



PROPERTY HIGHLIGHTS

- New ownership
- Premier Class A downtown office
- Adjacent 201 room AC Marriott 7-story hotel NOW OPEN!
- Adjacent to Caltrain, Light Rail, Dash Shuttle & New VTA Bike Share
- Abundant parking on-site $\pm 3.1 / 1000$
- Panoramic views of Silicon Valley!
- 24-hour manned security
- On-site property management

KBS

THE ALMADEN

Class A Office Complex
 $\pm 416,127$ SF 3-Building Office Tower Project



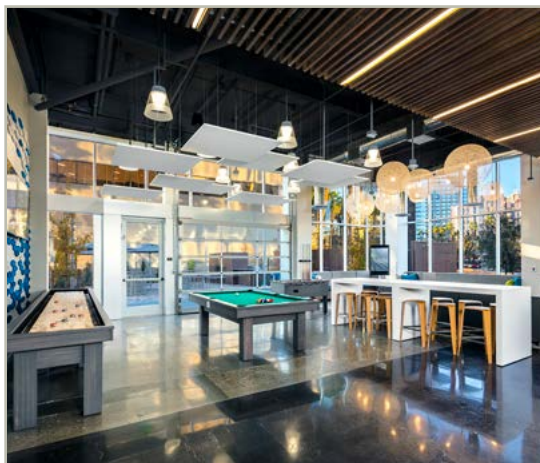
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- Newly renovated lobbies, common areas and restrooms
- Short walk to Caltrain, Light Rail & Bike Share stations
- Short stroll to amenity rich Downtown
- Full gym with lockers & showers
- Common conference center and on site cafe
- $\pm 3.1/1,000$ sf ratio in separate parking structure and surface parking

- Floor plates ranging from $1,236\pm$ to $13,140\pm$ sf
- Digital interactive building directories and 24-hour manned security with after-hours key-card access
- Steel-and-concrete construction with glass exterior walls and aluminum curtain walls
- Fiber providers: Cogent/Level 3/AT&T
- 3,000 Amp, 480/277 Volt electrical in each building



