99 Almaden | Suite 900

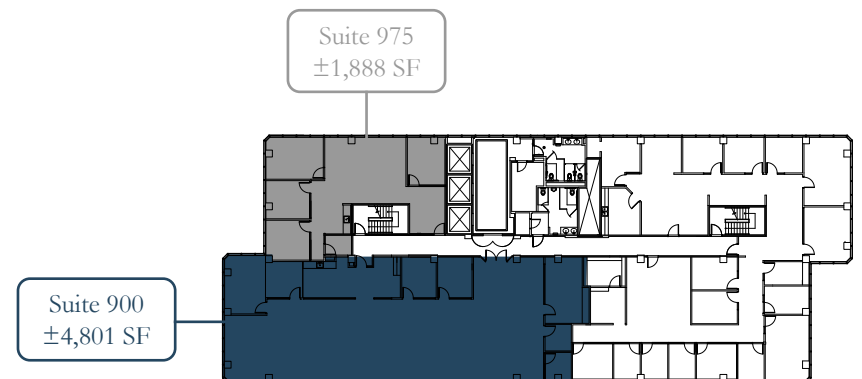
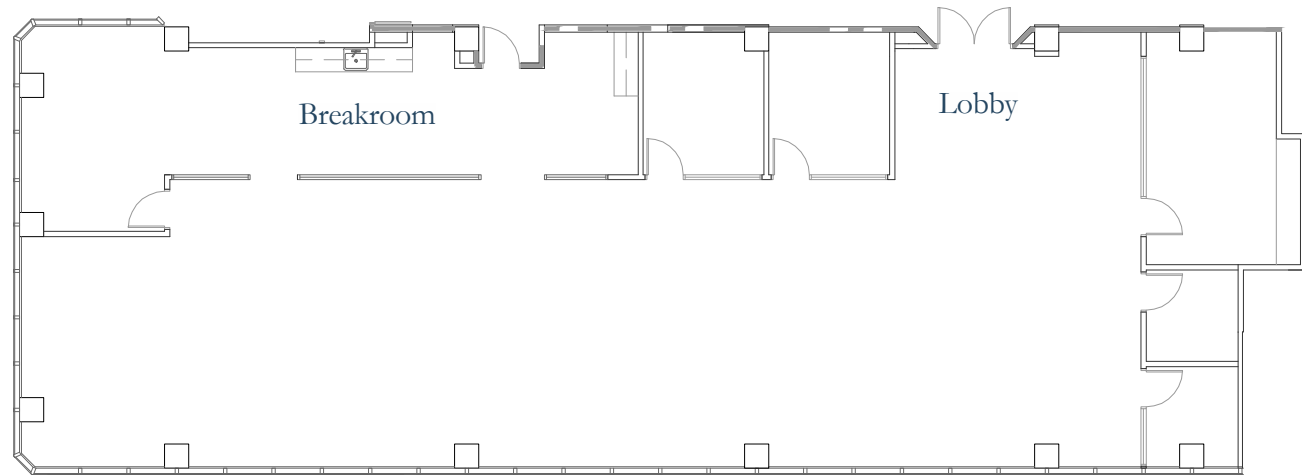
±4,801 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 880

