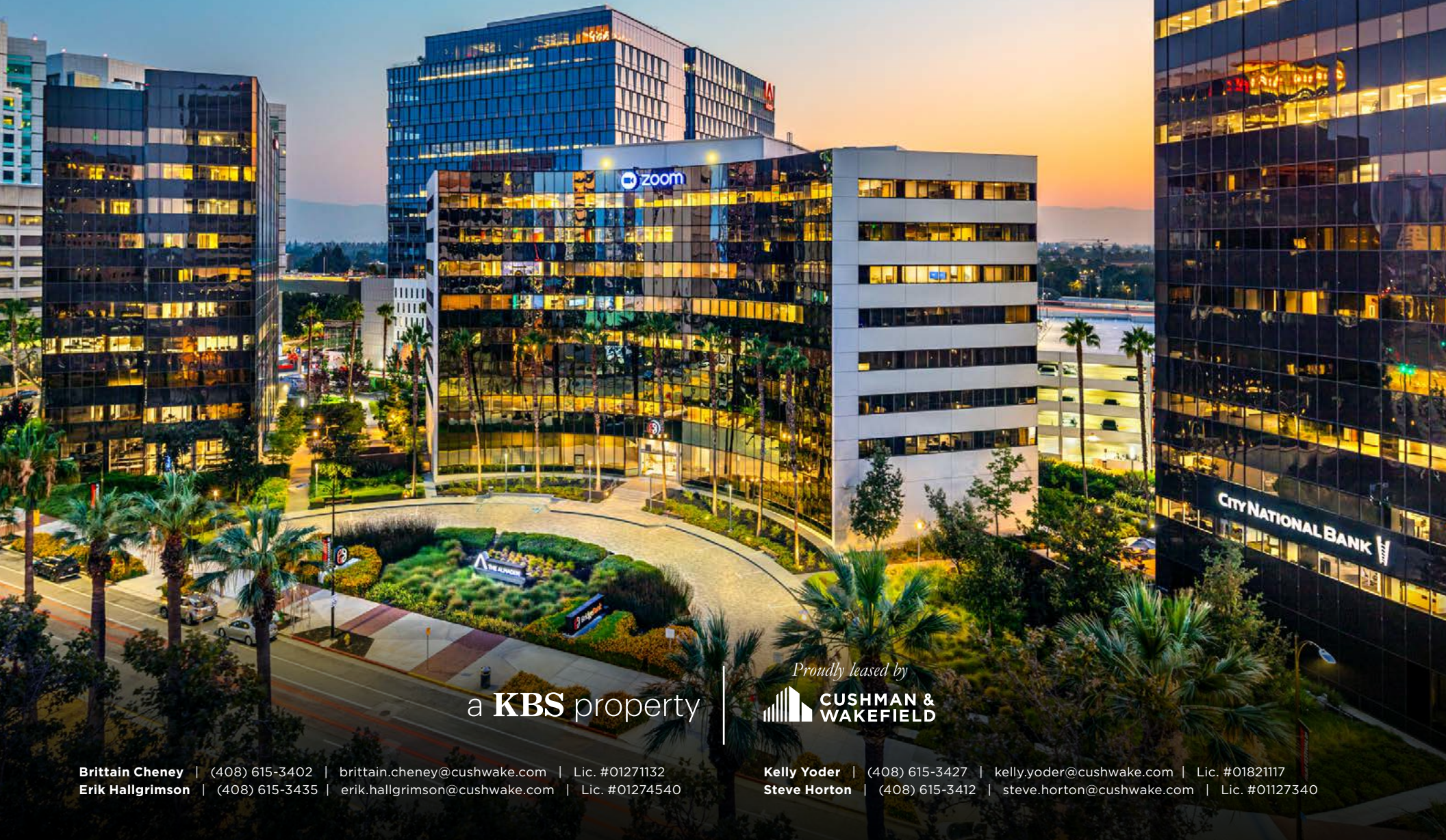


The Almaden

Downtown San Jose

±416,126 SF CLASS A OFFICE



a **KBS** property

Proudly leased by



Brittain Cheney | (408) 615-3402 | brittain.cheney@cushwake.com | Lic. #01271132
Erik Hallgrimson | (408) 615-3435 | erik.hallgrimson@cushwake.com | Lic. #01274540

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Steve Horton | (408) 615-3412 | steve.horton@cushwake.com | Lic. #01127340

Availabilities

1 ALMADEN

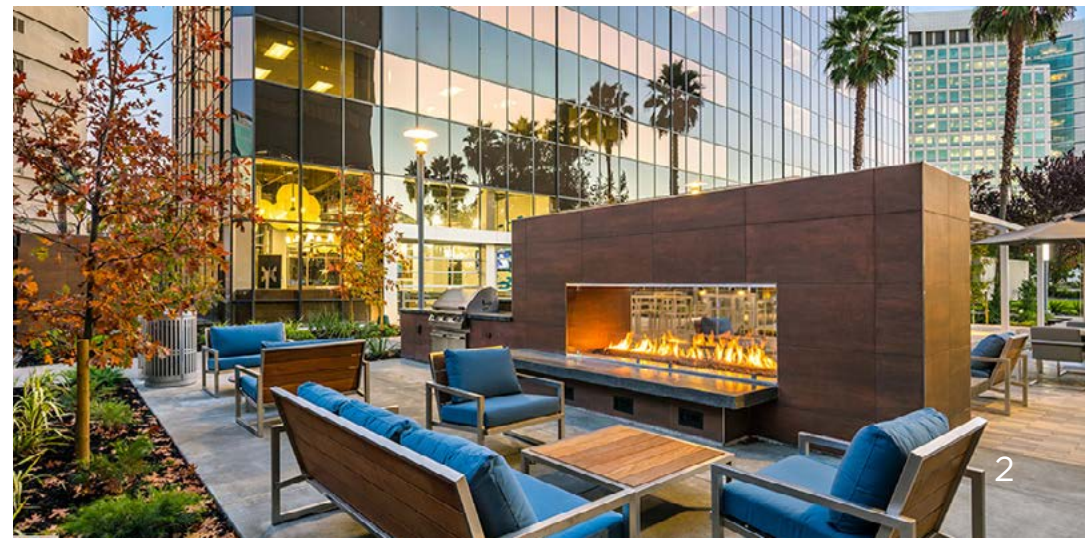
SUITE	SIZE	AVAILABLE	
1200	±13,140 SF	Available Now	Full Floor!
1000	±13,242 SF	Available Now	Full Floor!
805	±2,150 SF	Available Now	
800	±4,025 SF	Avail. 9/1/2025	
715	±1,236 SF	Available Now*	*SUITES CAN BE COMBINED FOR ±4,578 SF
701	±3,342 SF	Available Now*	
650	±4,059 SF	Available Now*	*SUITES CAN 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

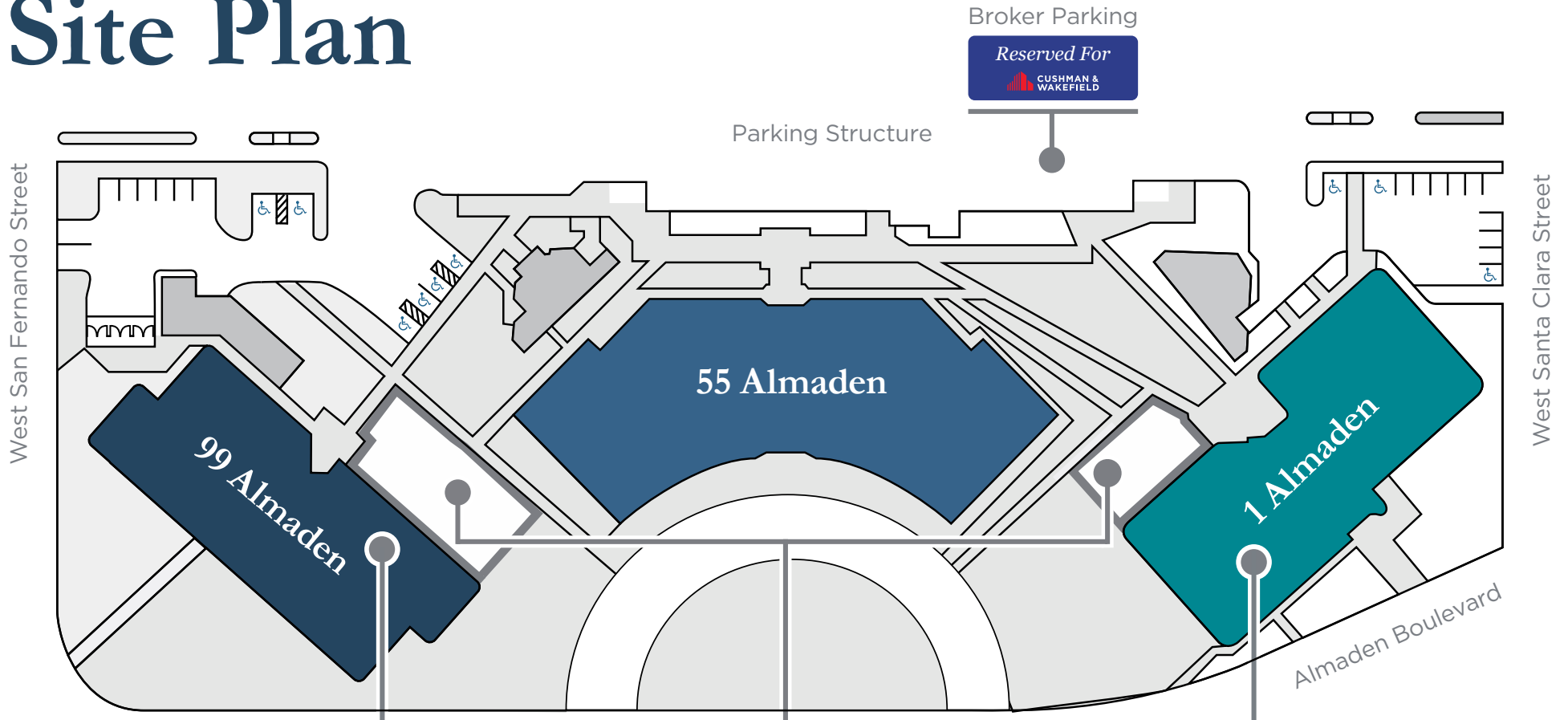
SUITE	SIZE	AVAILABLE	
800		Avail. 8/1/2025	Full Floor!
300	±17,576 SF	Available Now	Full Floor!

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*	
740	±1,444 SF	Avail. 6/1/2025	
720	±2,428 SF	Available Now	
500	±5,806 SF	Sublease to 9/30/2027 (Potential to be Available Sooner)	
320	±3,039 SF	Available Now	
200	±11,414 SF	Available Now	Full Floor!