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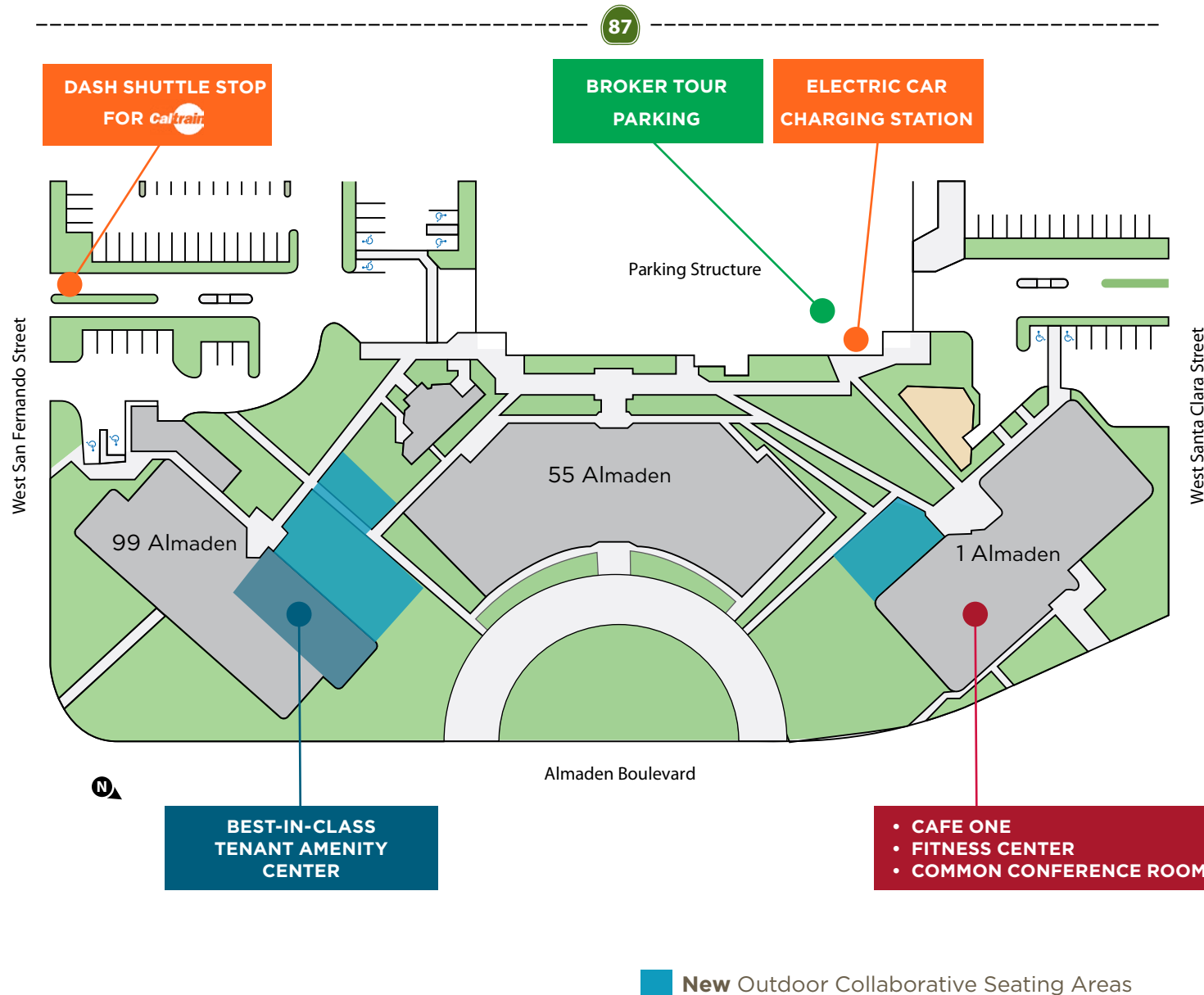
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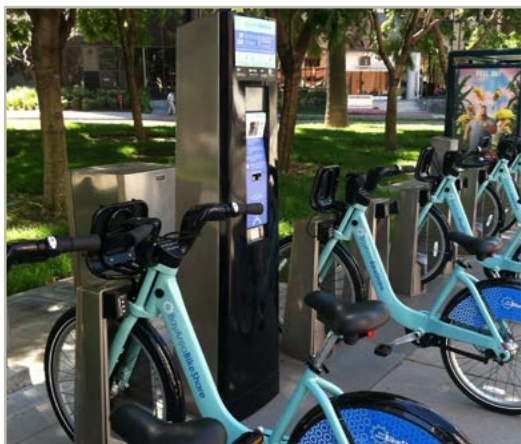
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SITE PLAN

KBS

052219

- Café One, three banks and a covered parking structure
- Market-ready suites
- Adjacent to AC Marriott European-style hotel, NOW OPEN!!!
- Within short walking distance of many fine hotels, Caltrain, VTA Light Rail & Bike Share program, retail venues, residential and restaurants, including San Pedro Square
- Newly renovated lobbies, common area corridors and restrooms
- The project offers immediate access to Highways 87, 101, 280, 85 and Mineta San Jose International Airport
- Tenants include financial service providers, law firms, banks, architects, insurance, software and technology companies
- Easy walking distance from SAP Center and San Jose Convention Center
- San Jose Enterprise Zone incentives including sales and use tax credits, hiring tax credits, net operating loss carryover and net interest deductions for lenders



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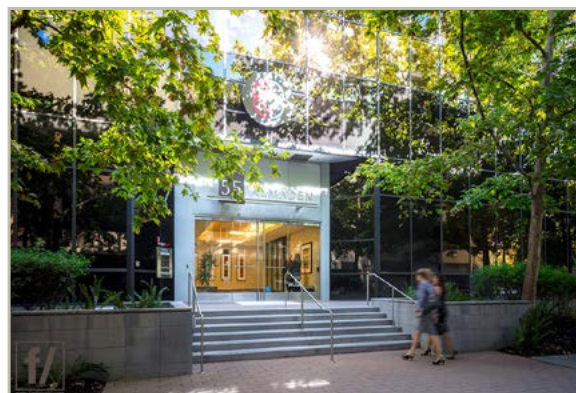
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1 ALMADEN BOULEVARD