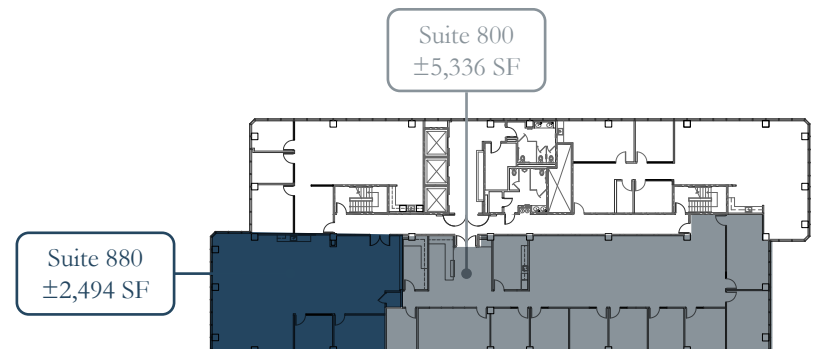
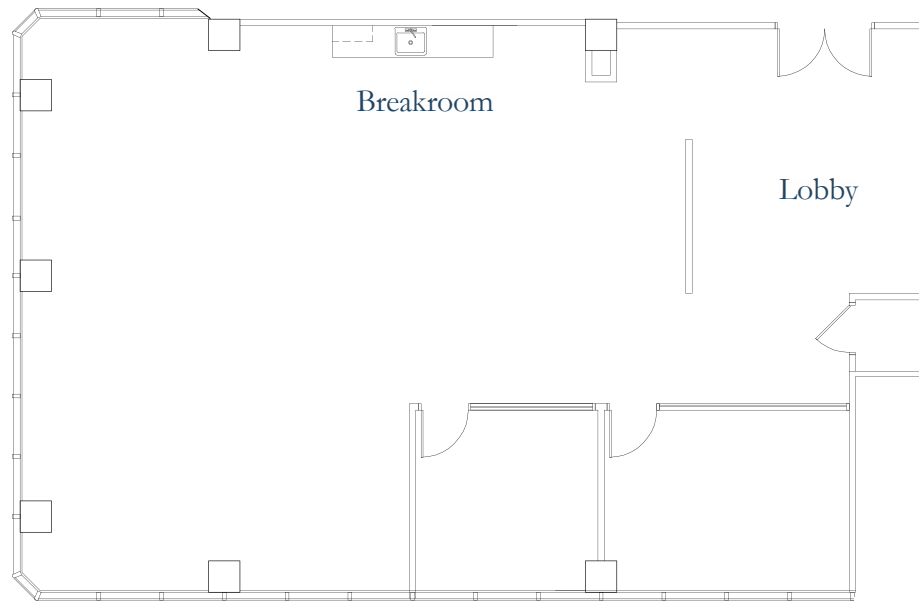
±2,494 SF

Available Now

The Almaden

1 Office
1 Conference Room
Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 800

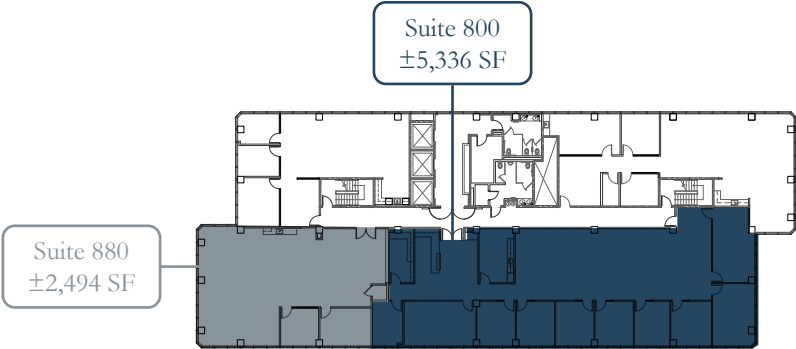
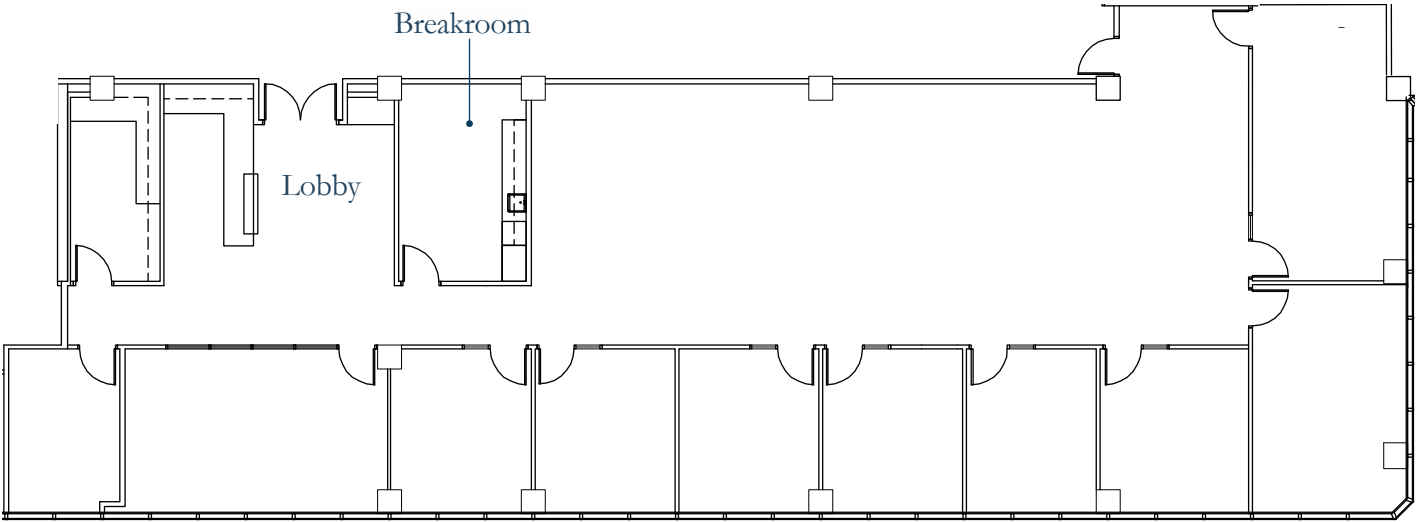
±5,336 SF