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

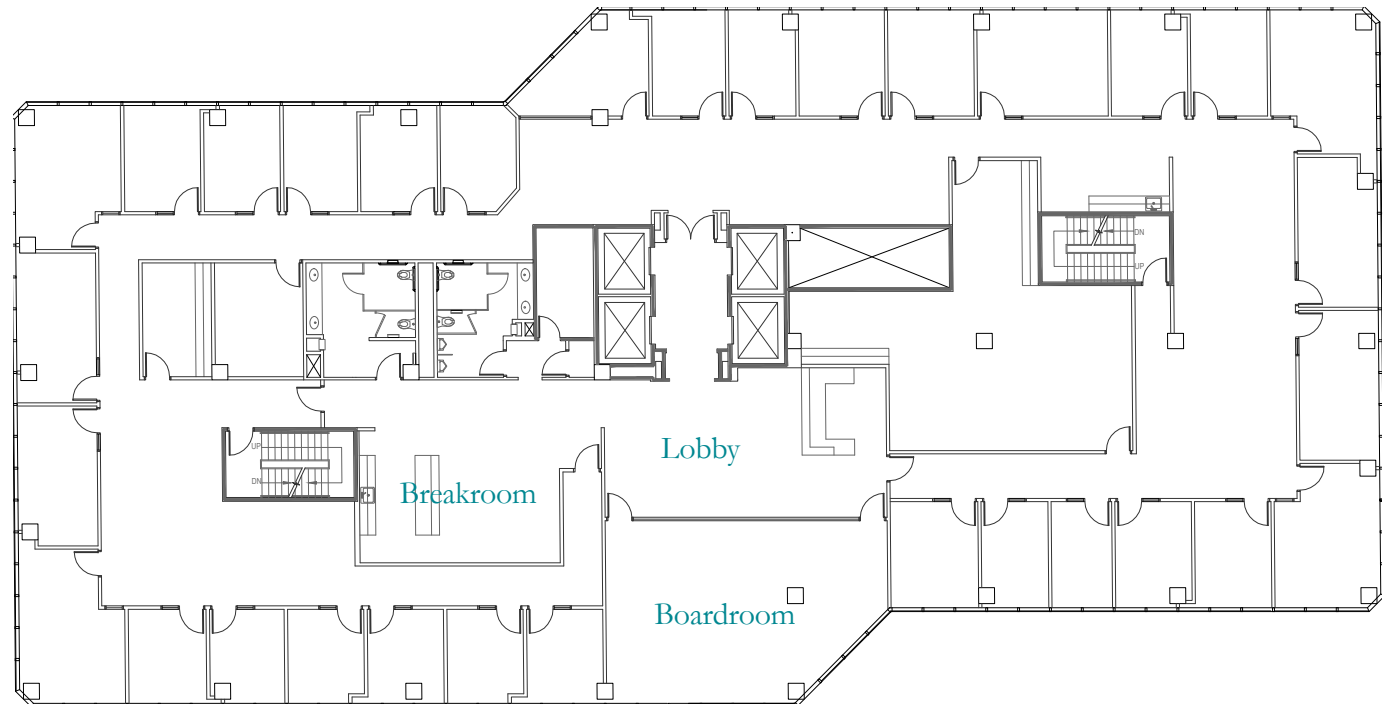
Available Now

The Almaden

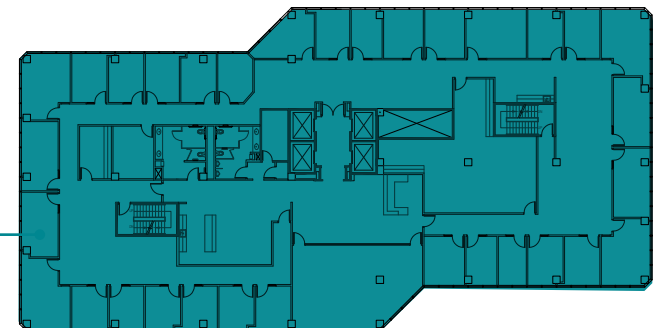
23 Offices
10 Conference Rooms
1 Boardroom
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1200
±13,140 SF



