

TEN | ALMADEN

TOTAL ±311,482 SF



a **KBS** property



Proudly leased by
CUSHMAN & WAKEFIELD

AVAILABILITIES

FEBRUARY 2026 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

	AVAILABLE	SIZE	SUITE NOTES
SUITE 970	03/26	±1,586 SF	MARKET READY
SUITE 630	04/26	±3,441 SF	
SUITE 560	NOW	±4,164 SF	MARKET READY
SUITE 990	04/26	±4,750 SF	
SUITE 200	NOW	±7,001 SF	MARKET READY
SUITE 450		±8,588 SF	LEASED
SUITE 250	NOW	±9,740 SF	
SUITE 400	NOW	±13,044 SF	MARKET READY
SUITE 1700	NOW	±20,328 SF	
SUITE 1600	NOW	±20,823 SF	
SUITE 1500	NOW	±21,245 SF	MARKET READY
SUITE 1400	NOW	±21,365 SF	MARKET READY
SUITE 700	NOW	±22,083 SF	

CONTIGUOUS/DIVISIBLE OPTIONS (3+ MONTHS)

	SIZE	SUITE NOTES
FLOORS 16/17	±41,151 SF	INTERSTITIAL
FLOORS 14/15	±42,610 SF	INTERSTITIAL
FLOORS 14-17	±83,761 SF	



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS
AND RECEIVE MATCHING FLOOR PLANS



FOR MORE INFORMATION CONTACT:

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RESOURCES

TEN ALMADEN, SAN JOSE, CA

RESOURCES DOWNLOADS

-  AVAILABILITY UPDATE
-  PROJECT HIGHLIGHTS
-  AREA HIGHLIGHTS
-  AMENITIES MAP
-  URBAN LIVING
-  TELECOM REPORT
-  HI-RESOLUTION PHOTOS (ZIP FILE)

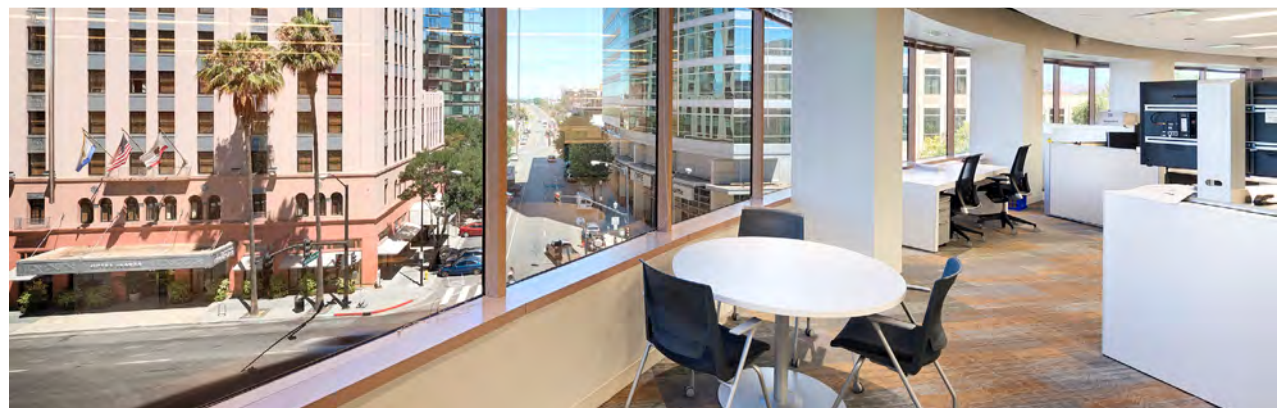
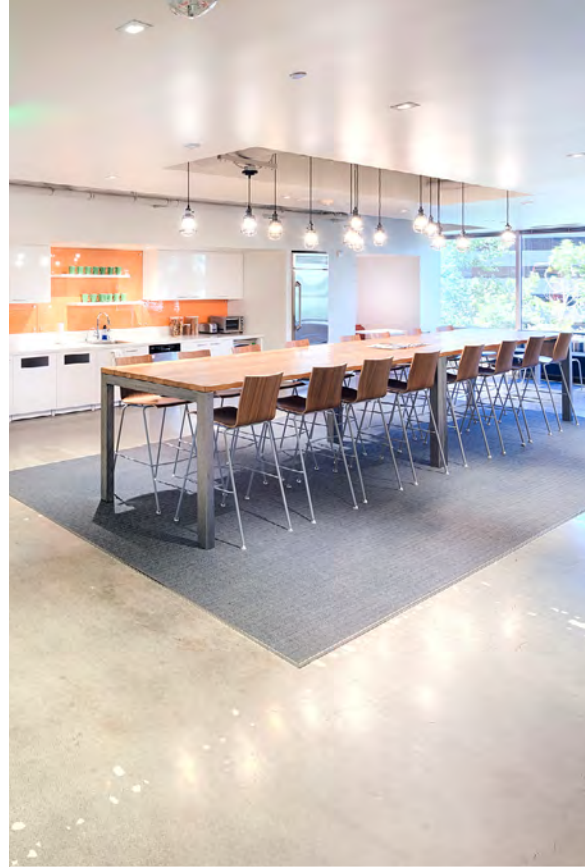
RESOURCES LINKS