- | | | |
|-------------|----------|-------------------------------|
| • Suite 200 | 8,776 SF | Available 7/1/19 |
| • Suite 240 | 1,052 SF | Available 7/1/19 |
| • Suite 400 | 9,228 SF | Available 7/1/21...or sooner* |
| • Suite 500 | 5,190 SF | Available 10/1/20* |

**55 ALMADEN BOULEVARD**

Fully Leased

**99 ALMADEN BOULEVARD**

- | | | |
|-------------|----------|---------------|
| • Suite 700 | 2,713 SF | Available Now |
|-------------|----------|---------------|



* Potential for early occupancy



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Caltrain WEEKDAY BABY BULLET SERVICE



5 Southbound Trains

SJ Arrival Times - 7:58, 8:13, 8:58, 9:13 & 9:58 AM

5 Northbound Trains

SJ Departure Times - 4:25, 4:45, 5:25, 5:45 & 6:25 PM

Estimated Travel Times

San Francisco to San Jose: 59 minutes
 Milbrae to San Jose: 41 minutes
 Palo Alto to San Jose: 22 minutes
 Mountain View to San Jose: 14 minutes

WALKING TIME = 12 MINUTES

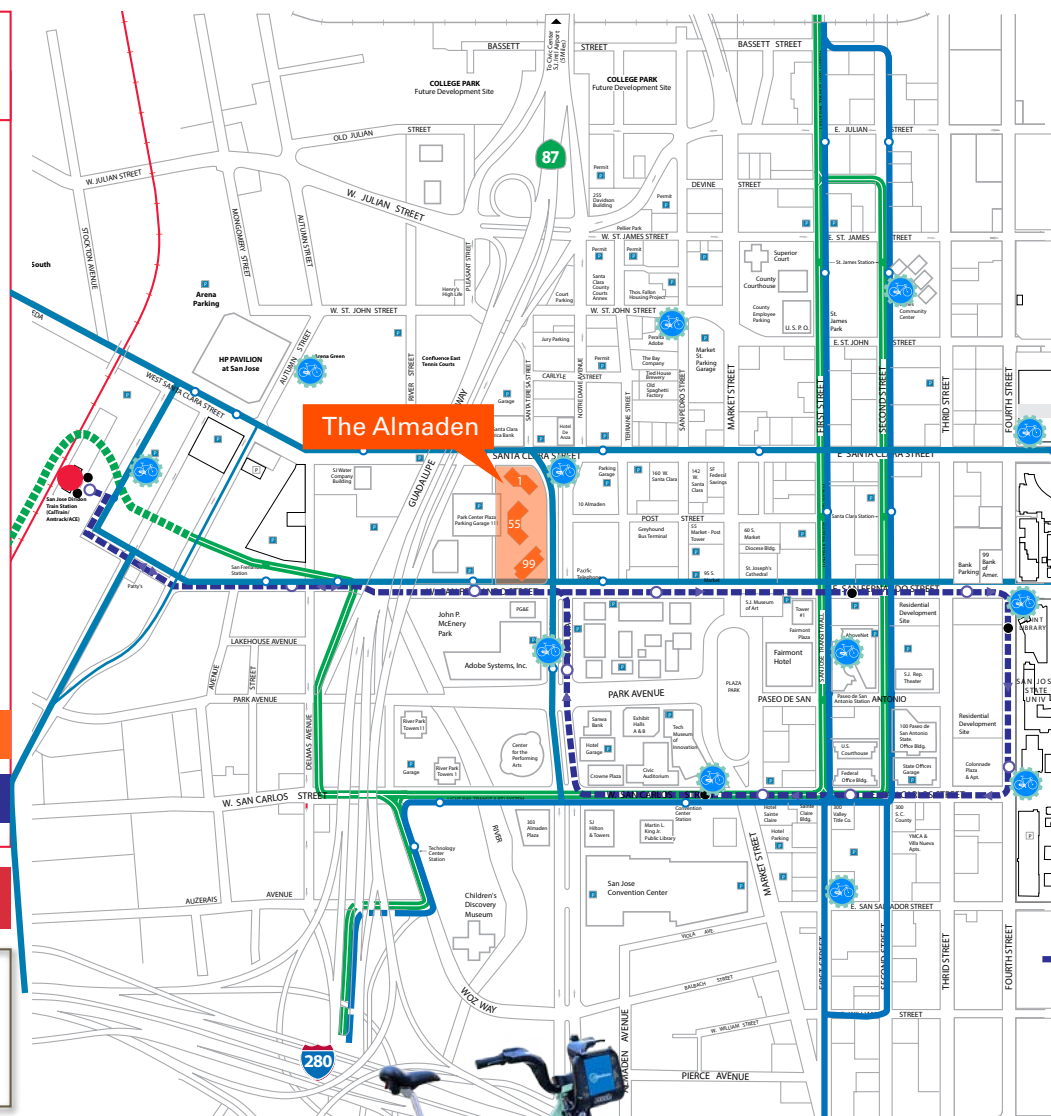
