



# 303 ALMADEN



[CLICK TO WEBSITE](#) 

BOUTIQUE CLASS A BUILDING IN DOWNTOWN SAN JOSE



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

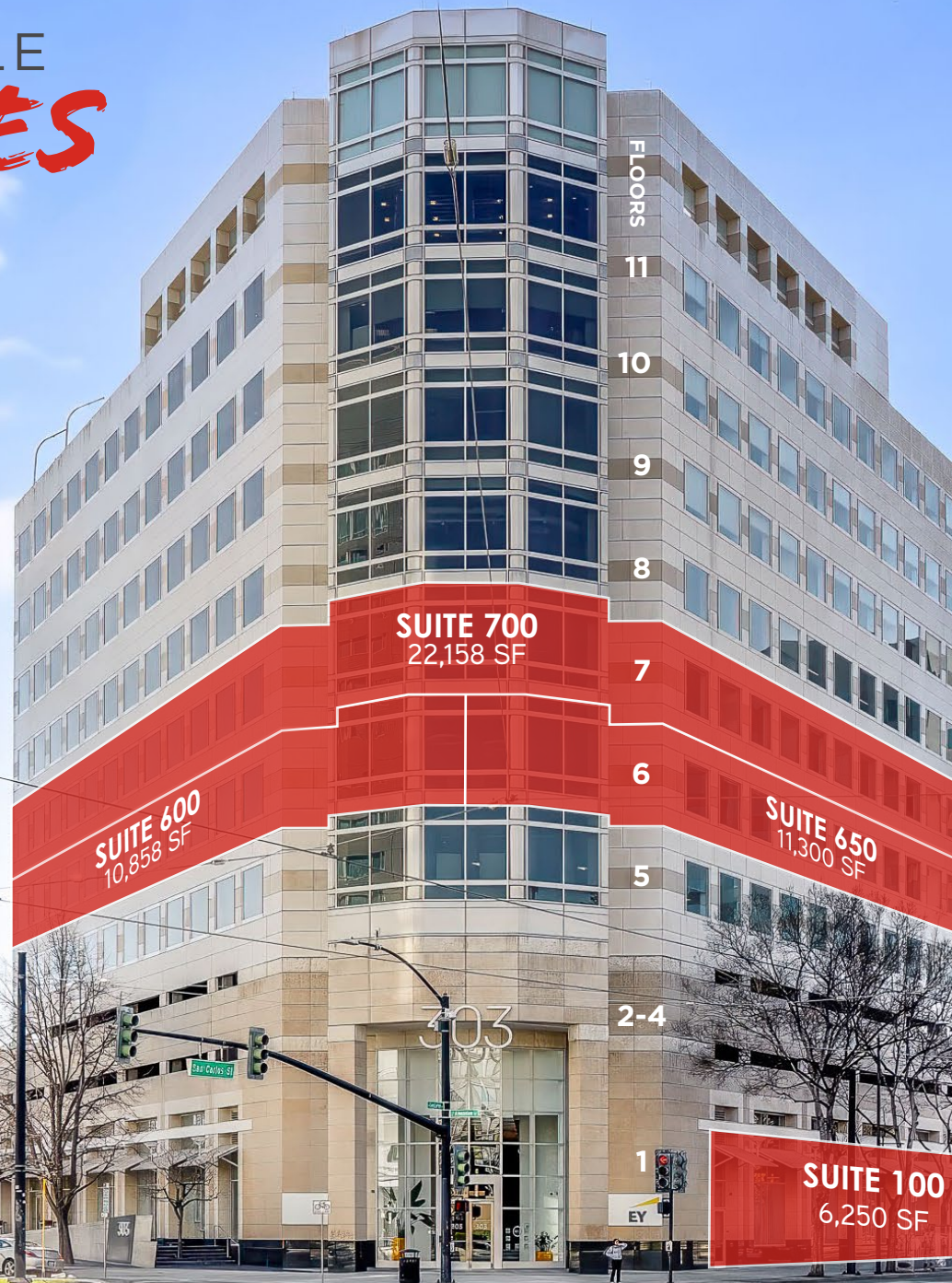


Walkable to Diridon Station for Caltrain & VTA access