-  VIRTUAL SLIDESHOW
-  PROPERTY WEBSITE
-  GOOGLE MAP / AERIAL
-  DOWNTOWN HOTEL BOOKING
-  CALTRAIN SCHEDULE
-  VTA SCHEDULE
-  DOWNTOWN PUBLIC PARKING
-  DOWNTOWN URBAN LIVING



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO
ACCESS THE PROPERTY RESOURCES



HIGHLIGHTS

TEN ALMADEN, SAN JOSE, CA



HIGH-IMAGE

PRESTIGIOUS 17-STORY, CLASS A OFFICE BUILDING TOTALING ±311,482 SF



IDENTITY

TREMENDOUS IDENTITY WITH SPECTACULAR PANORAMIC VIEWS



MODERN UPGRADES

DRAMATIC THREE-STORY LOBBY WITH DESTINATION DISPATCH ELEVATORS



SECURITY

BUILDING CARD-KEY ACCESS AND 24-HOUR ON-SITE SECURITY



CLUB TEN

CLUB TEN CONFERENCE CENTER, TENANT LOUNGE AND FITNESS CENTER



ON-SITE PARKING

2.5/1,000 PARKING RATIO WITH FOUR STORY ATTACHED PARKING GARAGE



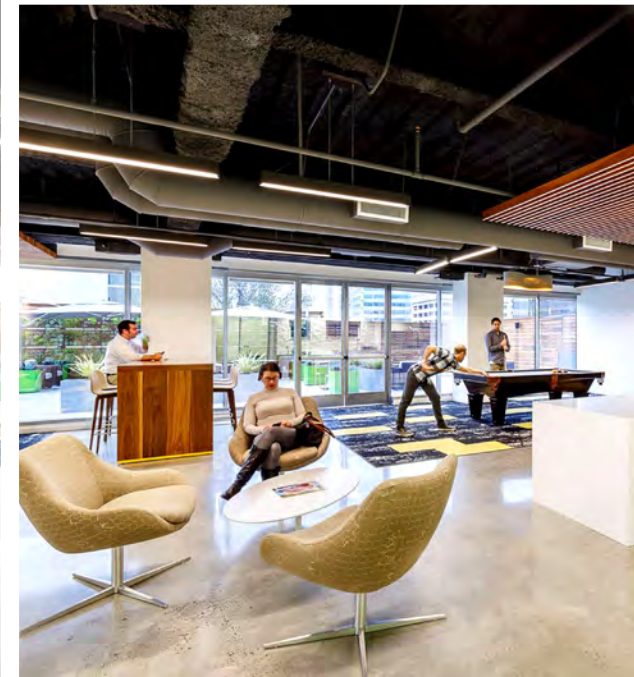
NEARBY AMENITIES

IMMEDIATE PROXIMITY TO HOTELS, RESTAURANTS, AND RETAIL



NEED MORE INFORMATION?