Available Now

The Almaden

- 7 Offices
- 3 Conference Rooms
- Workroom
- Breakroom

 VIRTUAL TOUR



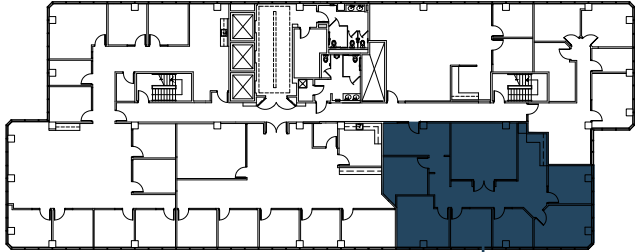
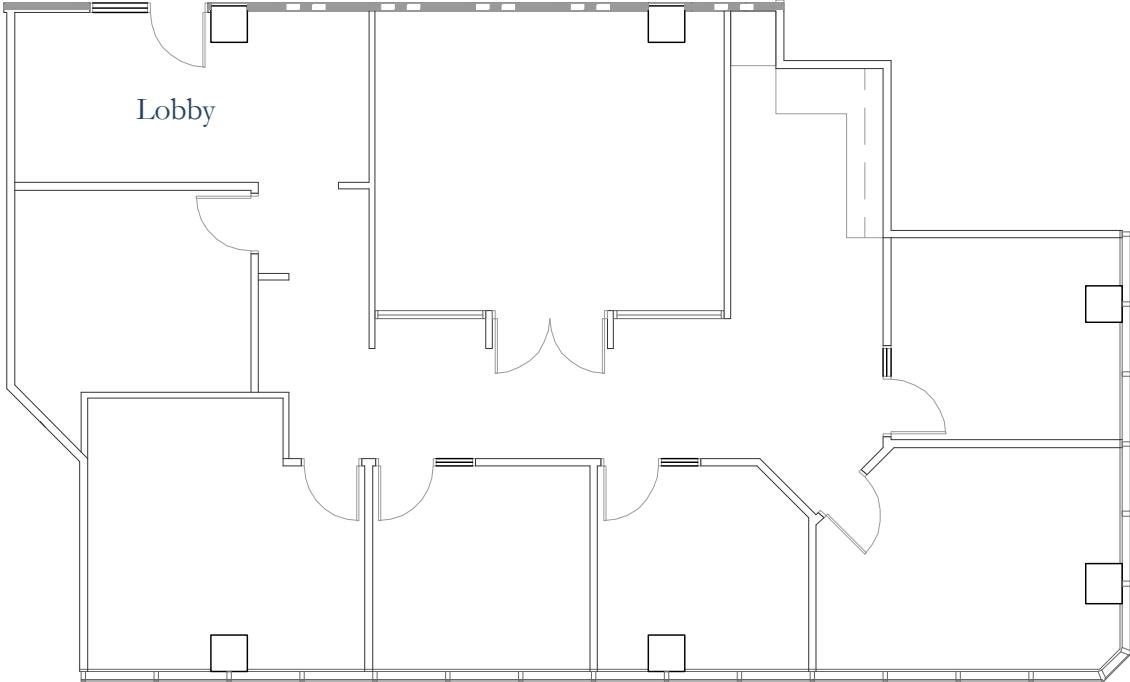
99 Almaden | Suite 720