# PROJECT HIGHLIGHTS

# AVAILABLE *SPACES*



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

# FLOORPLAN

## SUITE 100

±6,250 SF

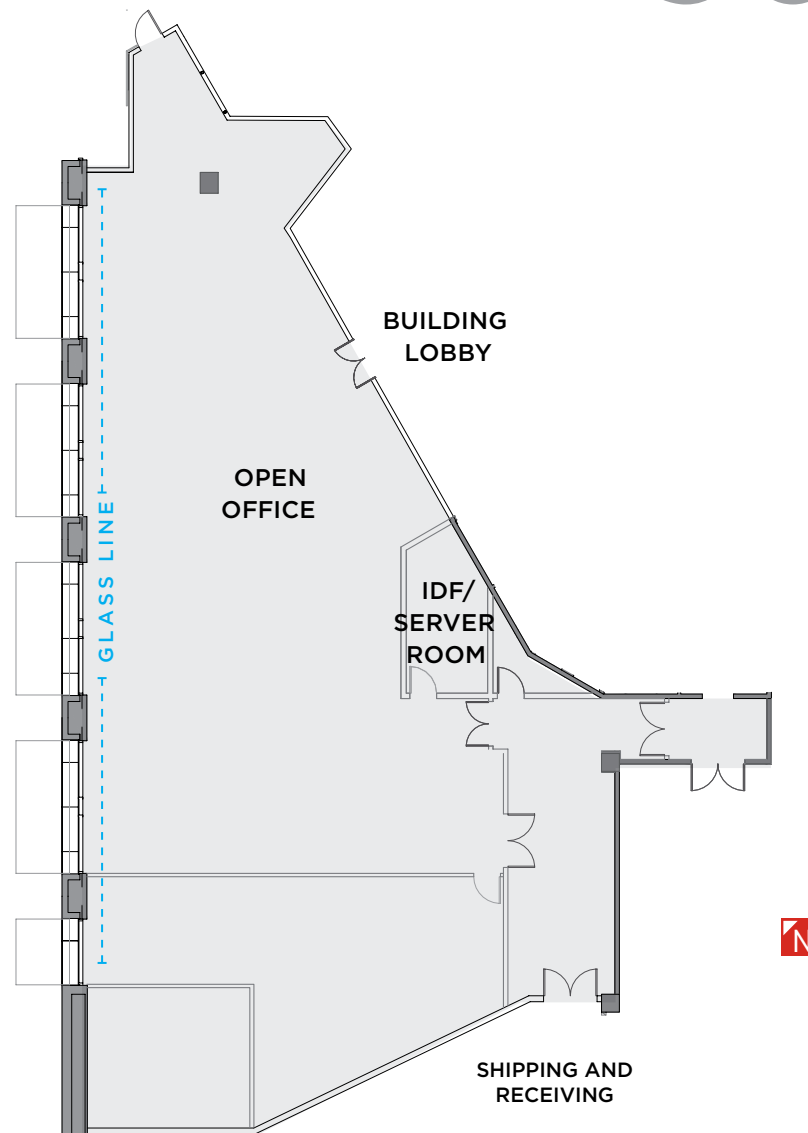
- Excellent Glass Line
- Shipping and Receiving Access
- Office or Retail Use
- Exposed/Open Ceilings
- Divisible
- Available Now