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AREA HIGHLIGHTS

WITHIN WALKING DISTANCE



150+

RESTAURANTS & EATERIES



17+

CAFES



10+

HOTELS



16+

RESIDENTIAL PROJECTS



12+

POINTS OF INTEREST



21+

ARTS & ENTERTAINMENT



6+

FITNESS CENTERS



39+

BARS & SOCIAL VENUES



WITHIN WALKING DISTANCE

WITHIN WALKING DISTANCE



FINE DINING



CASUAL DINING



CAFES



HOTEL ROOMS



APARTMENT PROJECTS



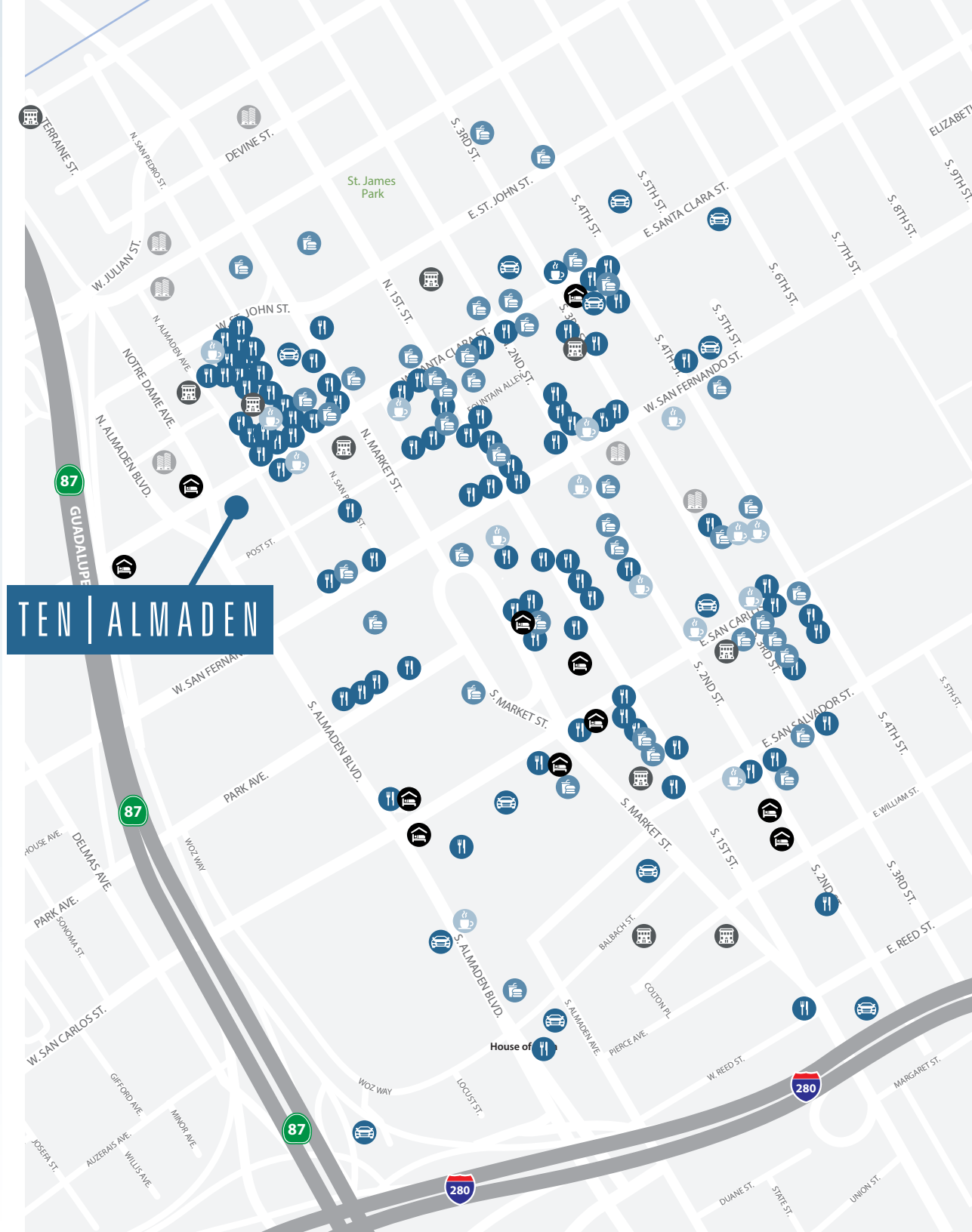
CONDOMINIUM PROJECTS



PARKING GARAGES



CALTRAIN WEEKDAY STOPS



URBAN LIVING

PREMIER DEVELOPMENTS



ONE SOUTH ①

COMPLETED 2015 | 647 UNITS | 15K SF RETAIL



MODERA SAN PEDRO ②