DASH SHUTTLE TIME = 7 MINUTES

43 Arrivals / Departures / Day

LEGEND

- Bus
- DASH
- Light Rail
- Caltrain
- Parking
- Bike Share

BAY AREA BikeShare / 14 Stations



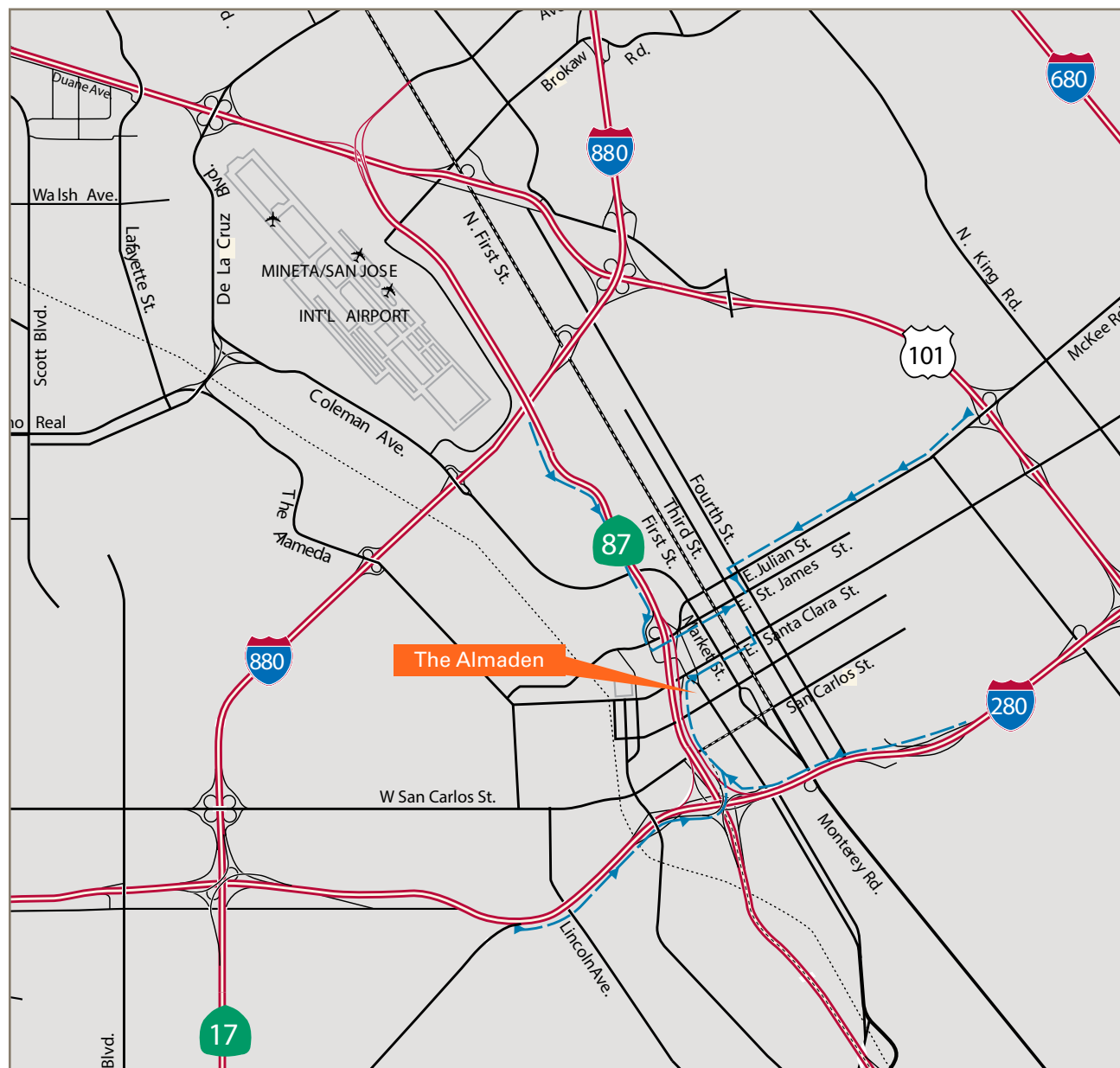
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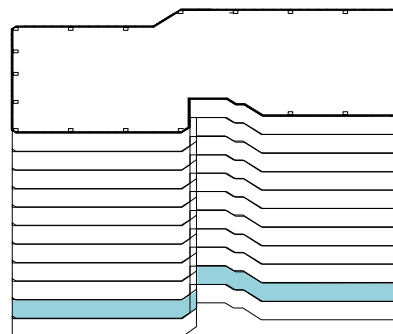
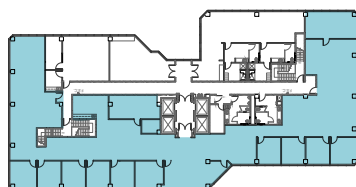
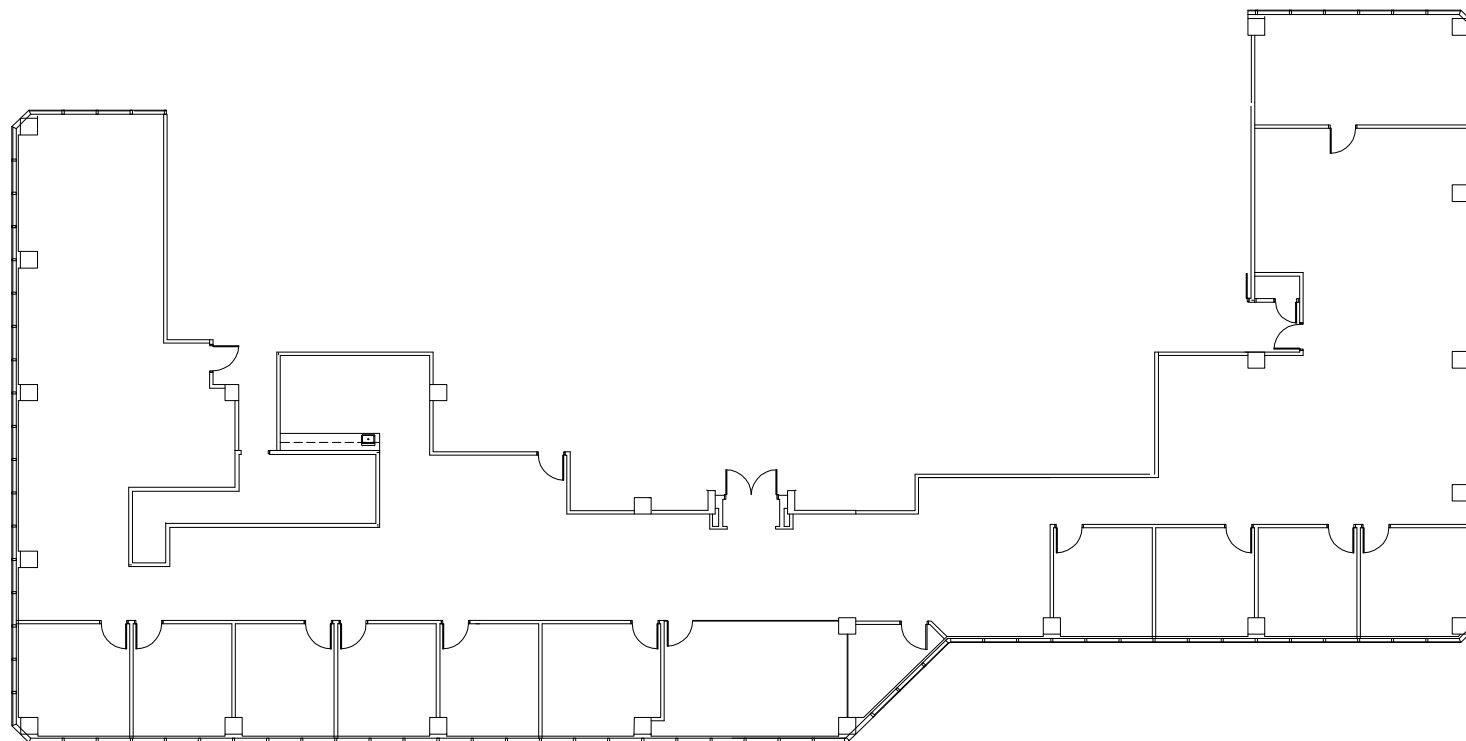
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1 Almaden Boulevard
Suite 200: ±8,776 sq. ft.