Almaden Boulevard

303  
ALMADEN

West San Carlos Street



# FLOORPLAN

## SUITE 600\*

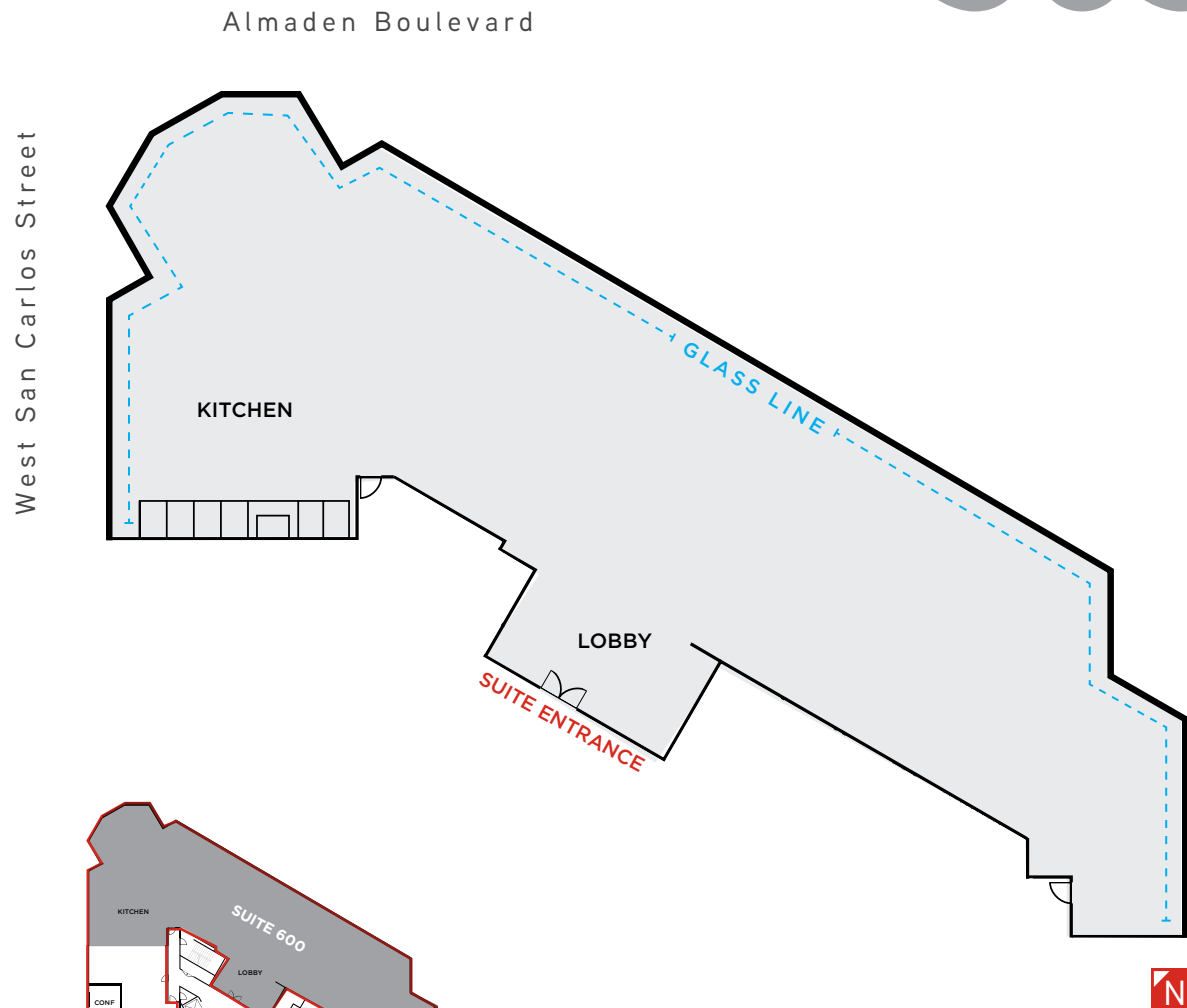
±10,858 SF

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