±2,428 SF

Available Now

The Almaden

6 Offices
1 Conference Room



Suite 720
±2,428 SF

99 Almaden | Suite 320

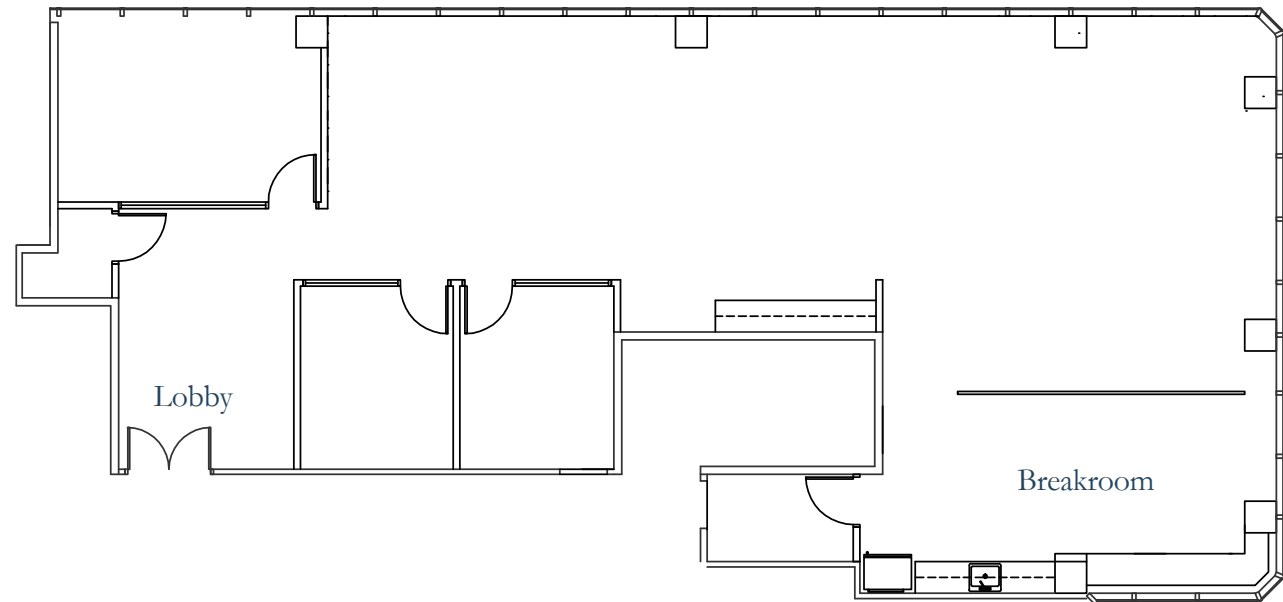
±3,039 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