Existing Layout
Available 7/1/19



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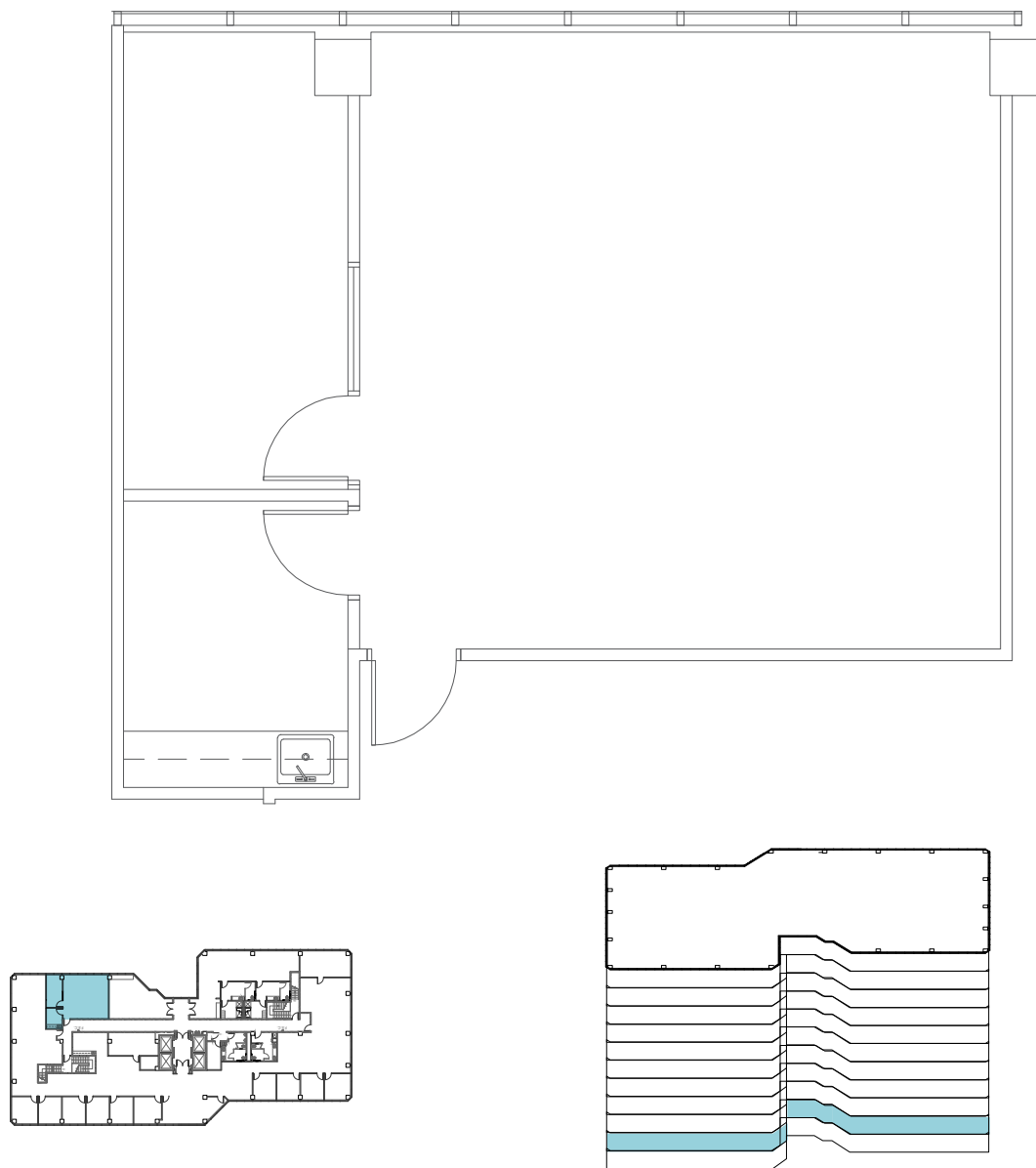
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1 Almaden Boulevard
Suite 240: ±1,052 sq. ft.