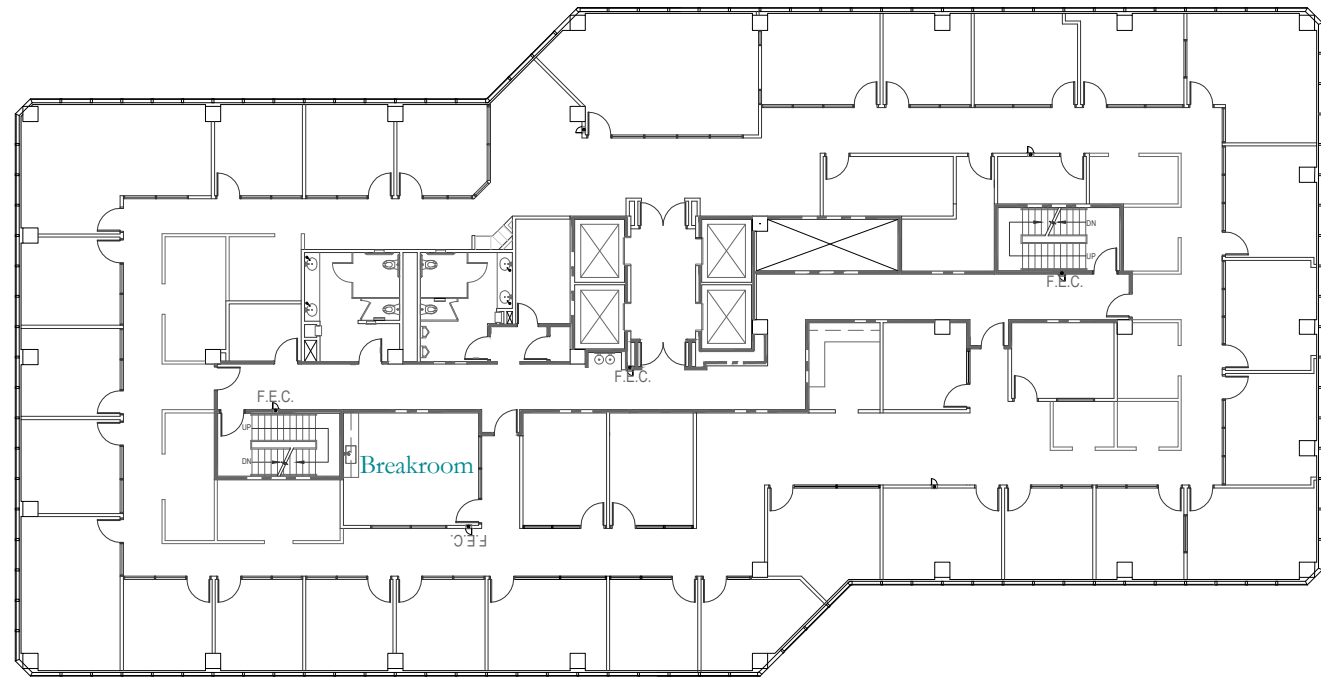
1 Almaden | Suite 1000 | Full Floor

±13,242 SF

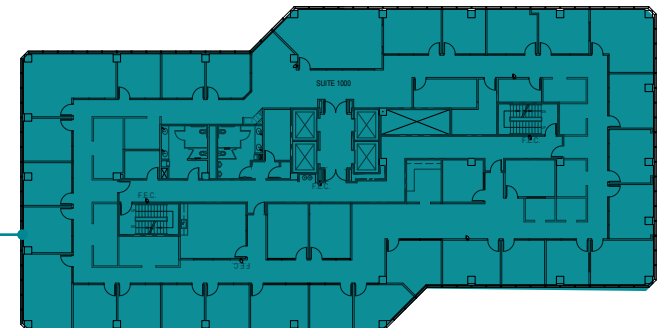
Available Now

The Almaden

24 Offices
12 Conference Rooms
Breakroom



Suite 1000
±13,242 SF



1 Almaden | Suite 805

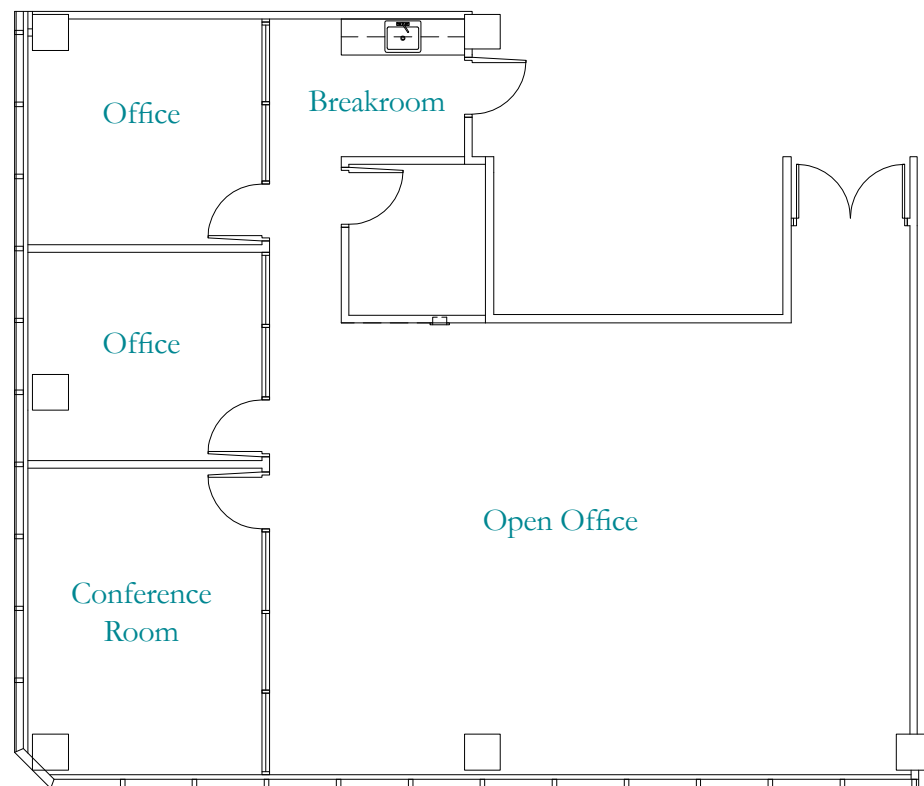
±2,150 SF

Available Now

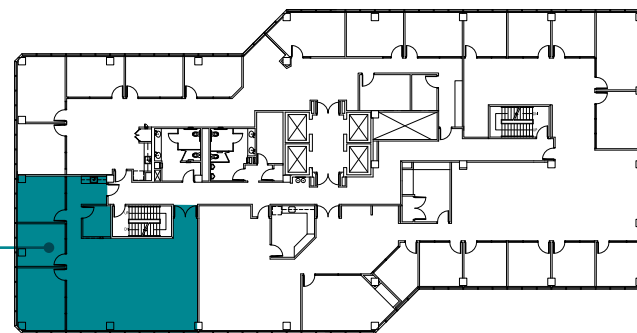
The Almaden

2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



Suite 805
±2,150 SF



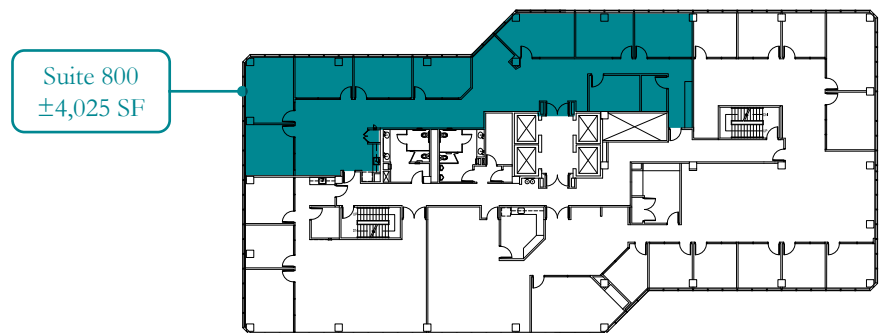
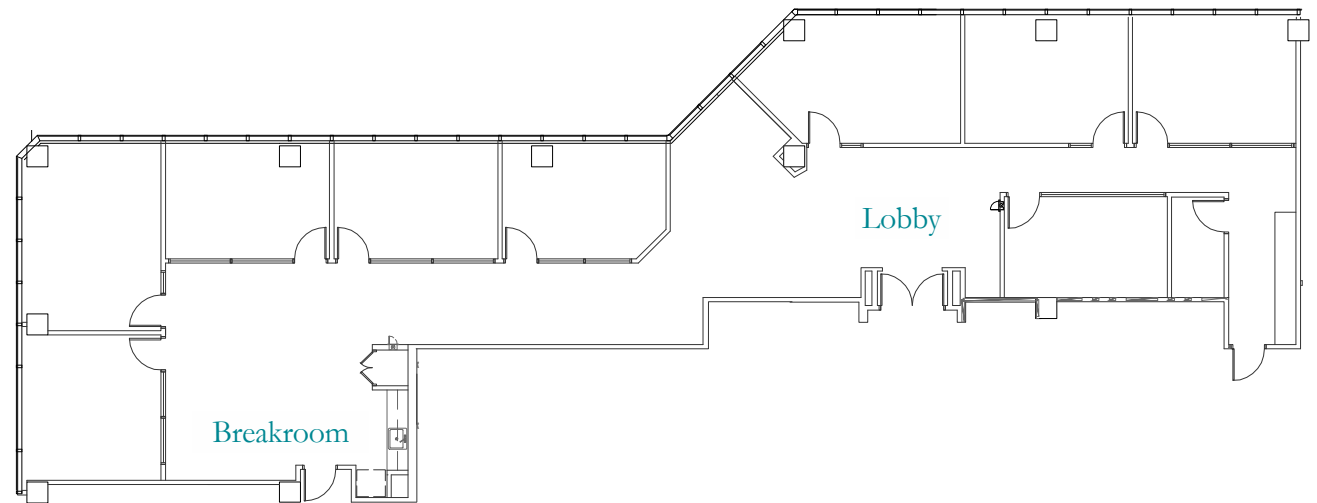
1 Almaden | Suite 800

±4,025 SF

Available 9/1/2025

The Almaden

9 Offices
1 Phone Room
Breakroom



1 Almaden | Suite 715

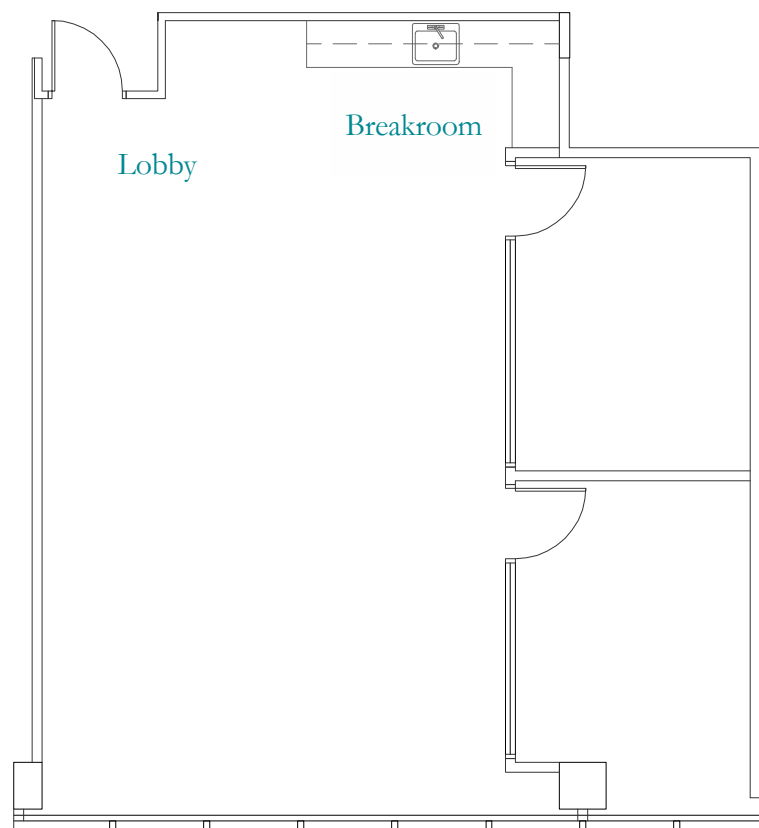
±1,236 SF

Available Now

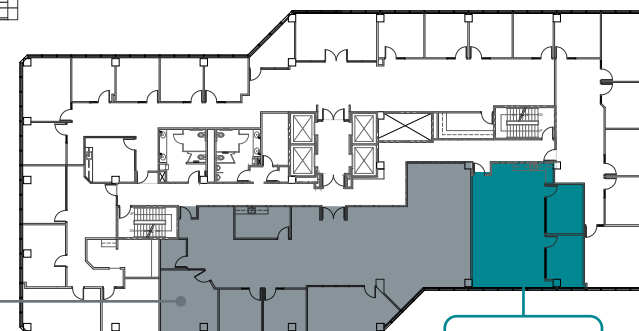
The Almaden

Market Ready Finishes
2 Offices
Breakroom

 VIRTUAL TOUR



Suite 701
±3,342 SF



Suite 715
±1,236 SF

1 Almaden | Suite 701

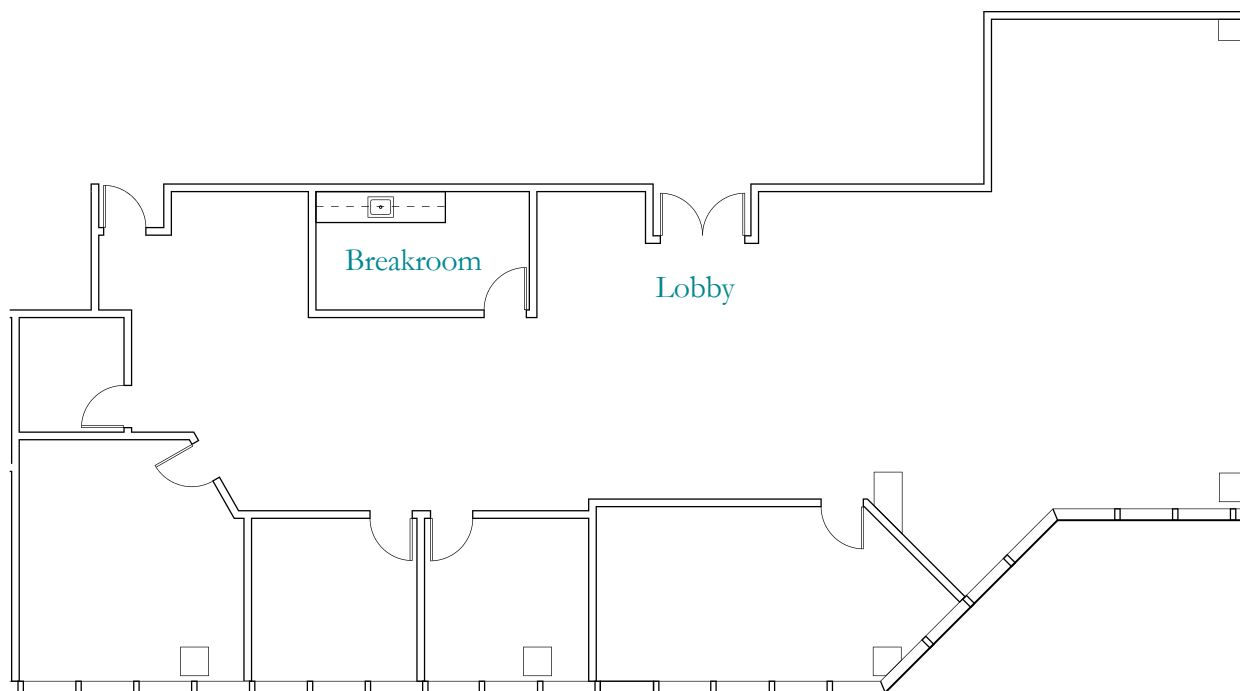
±3,342 SF

Available Now

The Almaden

2 Offices
2 Conference Rooms
Breakroom
Server Room

 VIRTUAL TOUR



Suite 701
±3,342 SF

Suite 715
±1,236 SF

1 Almaden | Suites 701 & 715

±4,578 SF

Available Now

The Almaden

Hypothetical Market Ready Plan

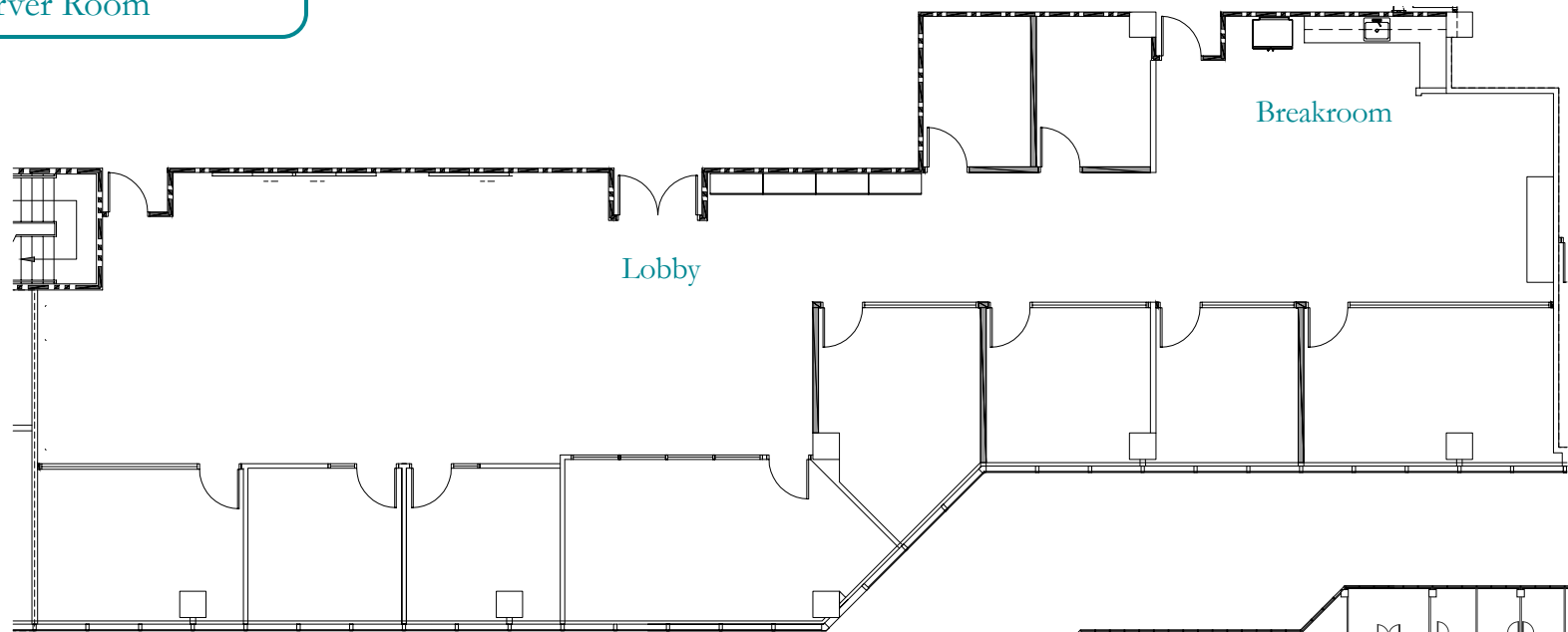
6 Offices

6 Workstations

2 Conference Rooms

Breakroom

Server Room



Suite 701
±3,342 SF

Suite 715
±1,236 SF

1 Almaden | Suite 650

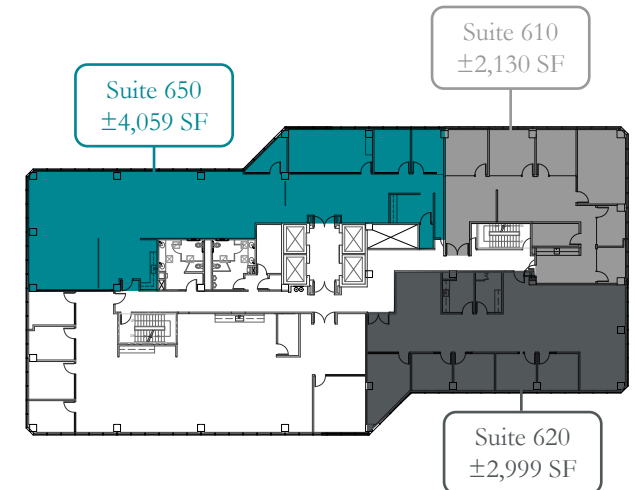
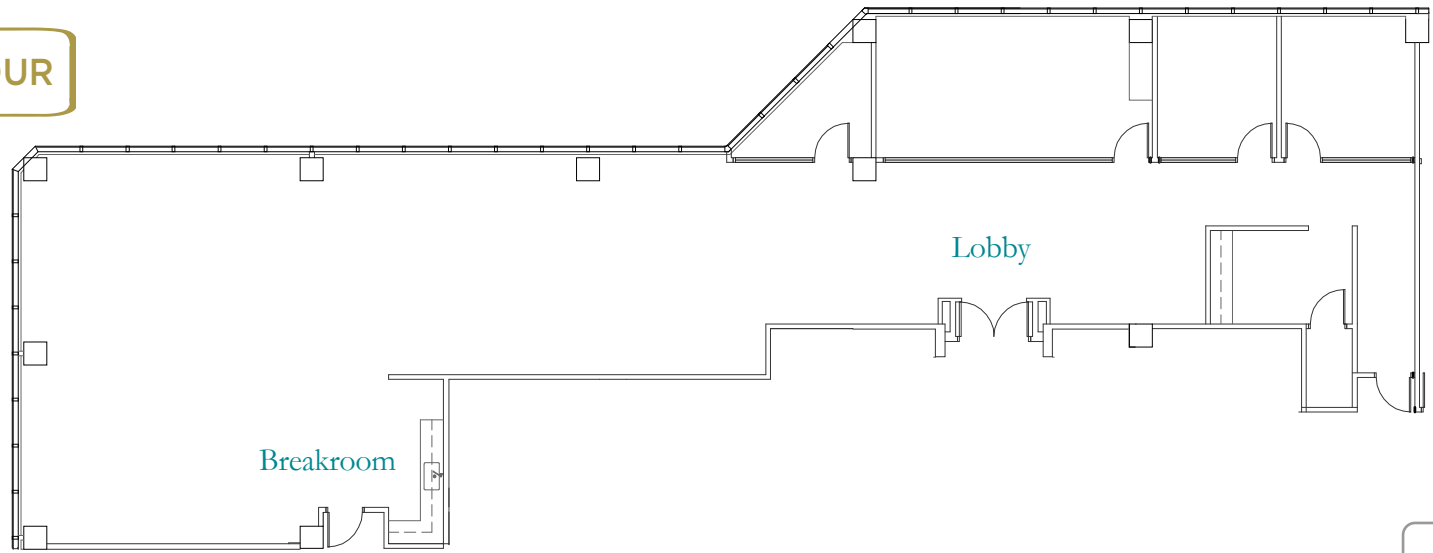
±4,059 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom

▶ VIRTUAL TOUR



1 Almaden | Suite 620

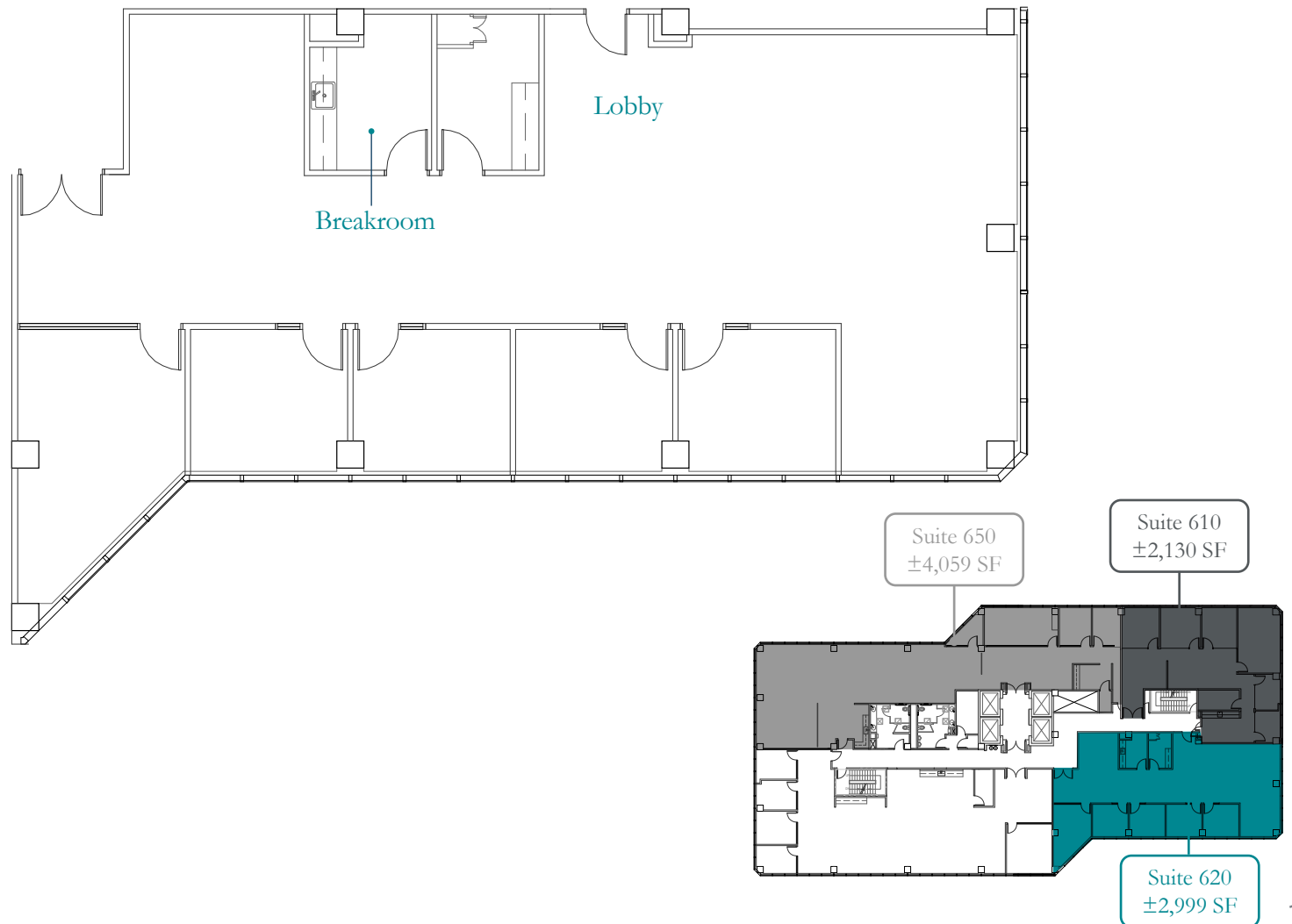
±2,999 SF

Available Now

The Almaden

4 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



1 Almaden | Suite 610

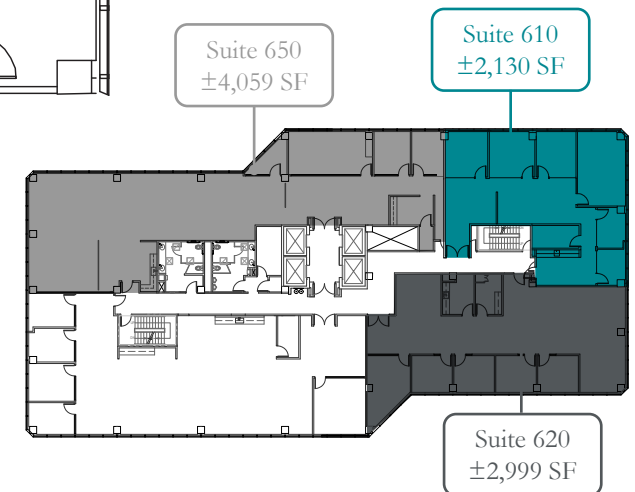
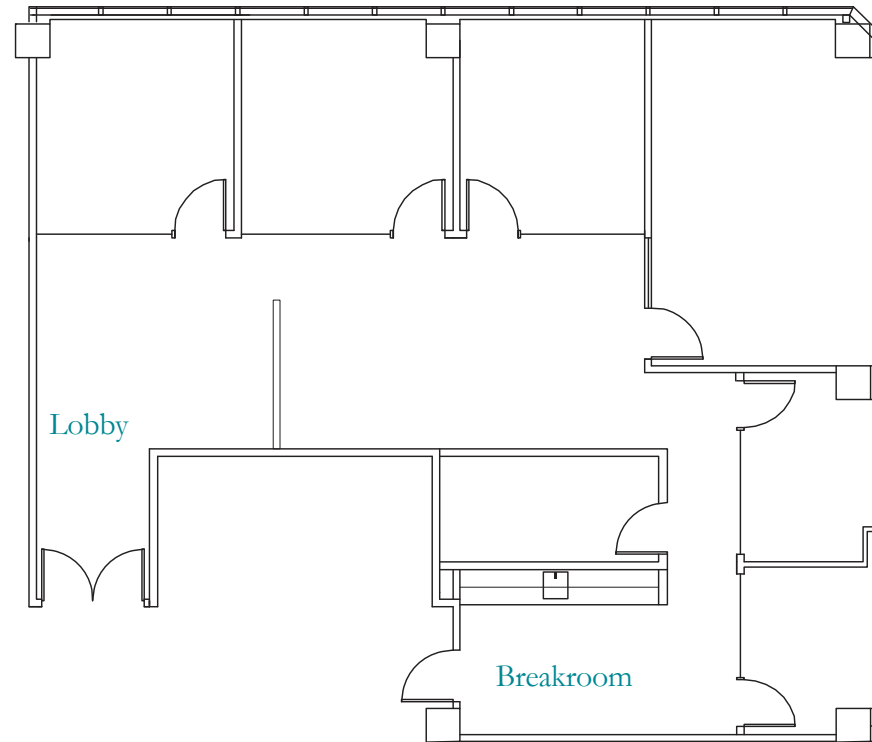
±2,130 SF

Available Now

The Almaden

5 Offices
1 Conference Room
Breakroom
Glass Front Offices
Downtown Views

 VIRTUAL TOUR



1 Almaden | Suite 480

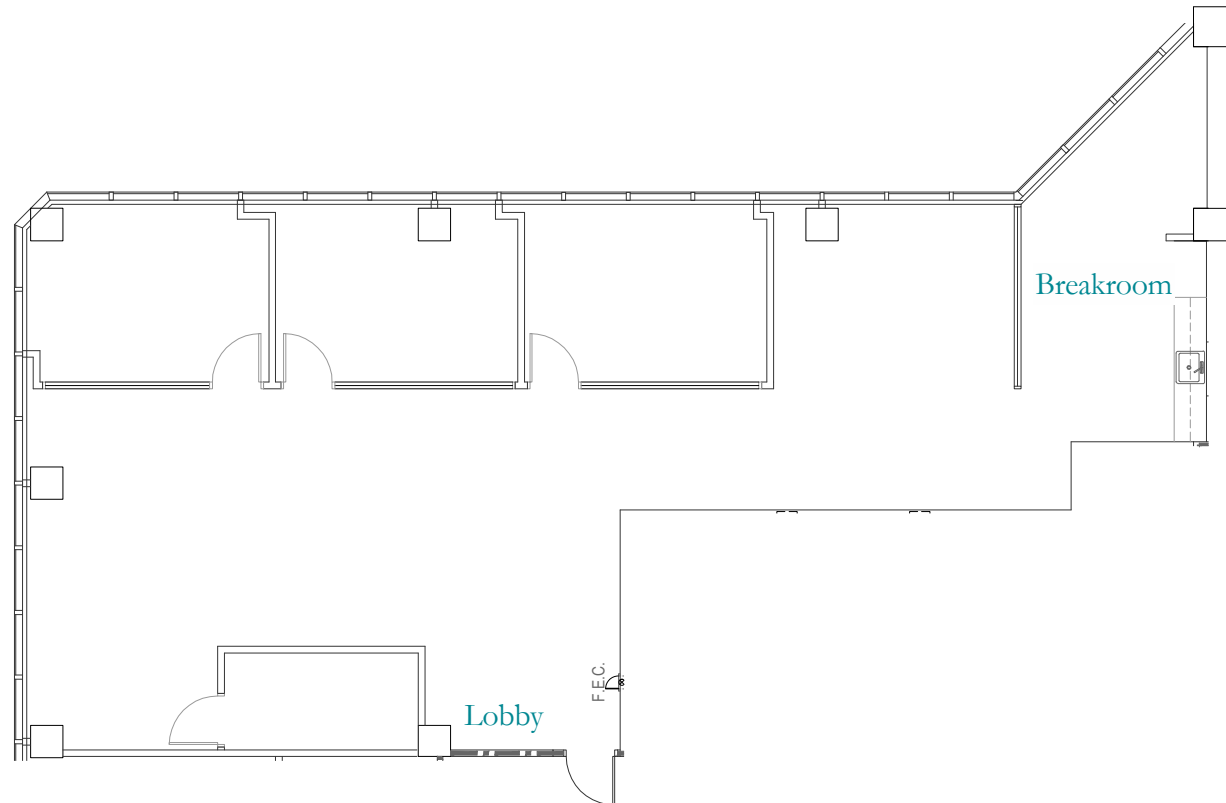
±2,399 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Portable Phone Room
Breakroom
Server Room

 VIRTUAL TOUR



1 Almaden | Suite 460

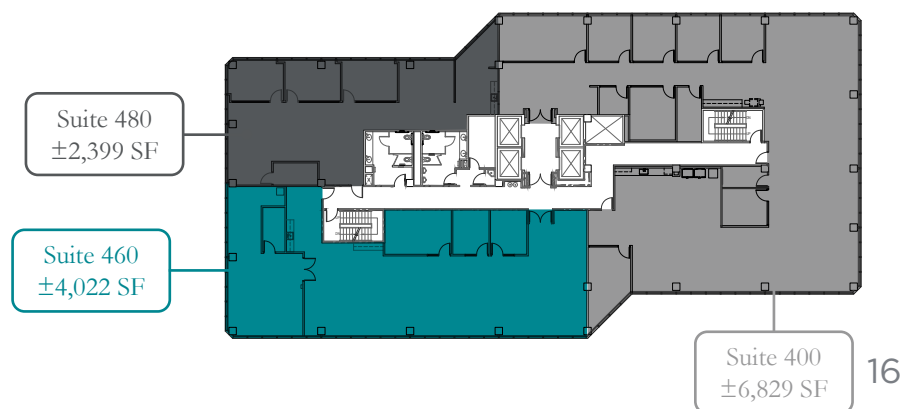
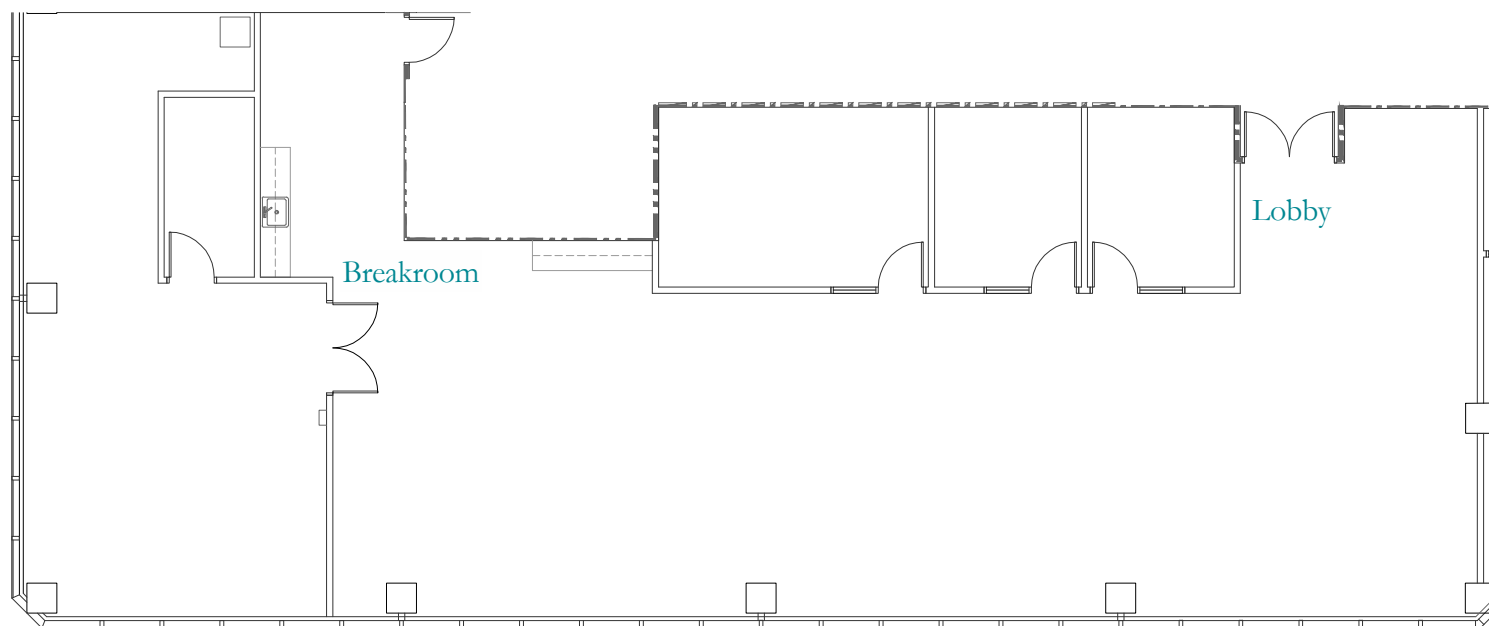
±4,022 SF

Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom
Server Room

 VIRTUAL TOUR



1 Almaden | Suite 400

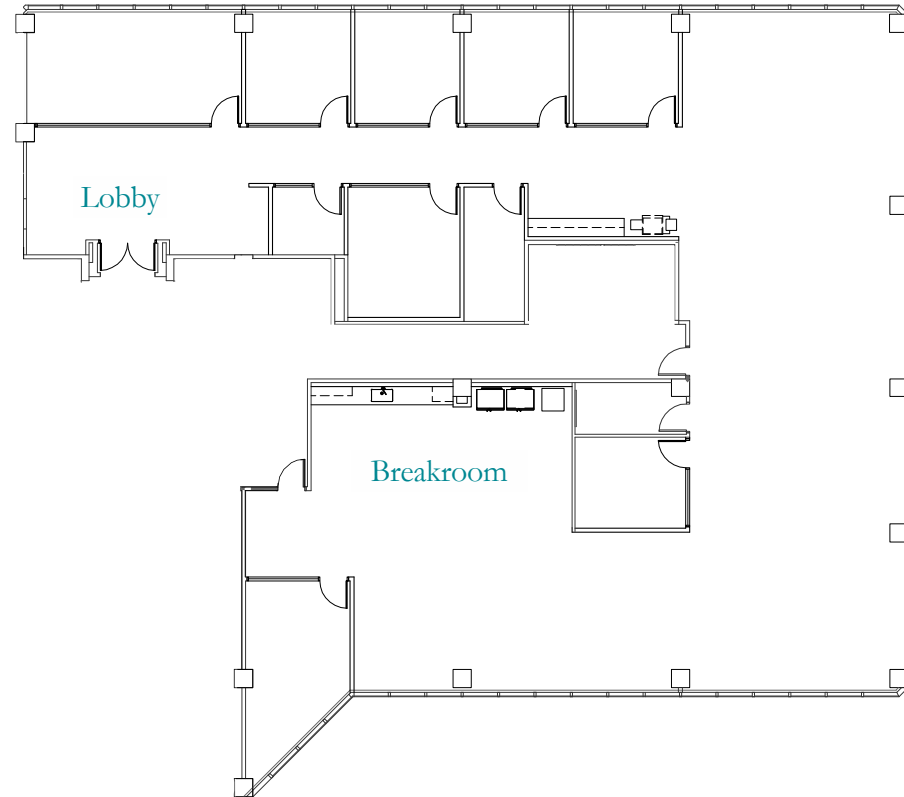
±6,829 SF

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 800 | Full Floor

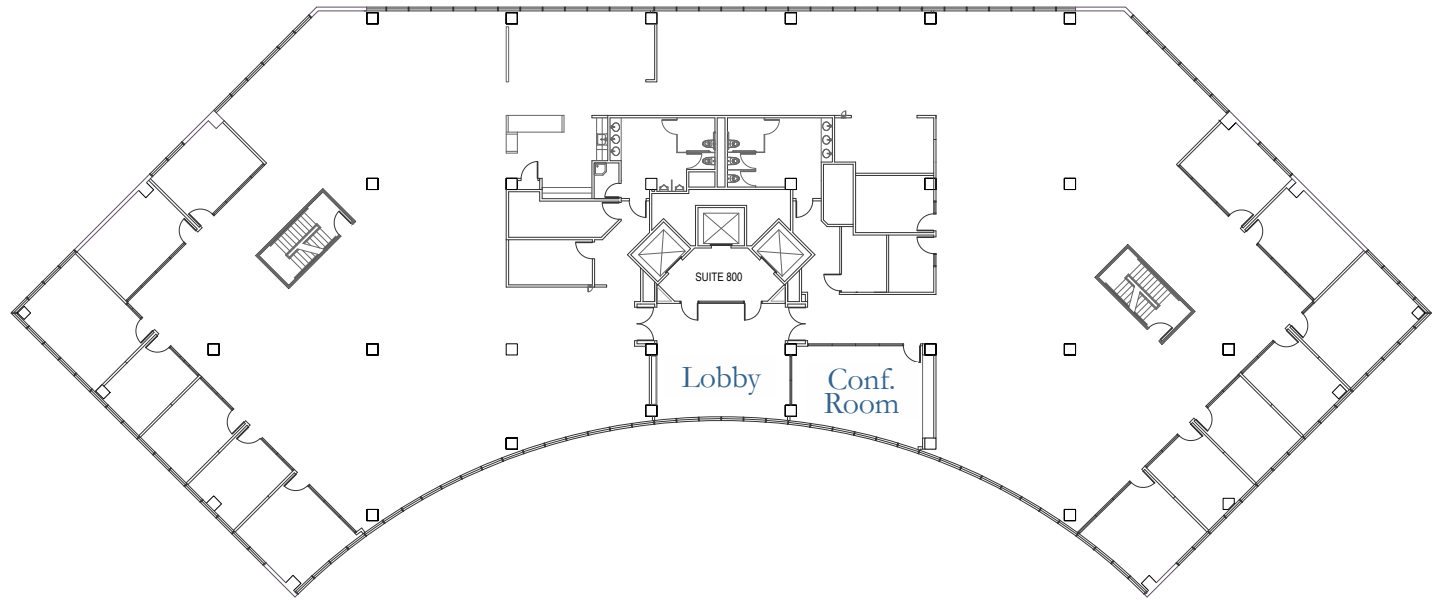
±17,941 SF

Available 8/1/2025

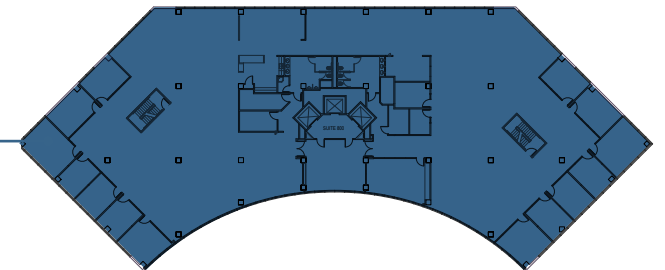
The Almaden

14 Offices

1 Conference Room



Suite 800
±17,941 SF

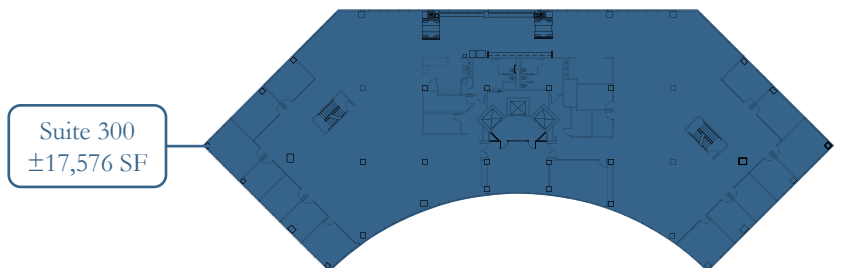
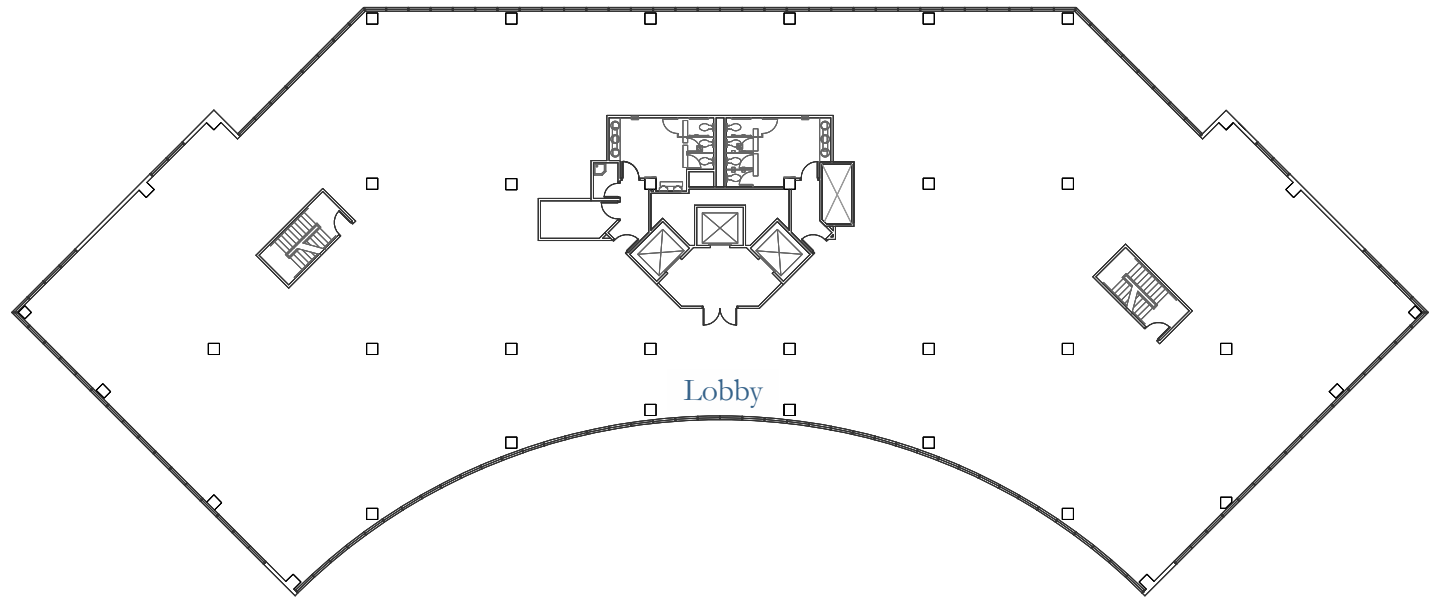


55 Almaden | Suite 300 | Full Floor

±17,576 SF

Available Now

The Almaden



99 Almaden | Suite 1000

±12,430 SF

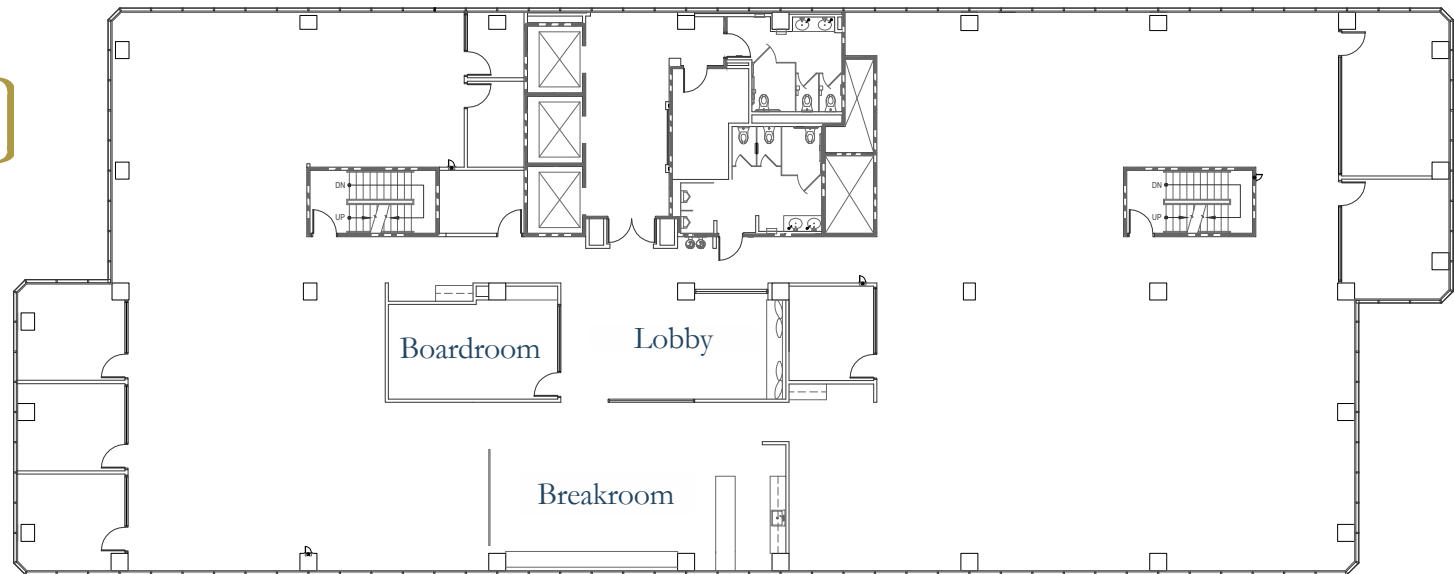
Available Now

The Almaden

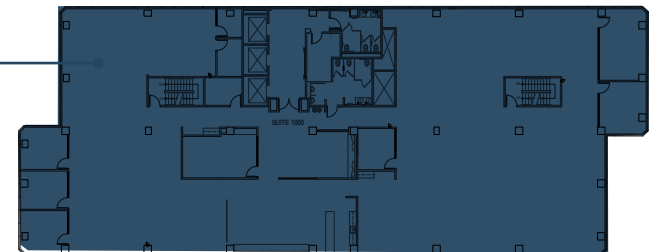
6 Offices
1 Boardroom
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1000
±12,430 SF



99 Almaden | Suite 900

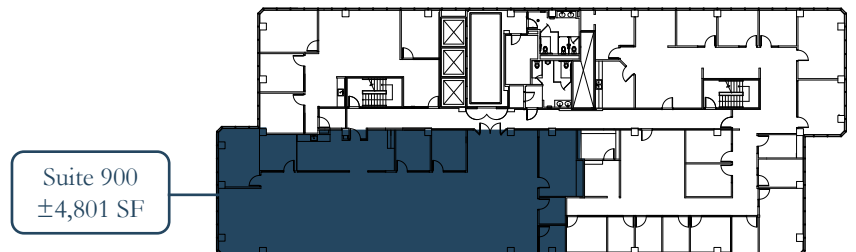
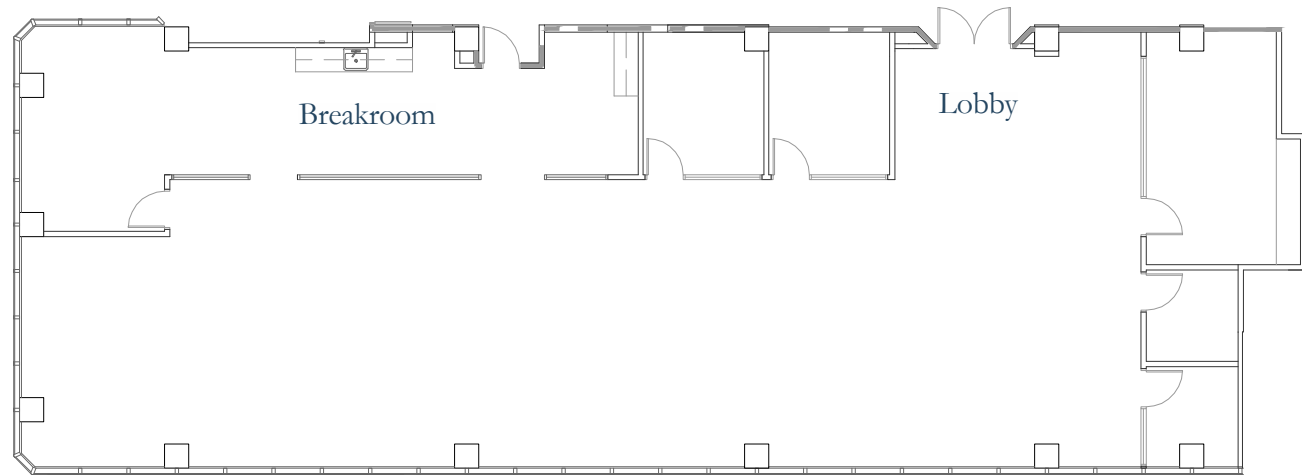
±4,801 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 880

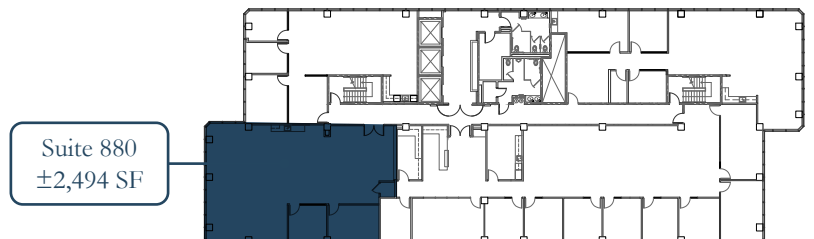
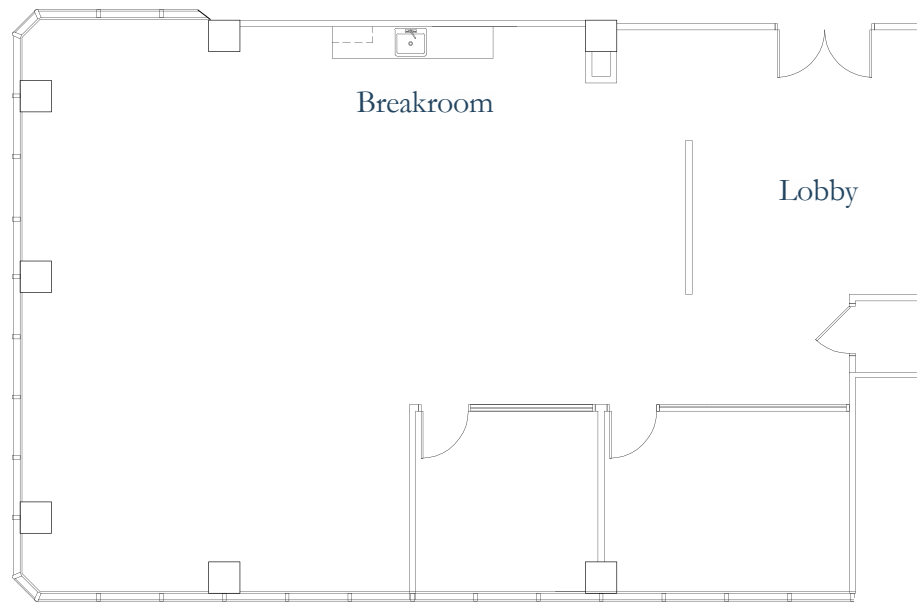
±2,494 SF

Available Now

The Almaden

1 Office
1 Conference Room
Breakroom

 VIRTUAL TOUR



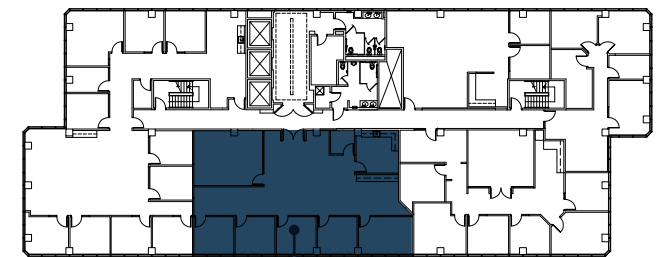
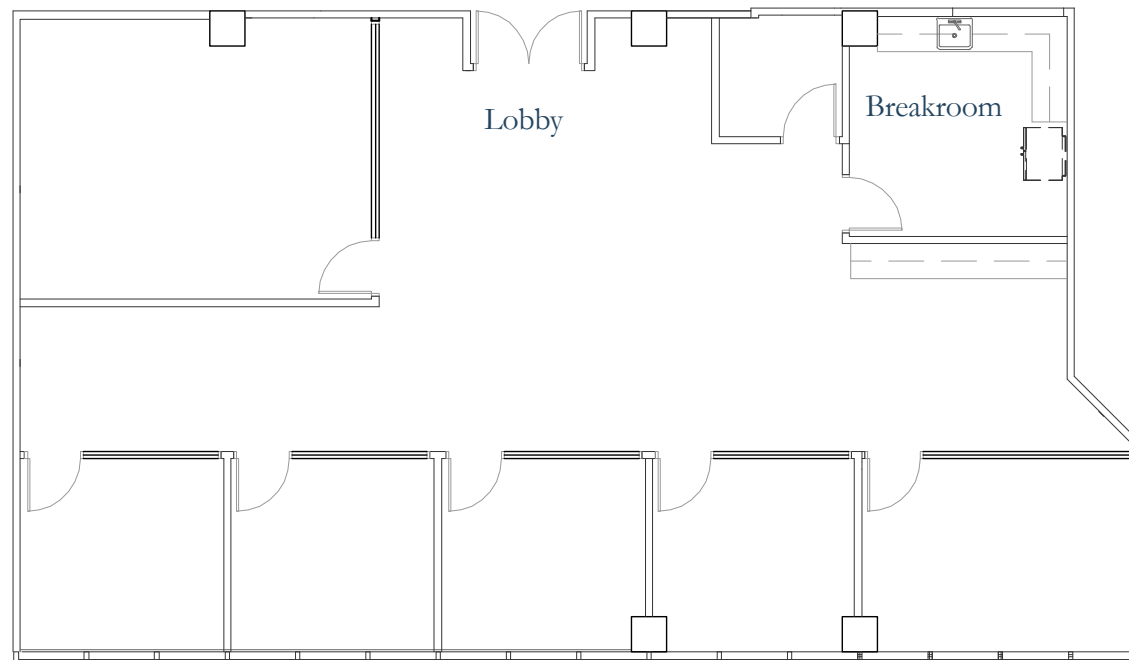
99 Almaden | Suite 740

±1,444 SF

Available 6/1/2025

The Almaden

5 Offices
1 Conference Room
1 Break Room



Suite 700
±1,444 SF

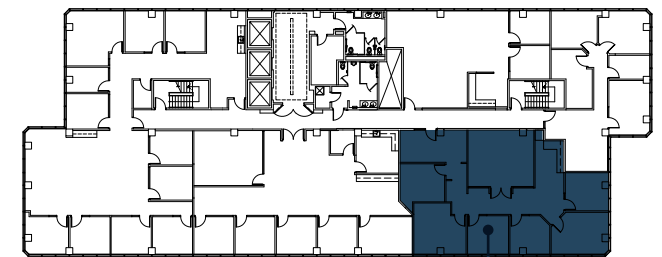
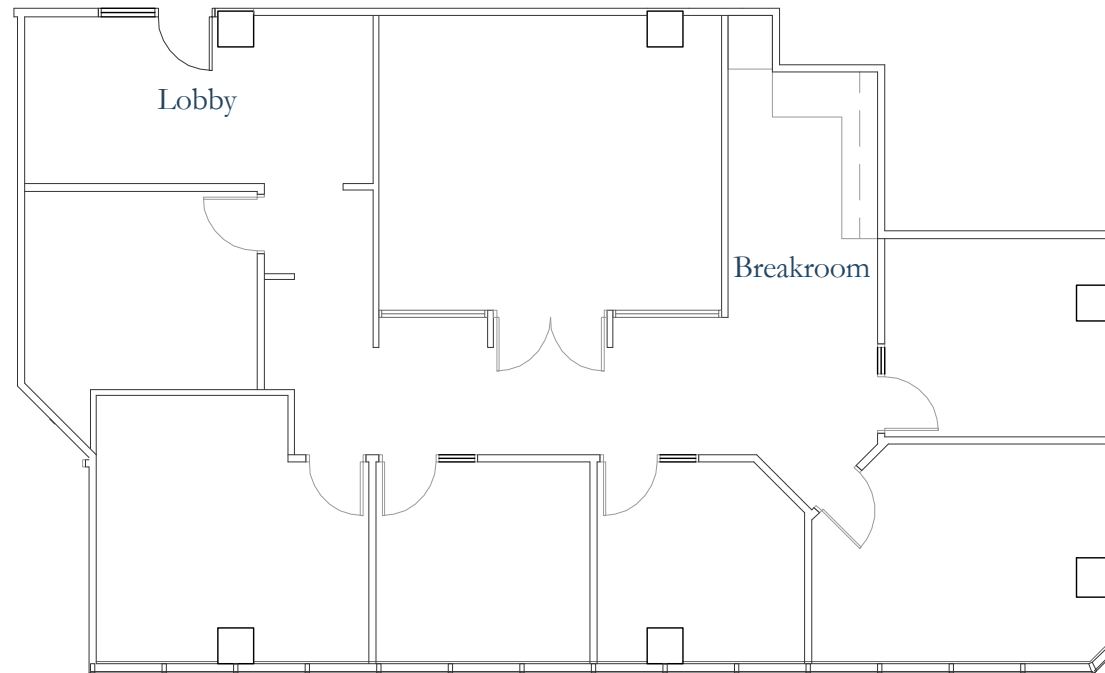
99 Almaden | Suite 720

±2,428 SF

Available Now

The Almaden

6 Offices
1 Conference Room
1 Breakroom



Suite 720
±2,428 SF

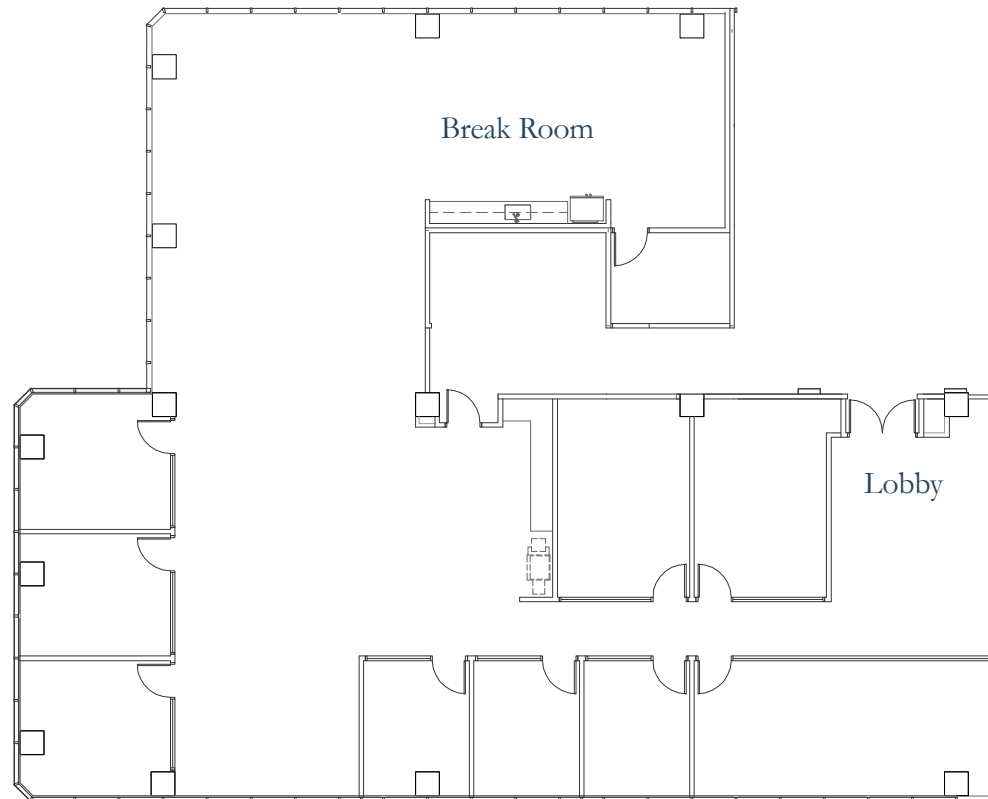
99 Almaden | Suite 500

±5,806 SF

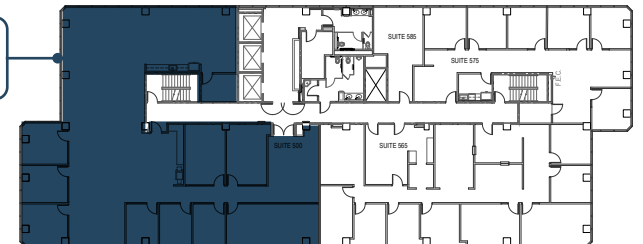
Sublease to 9/30/27 (Potential to be available sooner)

The Almaden

6 Offices
1 Conference Room
1 Breakroom



Suite 500
±5,806 SF



99 Almaden | Suite 320

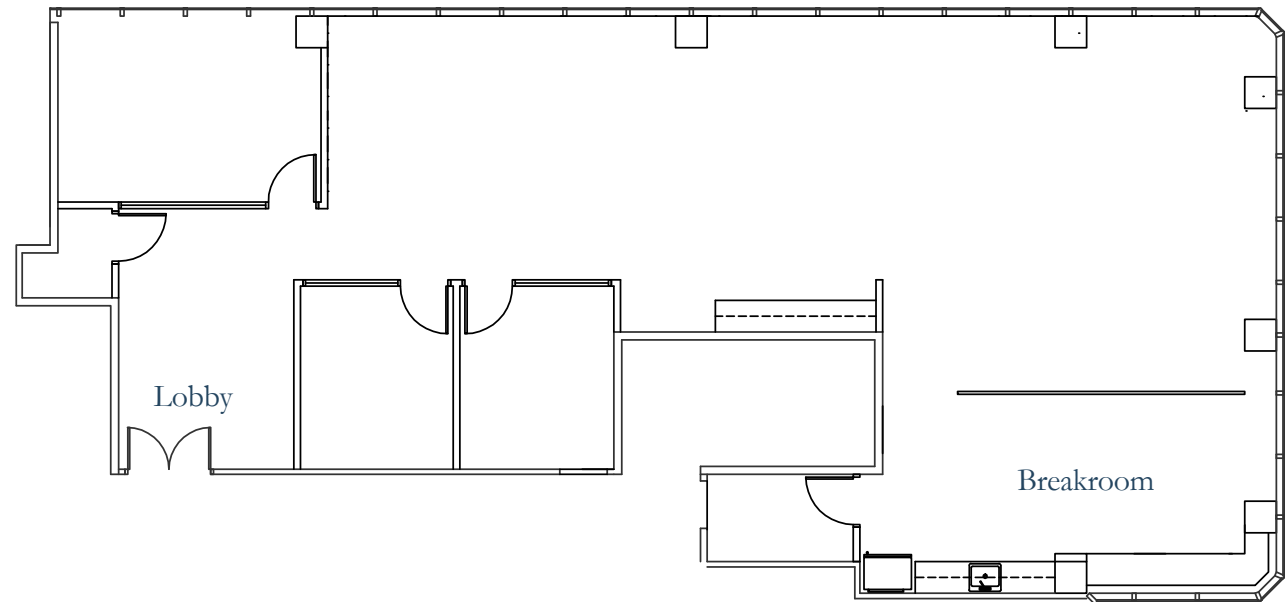
±3,039 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR

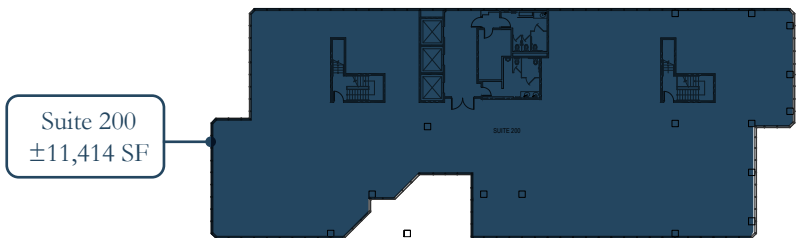
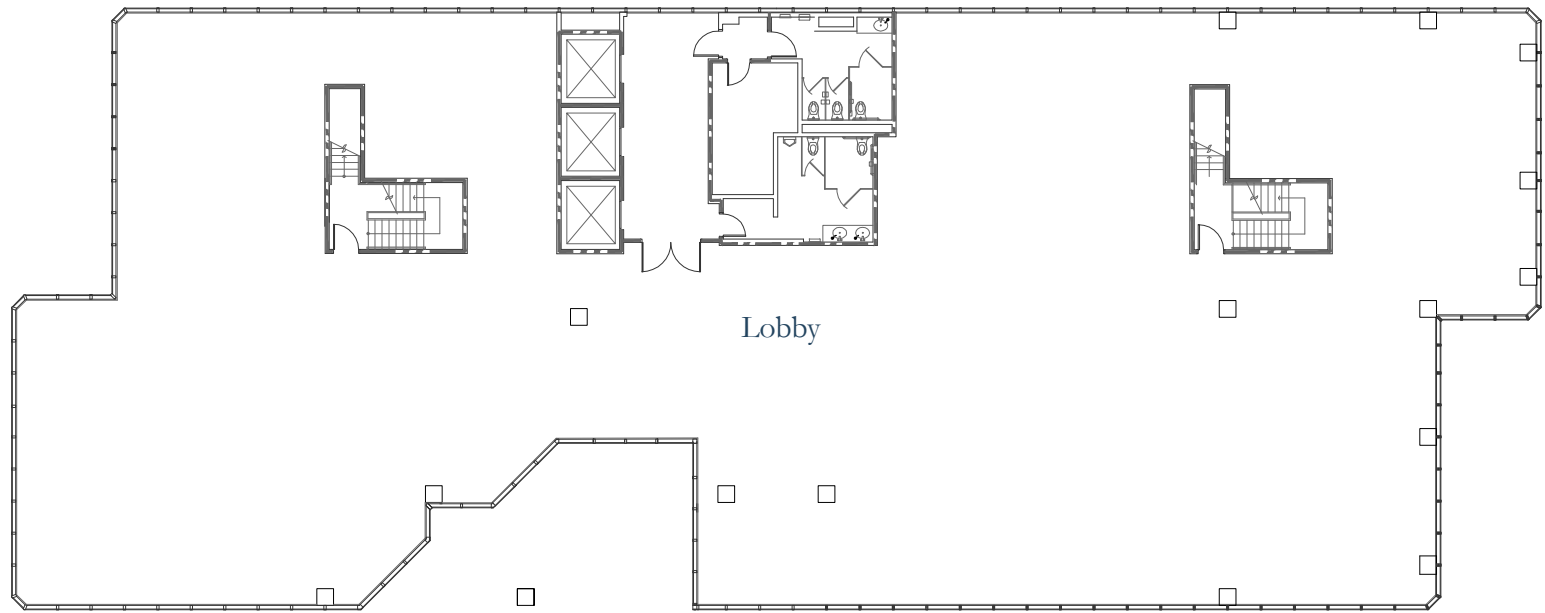


99 Almaden | Suite 200 | Full Floor

±11,414 SF

Available Now

The Almaden



Amenity Map



168+
CAFES & EATERIES



1500+
HOTEL ROOMS



16+
APARTMENT & CONDOMINIUM PROJECTS



13+
PARKING GARAGES

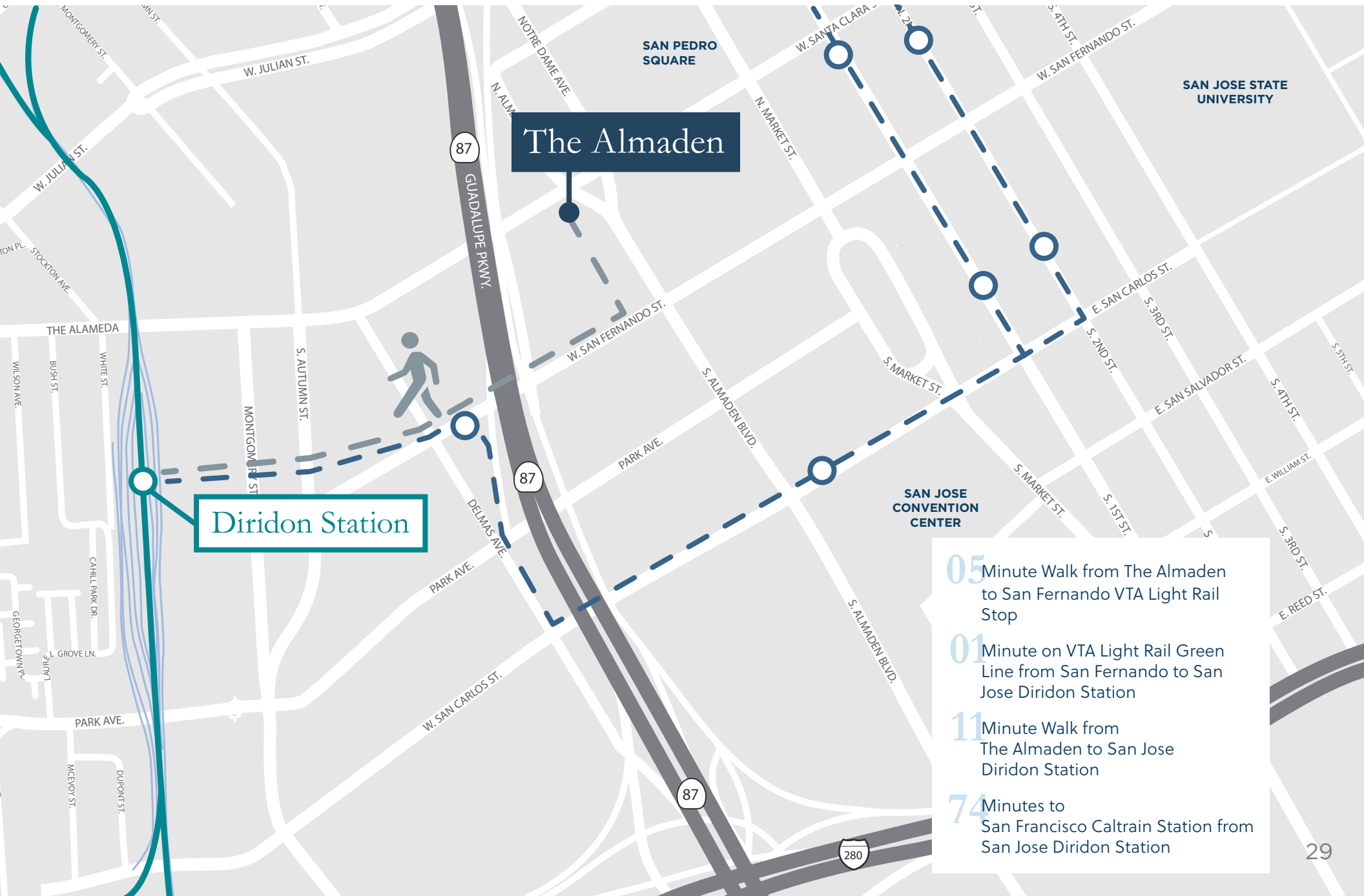


80+
CALTRAIN WEEKDAY STOPS



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

The Almaden

Downtown San Jose
±416,126 RSF CLASS A OFFICE

a **KBS** property

Proudly leased by



**CUSHMAN &
WAKEFIELD**

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Erik Hallgrimson | (408) 615-3435 | erik.hallgrimson@cushwake.com | Lic. #01274540

Kelly Yoder | (408) 615-3427 | kelly.yoder@cushwake.com | Lic. #01821117
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