# 303

ALMADEN



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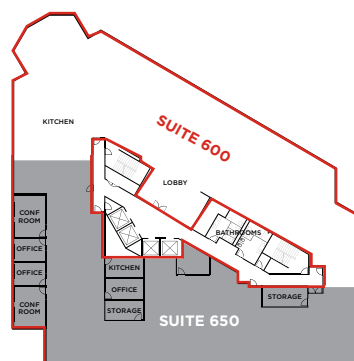
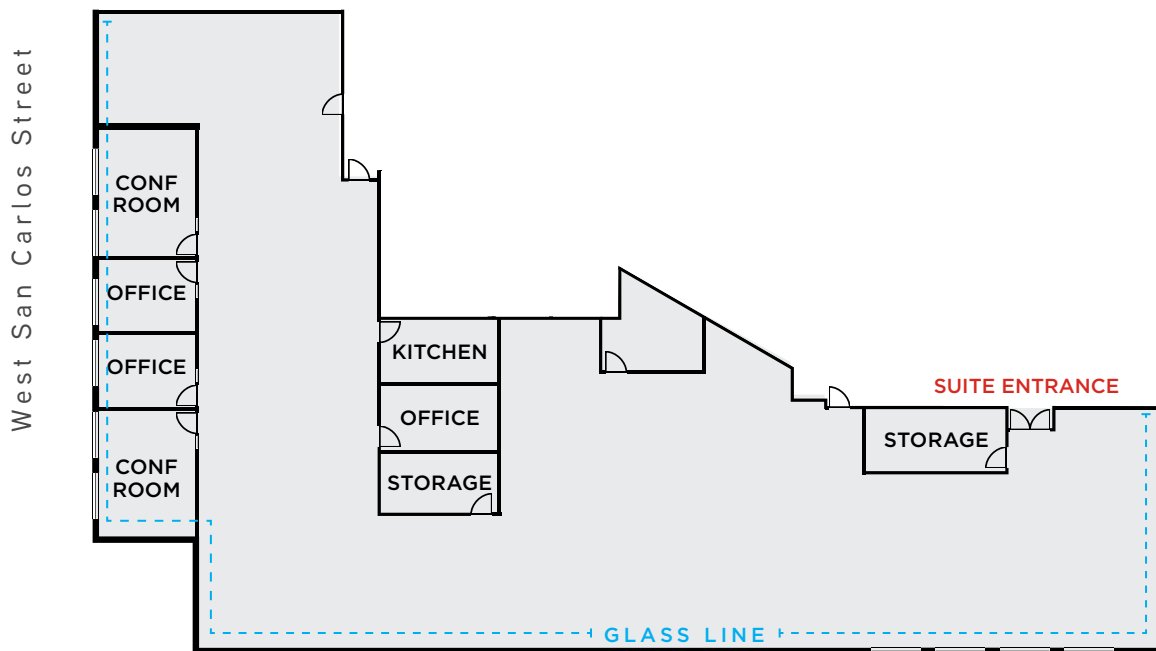
## SUITE 650\* ±11,300 SF