Existing Layout
Available 7/1/19



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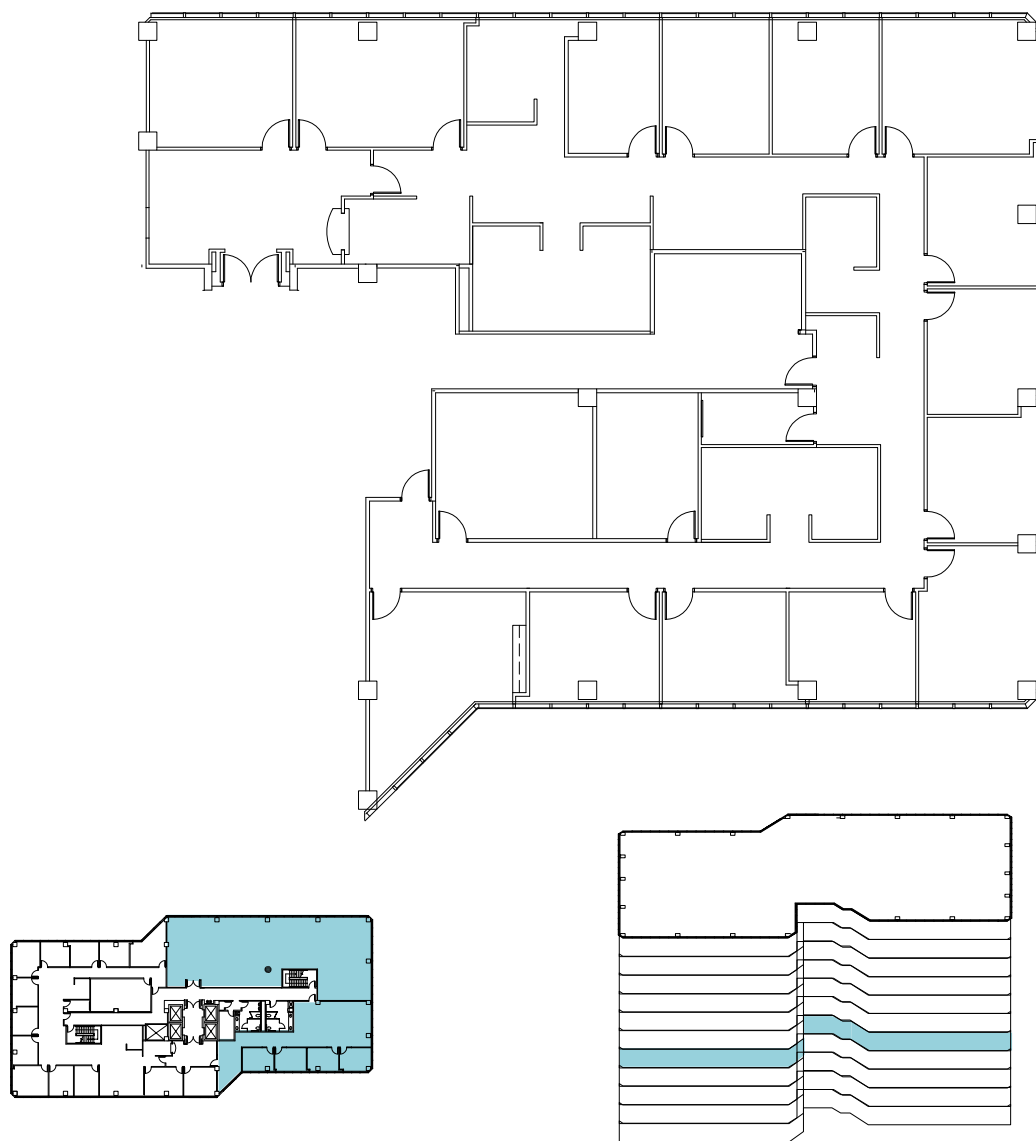
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1 Almaden Boulevard
Suite 400: ±9,228 sq. ft.