Amenity Map



168+
CAFES & EATERIES



1500+
HOTEL ROOMS



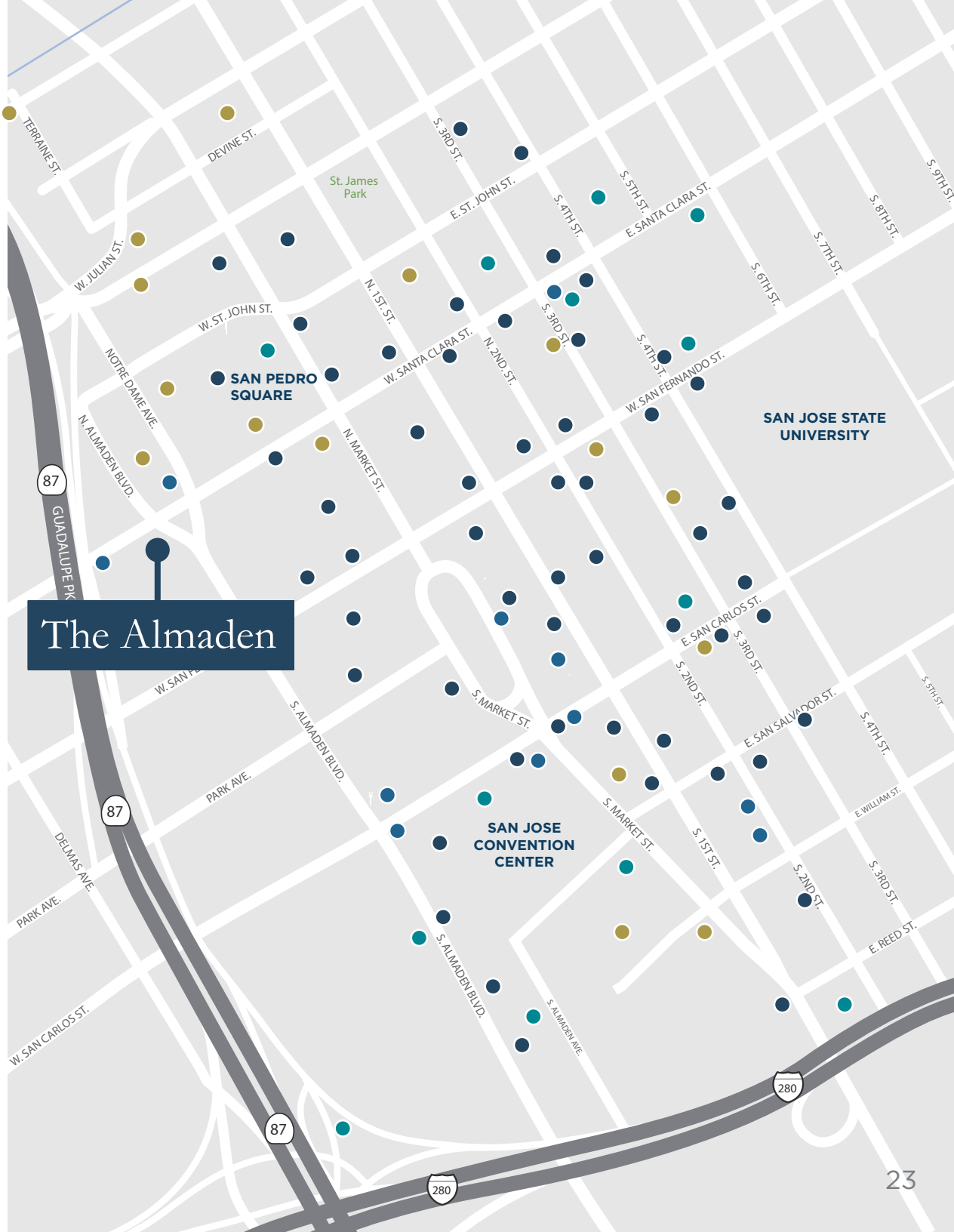
16+
APARTMENT & CONDOMINIUM PROJECTS



13+
PARKING GARAGES

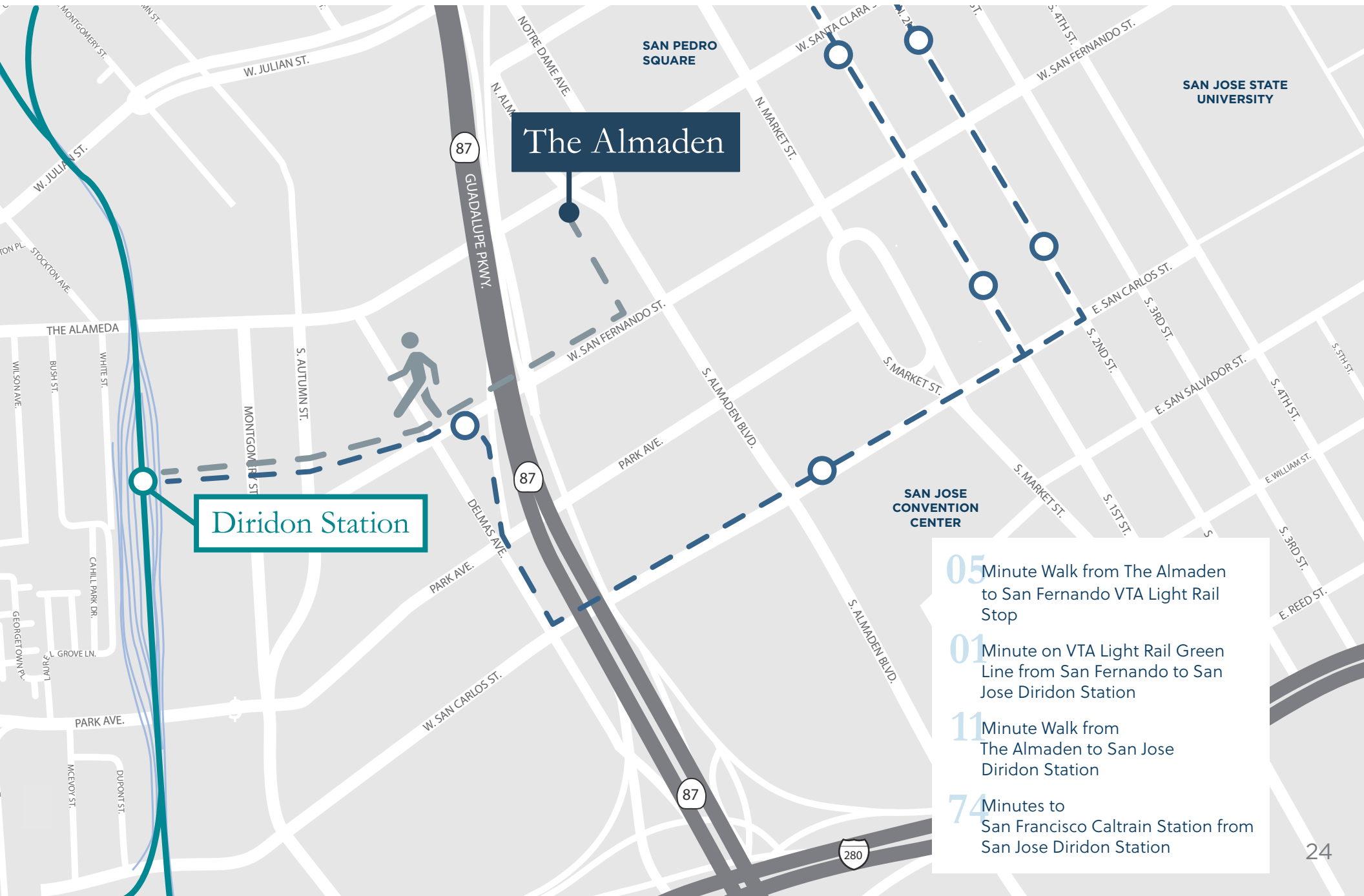


80+
CALTRAIN WEEKDAY STOPS



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

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