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



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Almaden Boulevard



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# PHOTO GALLERY





# STEPS AWAY

## FROM SAN JOSE'S BEST



BIKE TO  
WORK



CAFE & OUTDOOR  
COLLABORATION  
AREA



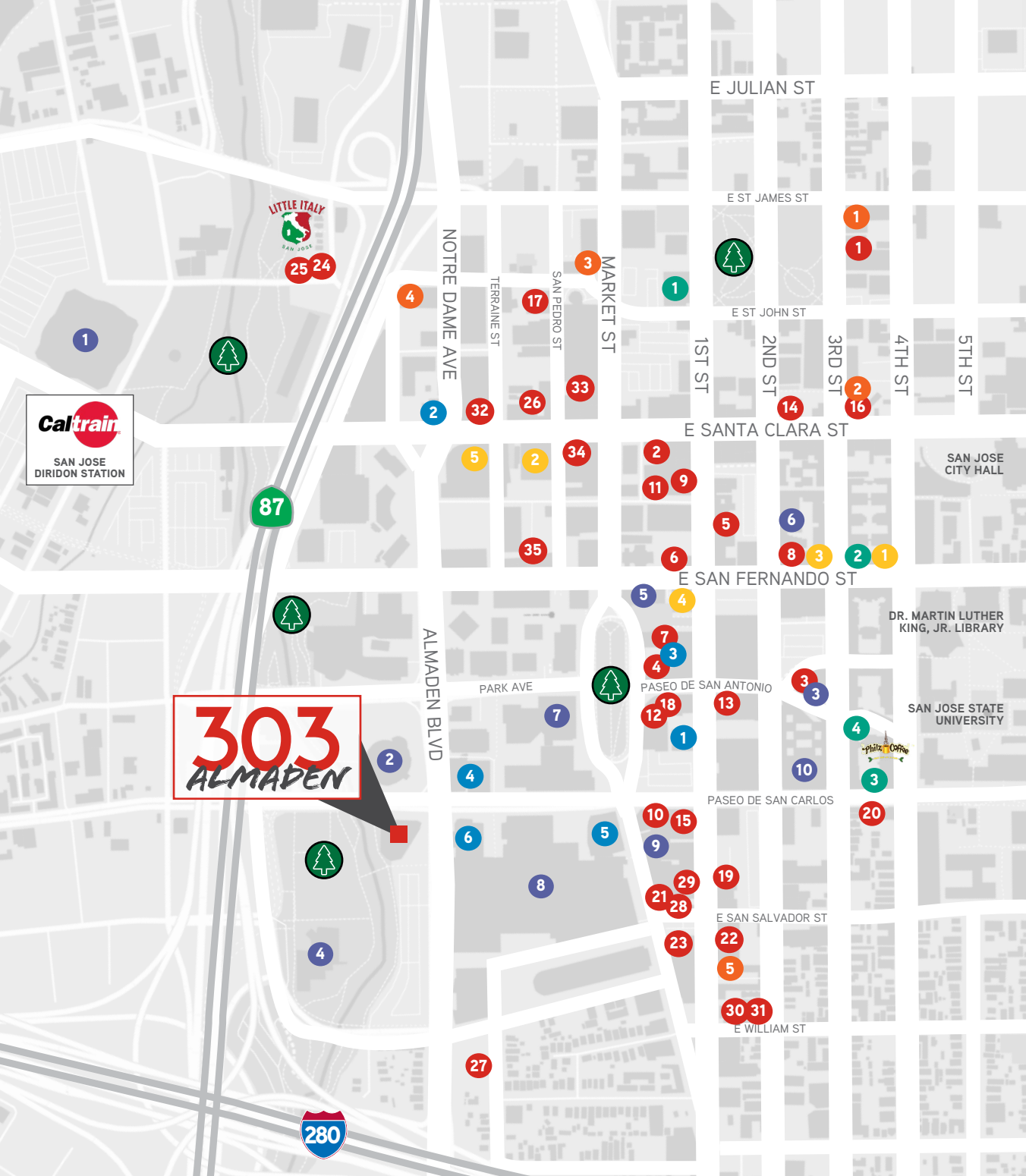
TAKE A WALK  
IN THE PARK



EASY ACCESS  
TO HIGHWAYS



EASY ACCESS  
TO PUBLIC  
TRANSPORTATION



## LEGENDS

### FOOD & DINING

- Freshly Baked Eatery
- SA BY THAI
- Whispers Cafe & Creperie
- The Grill on the Alley
- Paper Plane
- Mezcal
- Fountain Restaurant
- Loft Bar & Bistro
- Good Karma
- Il Fornaio
- Splash Bar San Jose
- Morton's The Steakhouse
- Scott's Seafood
- Ike's Love & Sandwiches
- Nirvana Soul Coffee
- Con Azucar Cafe
- San Pedro Square Market
- Bijan Bakery & Cafe
- Mama Kin
- La Victoria Taqueria
- Voltaire Coffee Roasters
- Guildhouse
- Back Bar SoFA
- Henry's Hi-Life
- Poor House Bistro
- The Brit  
Dr. Funk  
Olla Cocina  
The Farmers Union  
San Pedro Social
- Kukar's House of Pizza
- Haberdasher
- SoFA Market
- Orchestra Palm Court Restaurant
- Academic Coffee
- Opa! Authentic Greek
- Sushi Confidential
- Chipotle
- Taurinus Brazilian Steakhouse

### HOTELS

- Four Points by Sheraton
- Hotel De Anza
- Signia by Hilton
- Hyatt Place
- Marriott
- Hilton

### ENTERTAINMENT | ARTS

- SAP Center
- Center for the Performing Arts
- Hammer Theatre
- Children's Discovery Museum
- San José Museum of Art
- San Jose Improv
- The Tech Interactive
- San Jose Convention Center
- Opera San Jose
- 3Below Theaters

### MAILING SERVICES

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

### BANKS

- Bank of America
- Fremont Bank
- Chase Bank
- Wells Fargo Bank
- Citibank

### FITNESS | HEALTH

- San Jose Athletic Club
- WESTCA
- Orangetheory
- Dark Horse Gym
- 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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