Existing Layout

Available 7/1/21

Potential for early occupancy



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1 Almaden Boulevard
Suite 500: ±5,190 sq. ft.

Existing Layout

Available 10/1/20

Potential for early occupancy



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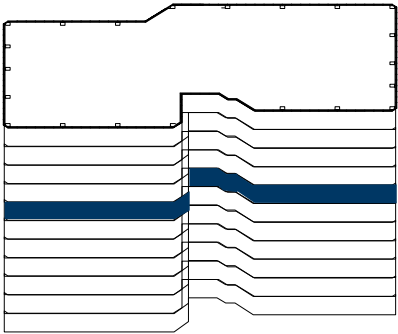
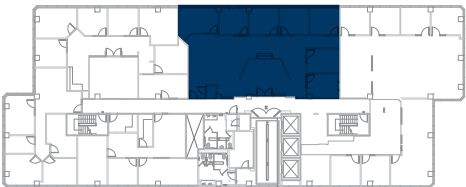
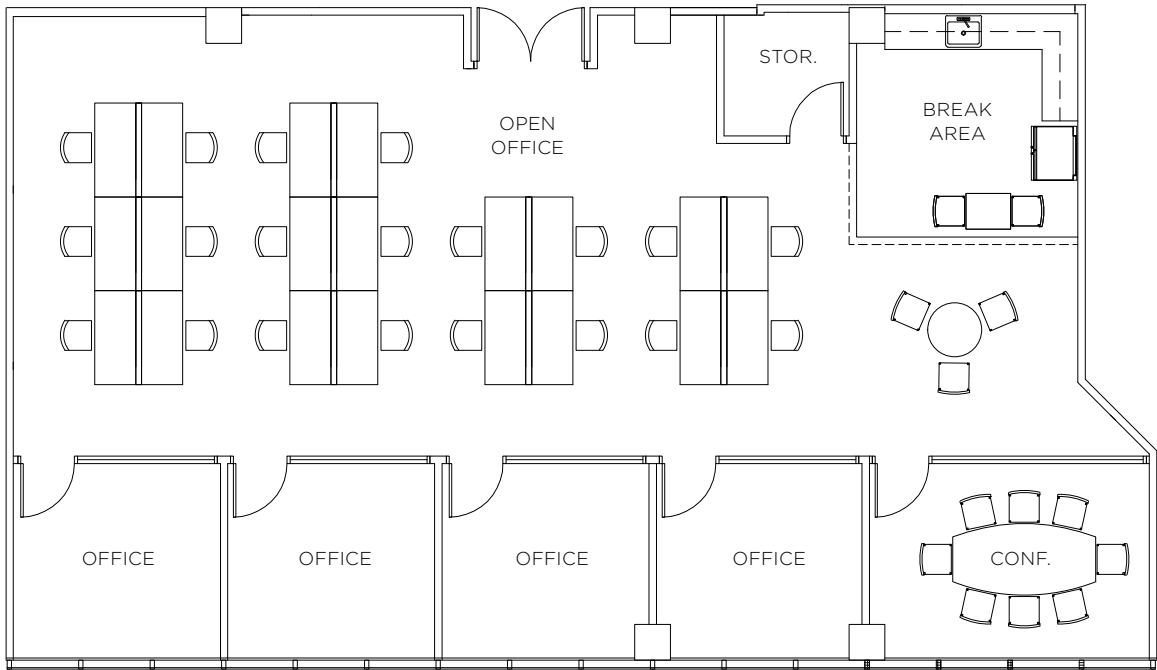
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Market Ready Complete
Available Now



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