COMPLETED 2020 | 204 UNITS | 10K SF RETAIL



THE JAMES ③

COMPLETED 2020 | 190 UNITS | 15K SF RETAIL



CENTERRA ④

COMPLETED 2017 | 347 UNITS | 10K SF RETAIL



AXIS ⑤

COMPLETED 2008 | 329 UNITS



THE 88 ⑥

COMPLETED 2008 | 197 UNITS



188 W. SAINT JAMES ⑦

COMPLETED 2020 | 643 UNITS | 20K SF RETAIL



CITY HEIGHTS ⑧

COMPLETED 2007 | 124 UNITS

Ⓐ APARTMENT

Ⓒ CONDOMINIUM



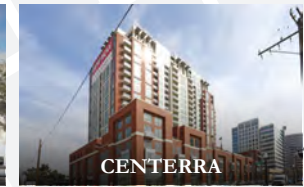
ONE SOUTH



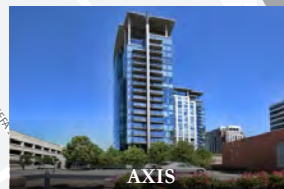
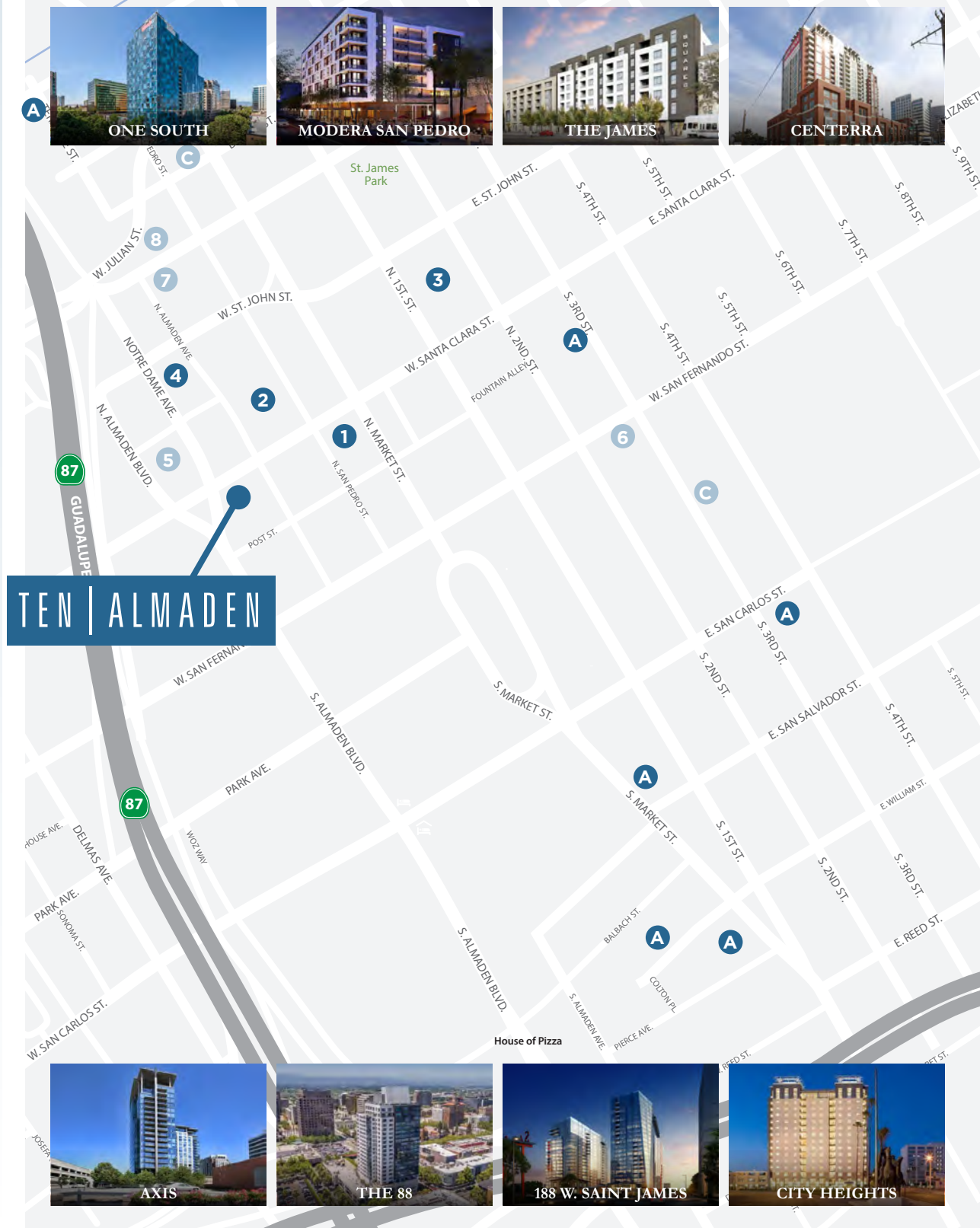
MODERA SAN PEDRO



THE JAMES



CENTERRA



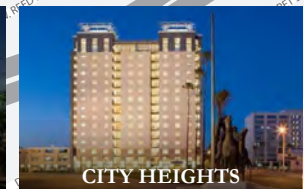
AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS