

The Almaden

Downtown San Jose

±416,126 SF CLASS A OFFICE

a KBS property

Proudly leased by



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Availabilities

1 ALMADEN

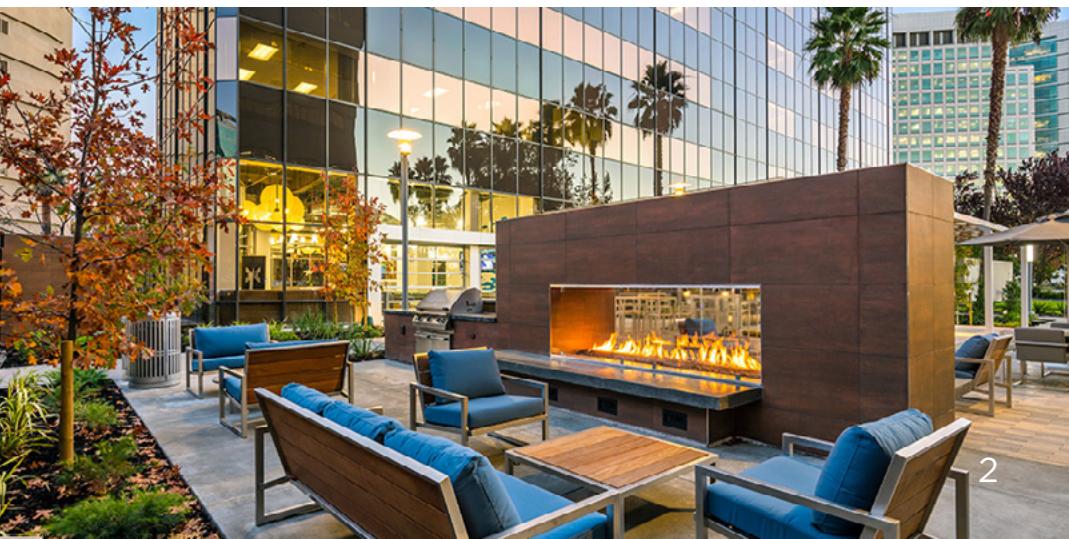
| SUITE | SIZE | AVAILABLE |
|-------|------------|---|
| 1200 | ±13,140 SF | Sublease to 6/2027 Potential to be Available Sooner |
| 805 | ±2,150 SF | Available Now |
| 715 | ±1,236 SF | Available Now* |
| 701 | ±3,342 SF | Available Now* |
| 650 | ±4,059 SF | Available Now* |
| 620 | ±2,999 SF | Available Now* |
| 610 | ±2,130 SF | Available Now* |
| 400 | ±6,829 SF | Available Now |

55 ALMADEN

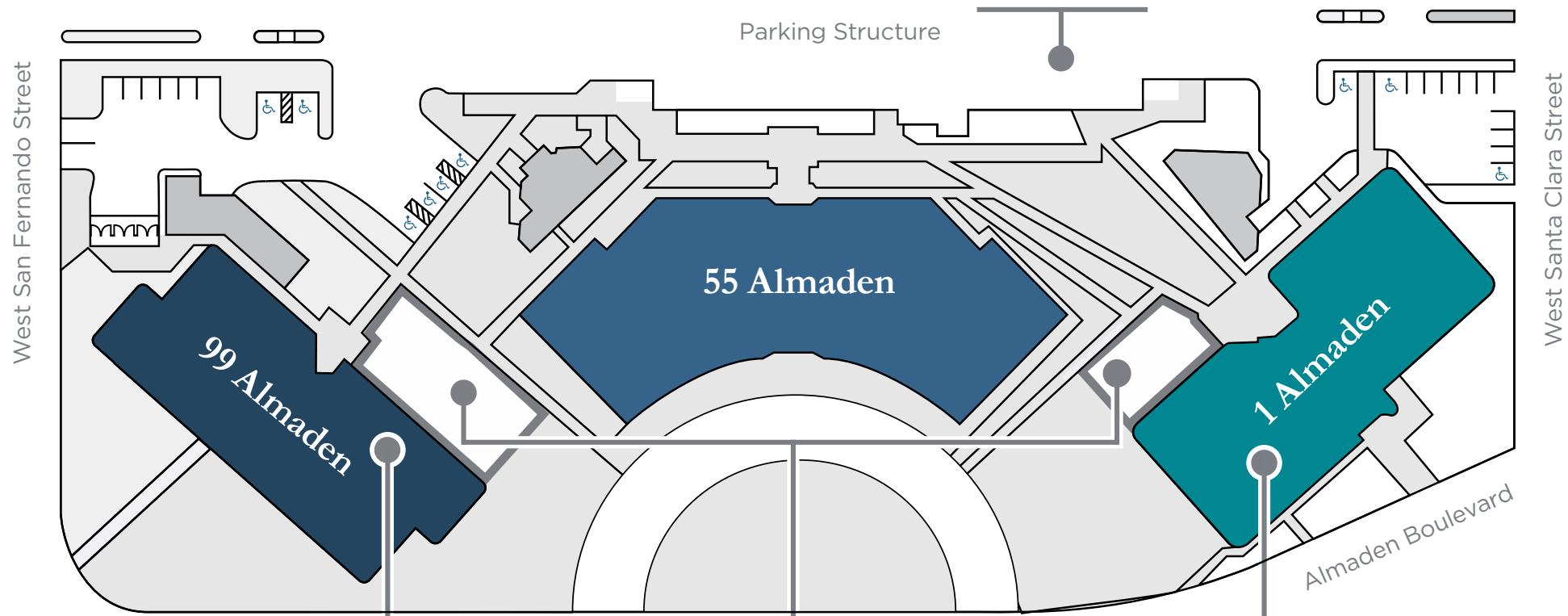
| SUITE | SIZE | AVAILABLE |
|-------|------------|------------------------------|
| 300 | ±17,576 SF | Available Now Full Floor! |

99 ALMADEN

| SUITE | SIZE | AVAILABLE |
|-------|------------|----------------|
| 1000 | ±12,430 SF | Available Now |
| 900 | ±4,801 SF | Available Now |
| 880 | ±2,494 SF | Available Now* |
| 840 | ±2,535 SF | Available Now* |
| 800 | ±5,336 SF | Available Now* |
| 720 | ±2,428 SF | Available Now |
| 320 | ±3,039 SF | Available Now |



Site Plan

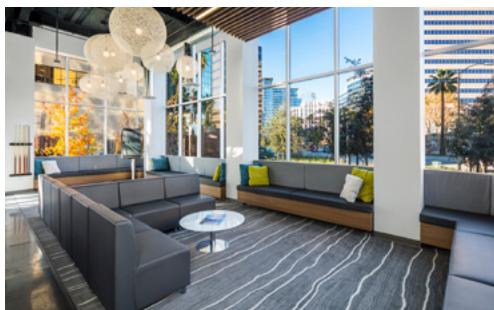


- Best-In-Class Tenant Lounge
- Conference Rooms
- Large Breakroom
- Glass Roll-Up Door to Adjacent Outdoor Amenity Area

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



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

[VIRTUAL TOUR](#)



PARKING

±3.1/1,000 Parking Ratio in Adjacent Parking Structure



TRANSIT

Short Distance to Caltrain & VTA Light Rail



FITNESS

High-End Fitness Center with Showers & Lockers



SECURITY

Building Card Key Access and 24-Hour On-Site Security



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

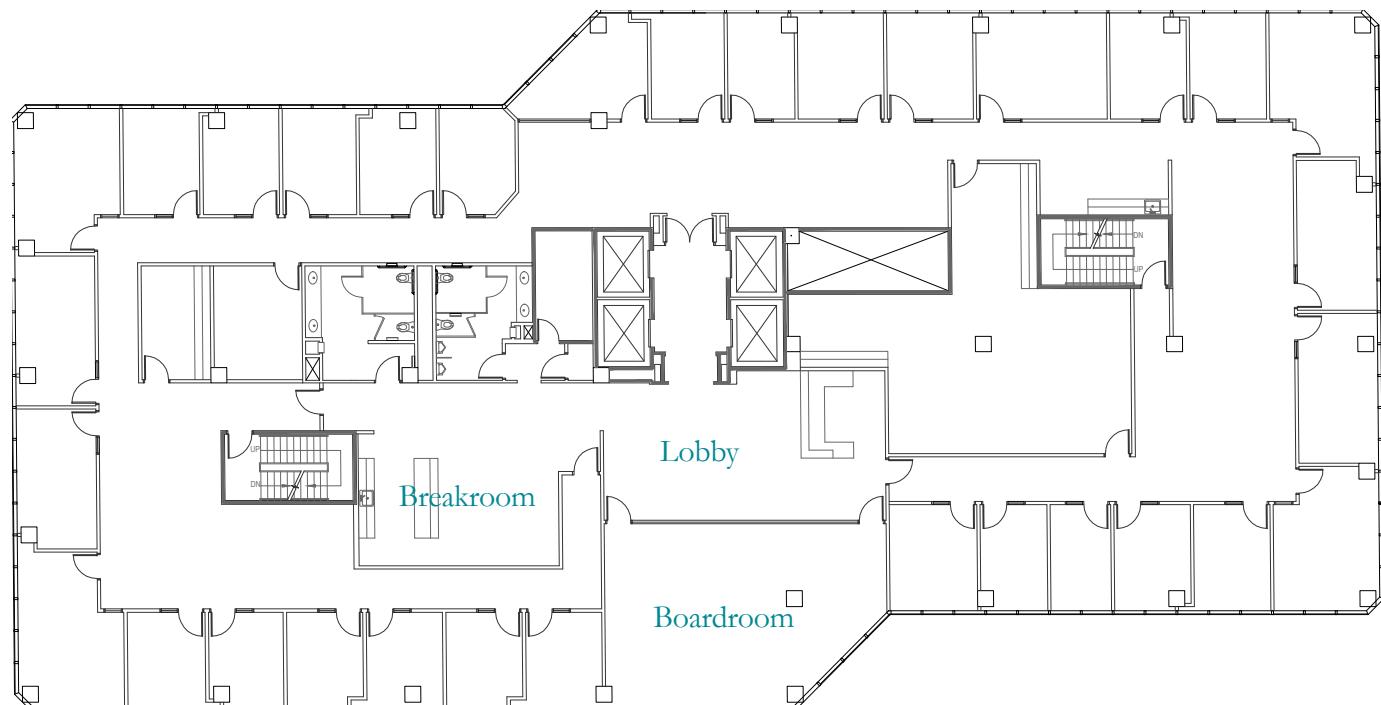
10 Conference Rooms

1 Boardroom

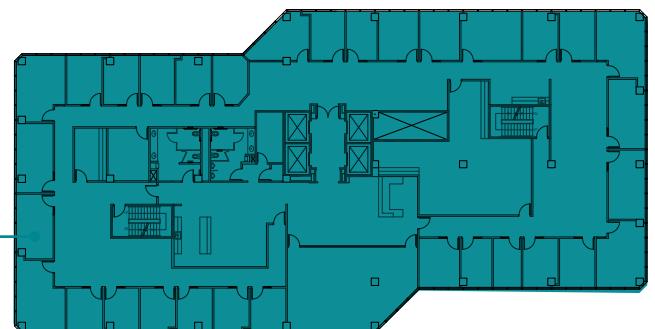
Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1200
±13,140 SF



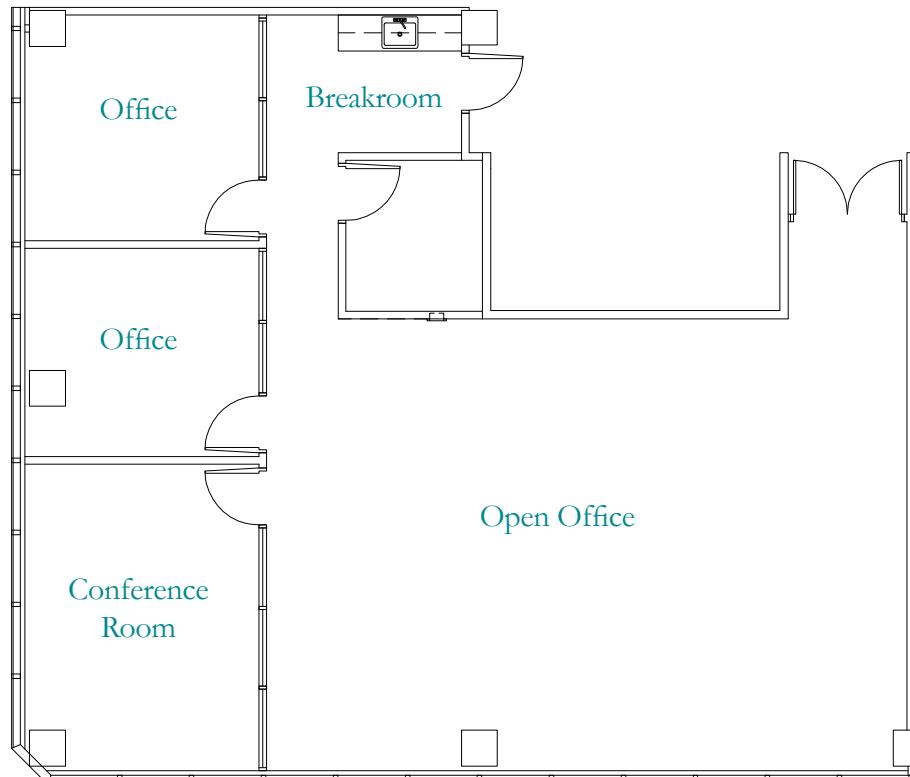
1 Almaden | Suite 805

±2,150 SF

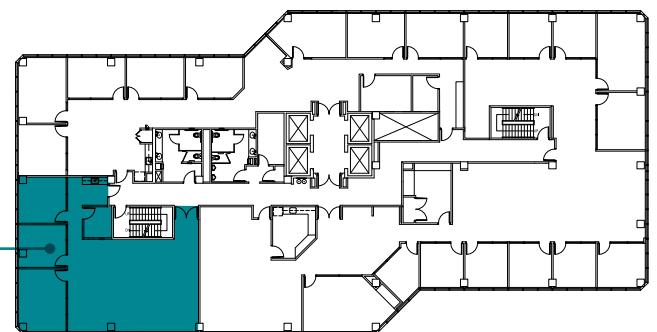
Available Now

The Almaden

2 Offices
1 Conference Room
Breakroom



Suite 805
±2,150 SF

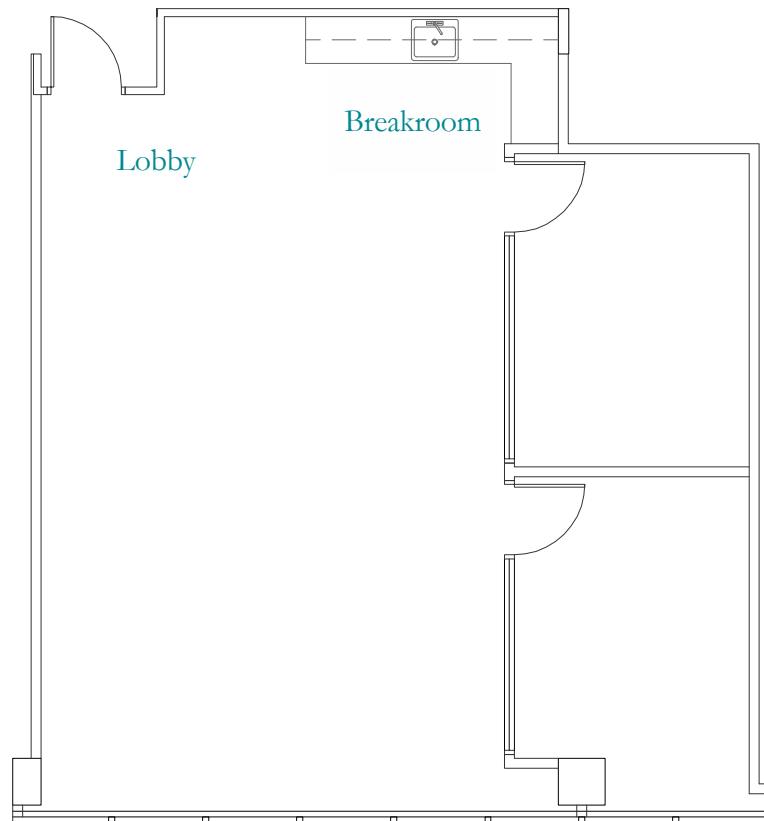


1 Almaden | Suite 715
±1,236 SF
Available Now

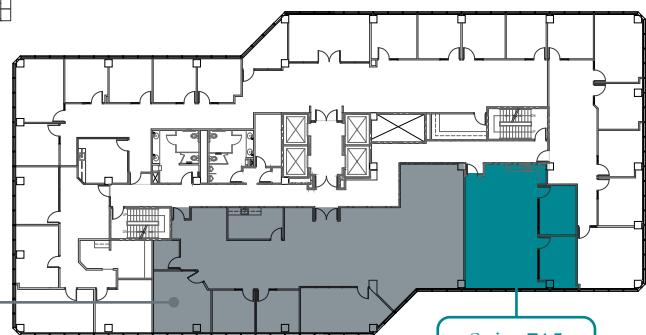
The Almaden

Market Ready Finishes
2 Offices
Breakroom

 VIRTUAL TOUR



Suite 701
±3,342 SF



Suite 715
±1,236 SF

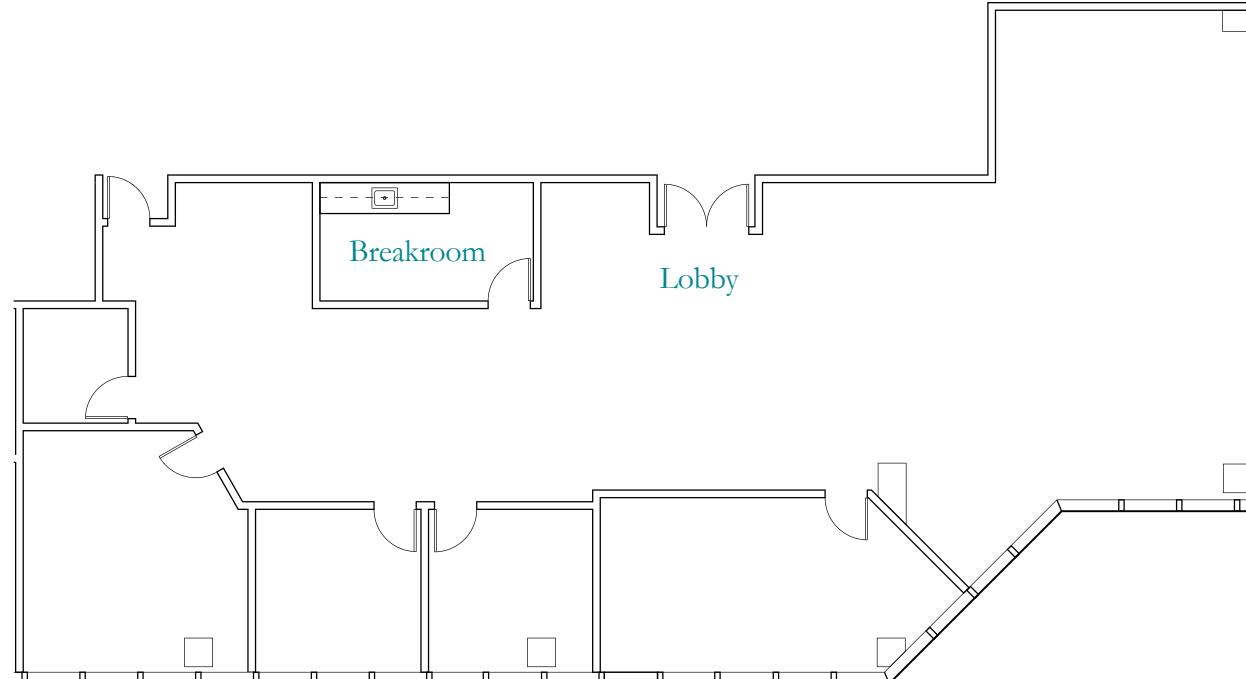
1 Almaden | Suite 701
±3,342 SF
Available Now

The Almaden

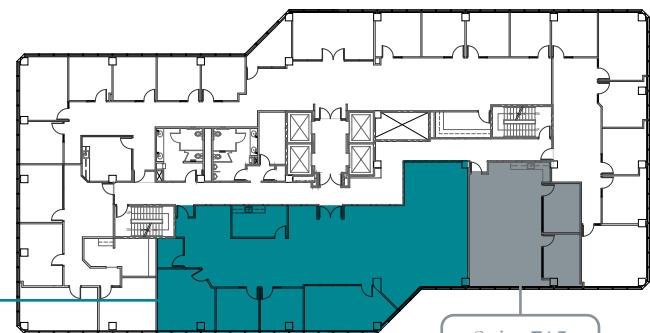
2 Offices

2 Conference Rooms
Breakroom
Server Room

 VIRTUAL TOUR



Suite 701
±3,342 SF



Suite 715
±1,236 SF

1 Almaden | Suites 701 & 715

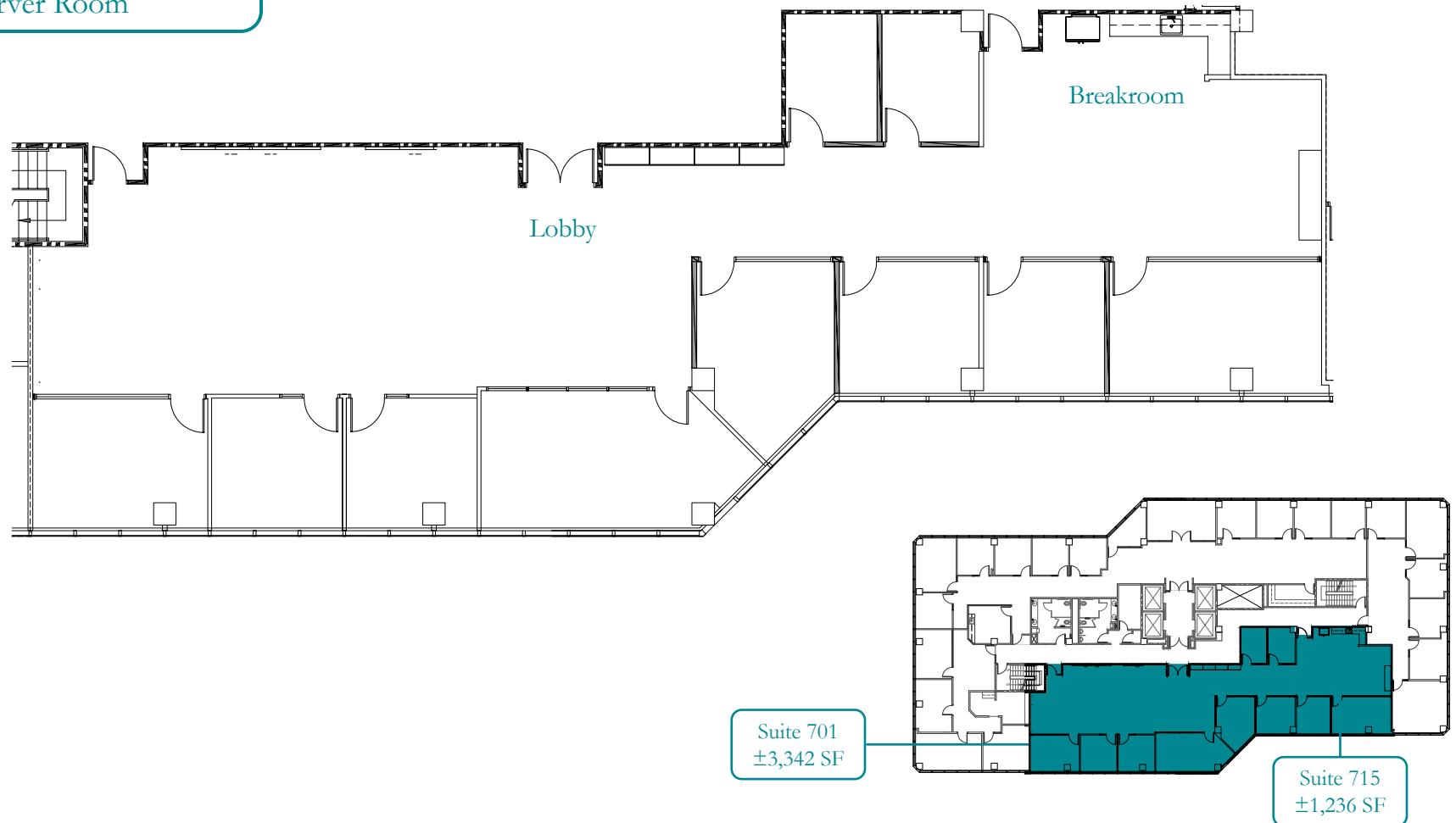
±4,578 SF

Available Now

The Almaden

Hypothetical Market Ready Plan

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



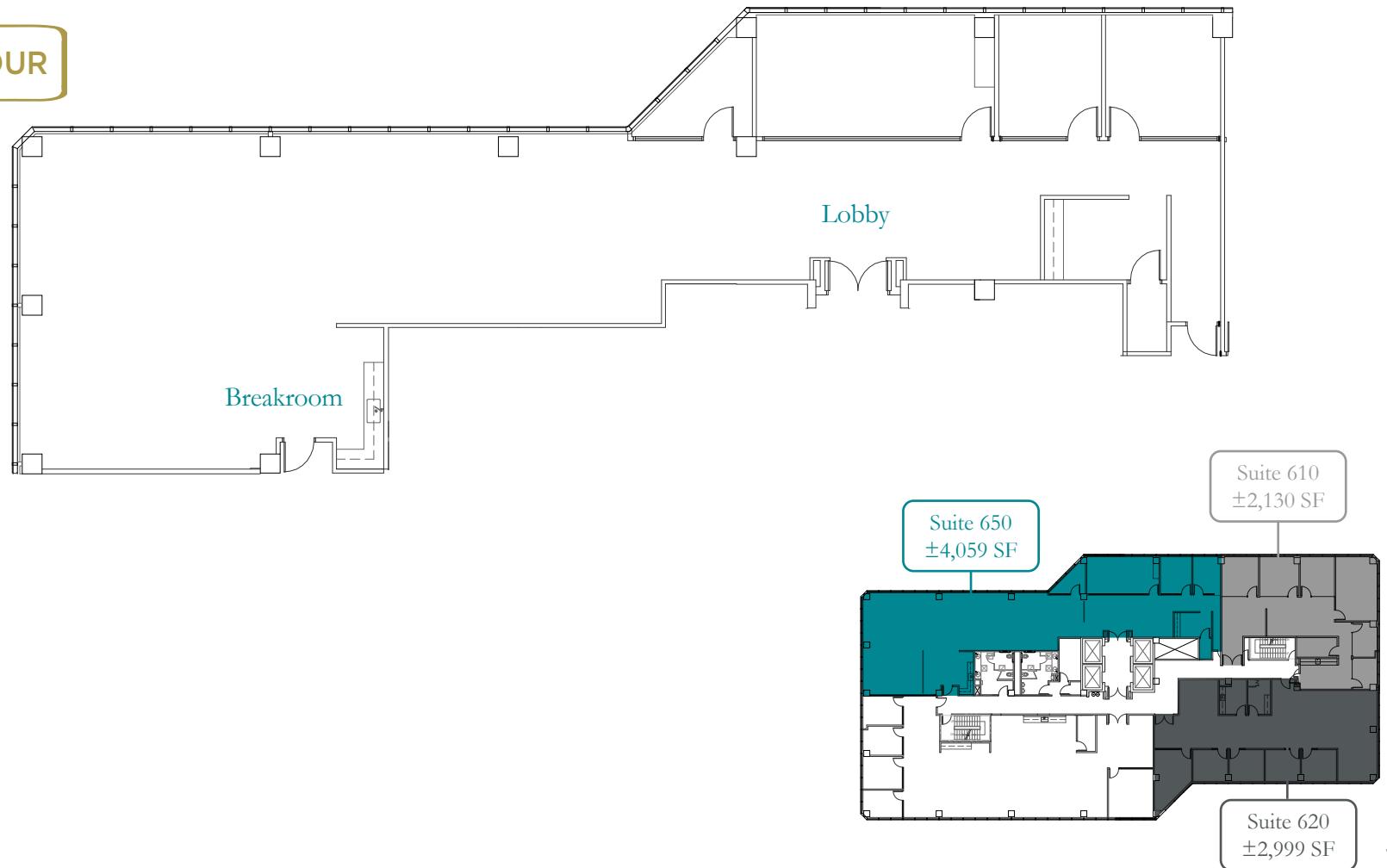
1 Almaden | Suite 650
±4,059 SF
Available Now

The Almaden

2 Offices

1 Conference Room
Breakroom

 VIRTUAL TOUR



1 Almaden | Suite 620
±2,999 SF
Available Now

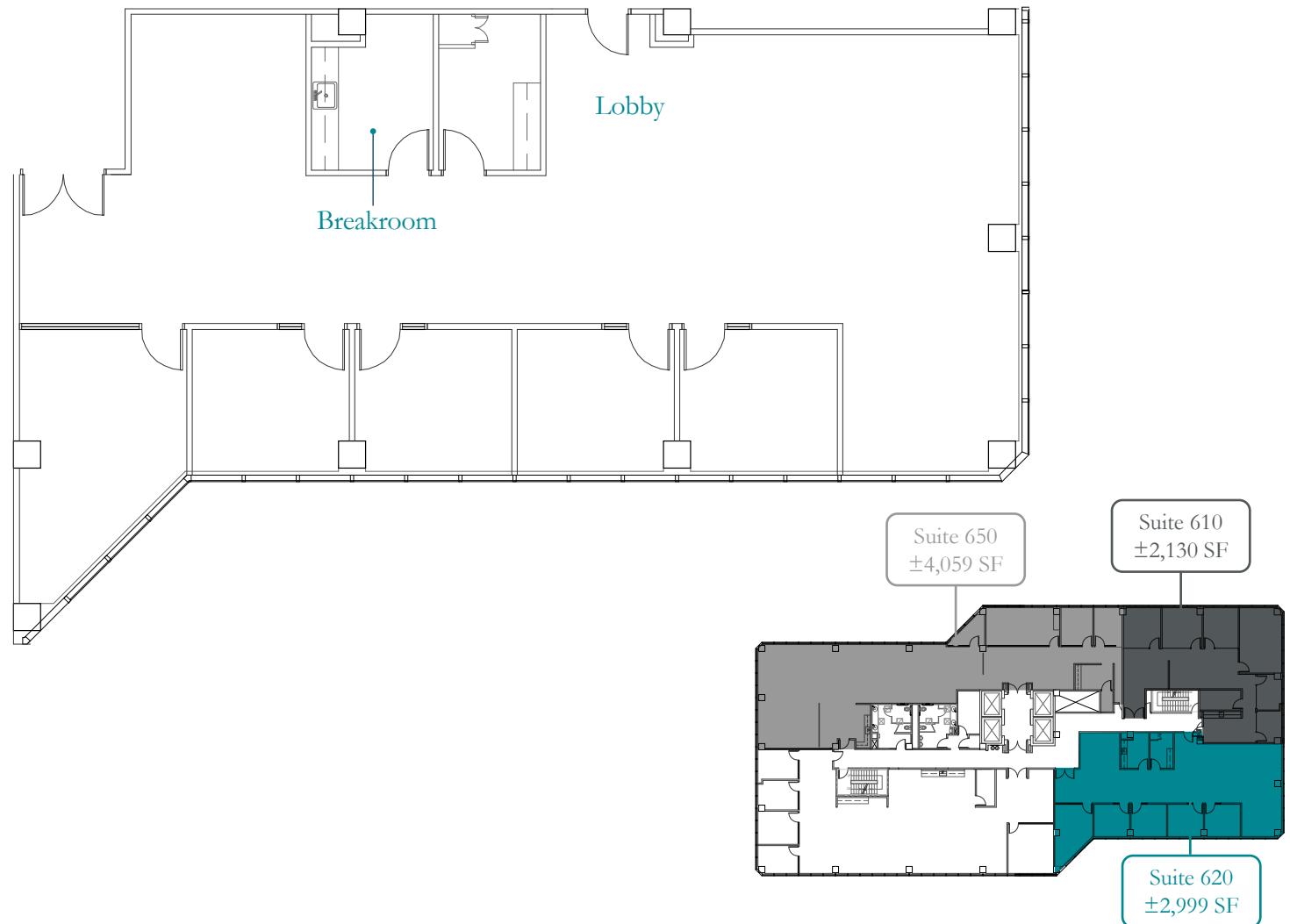
The Almaden

4 Offices

1 Conference Room

Breakroom

 VIRTUAL TOUR

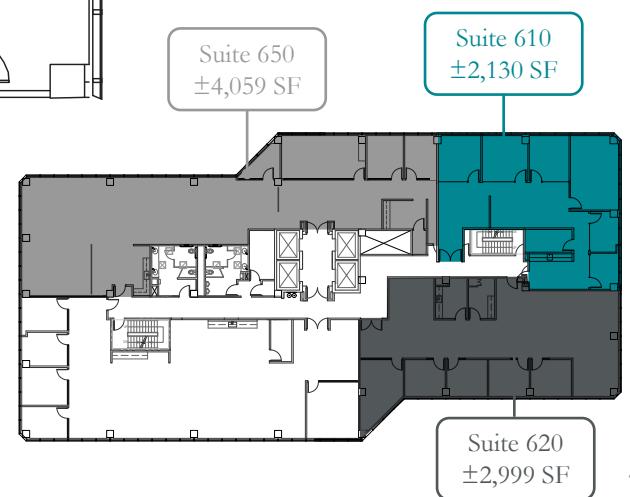
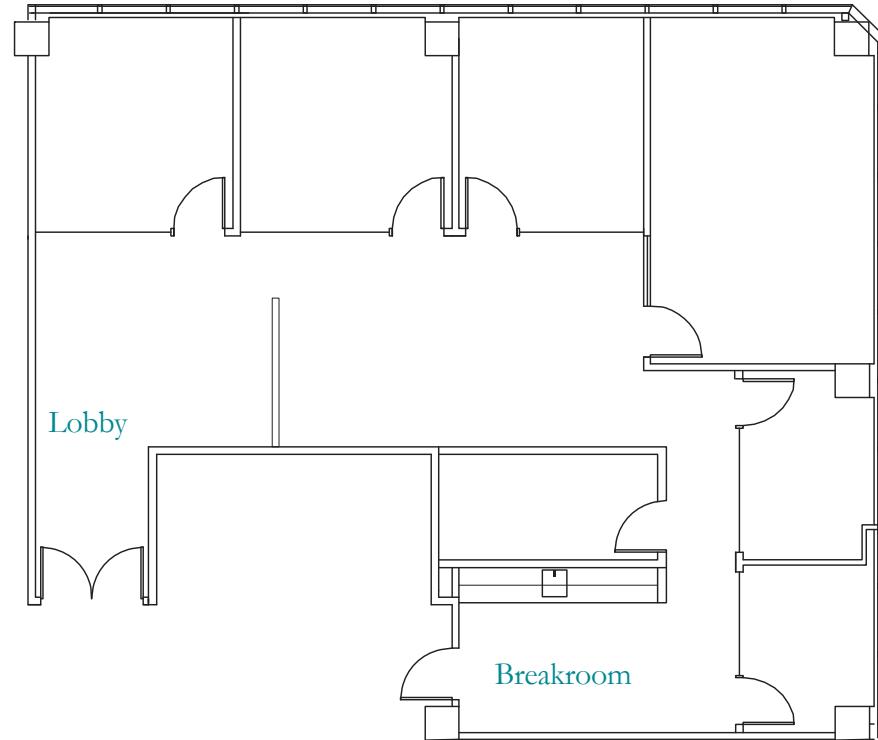


1 Almaden | Suite 610
±2,130 SF
Available Now

The Almaden

5 Offices
1 Conference Room
Breakroom
Glass Front Offices
Downtown Views

 VIRTUAL TOUR

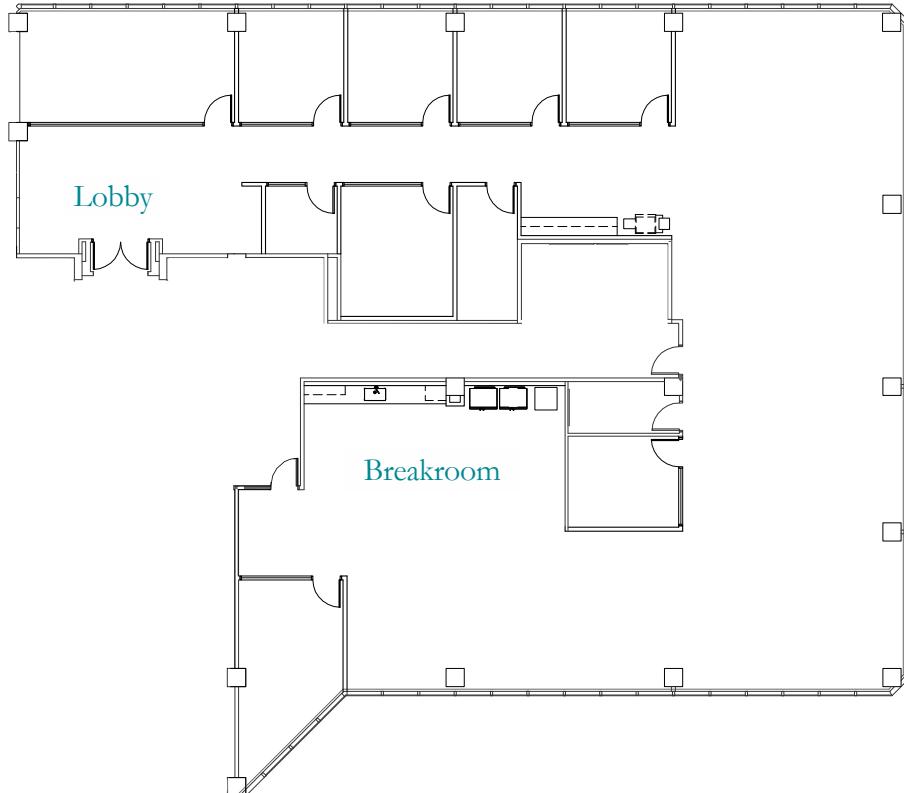


1 Almaden | Suite 400
±6,829 SF
Available Now

The Almaden

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

 VIRTUAL TOUR



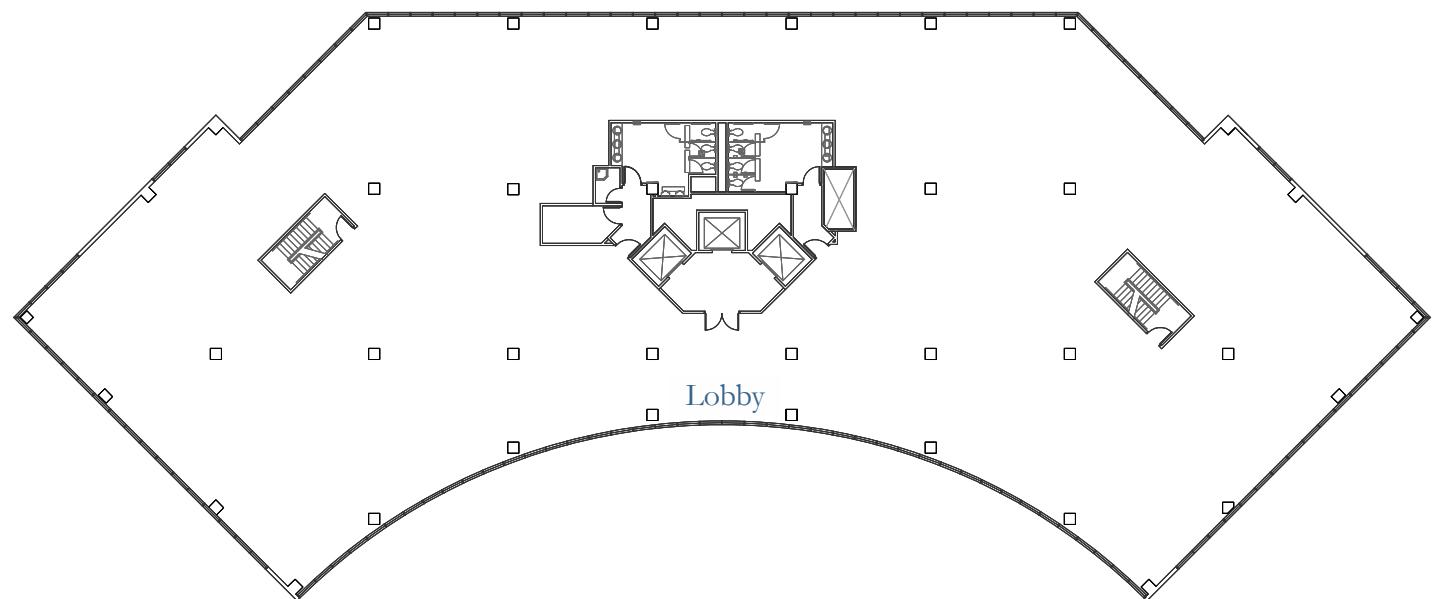
Suite 400
±6,829 SF

55 Almaden | Suite 300 | Full Floor

±17,576 SF

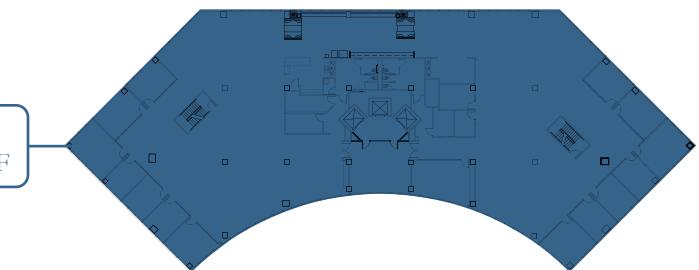
Available Now

The Almaden



Lobby

Suite 300
±17,576 SF



99 Almaden | Suite 1000

±12,430 SF

Available Now

The Almaden

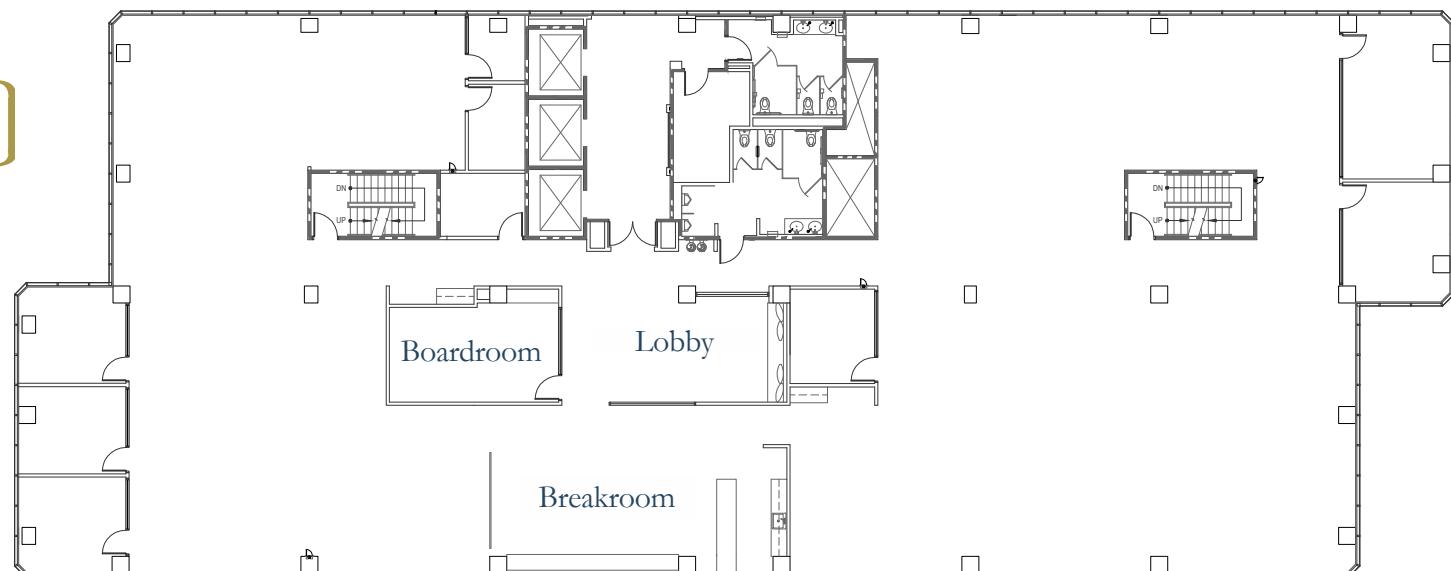
6 Offices

1 Boardroom

Breakroom

*Top Floor Views

 VIRTUAL TOUR



Suite 1000
±12,430 SF



99 Almaden | Suite 900

±4,801 SF

Available Now

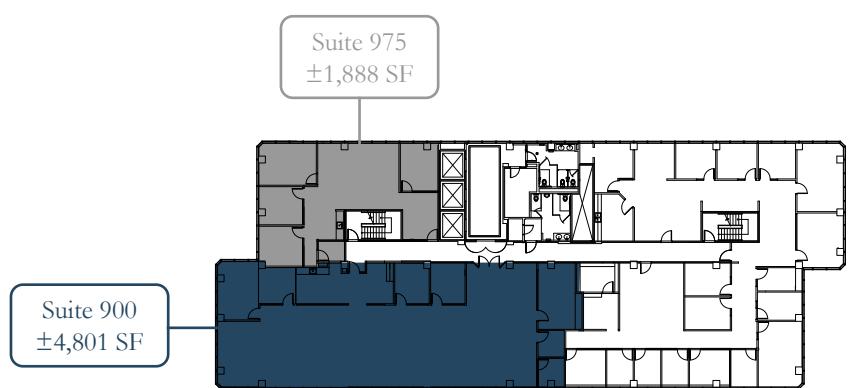
The Almaden

2 Offices

1 Conference Room

Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 880

±2,494 SF

Available Now

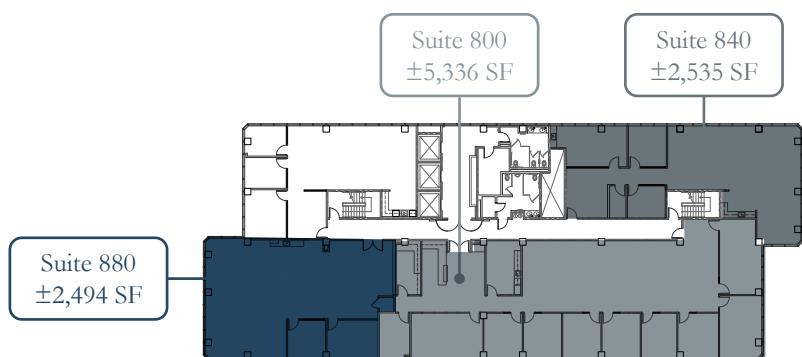
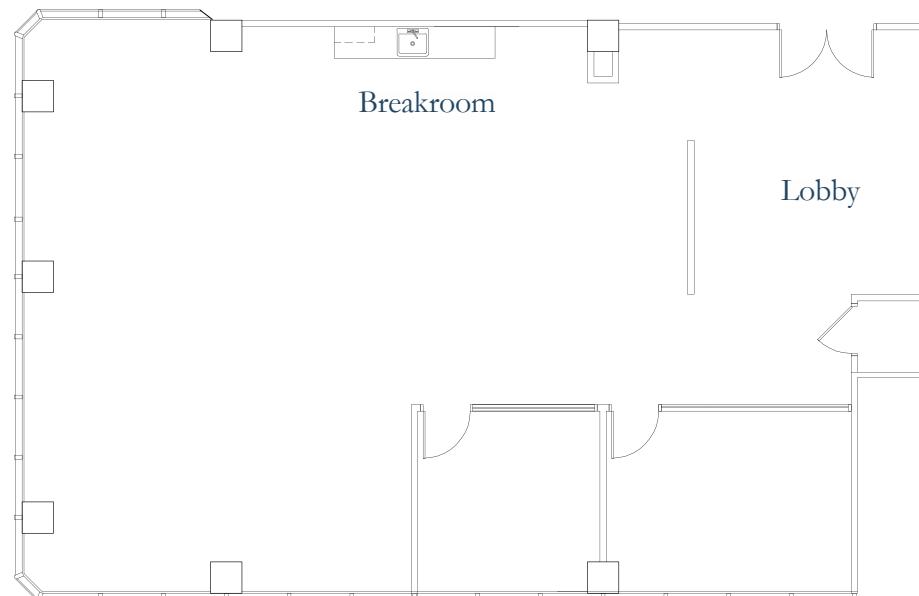
The Almaden

1 Office

1 Conference Room

Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 840

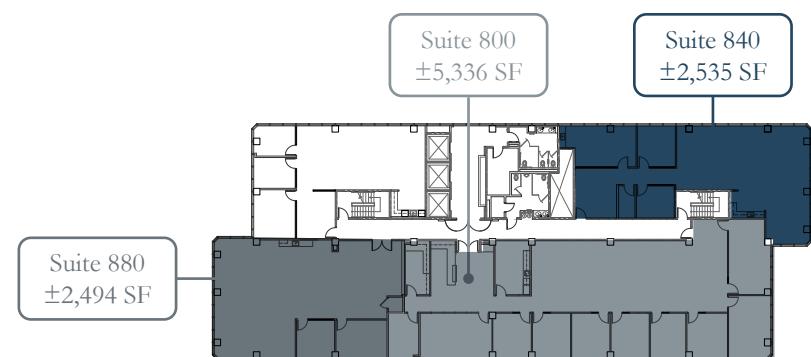
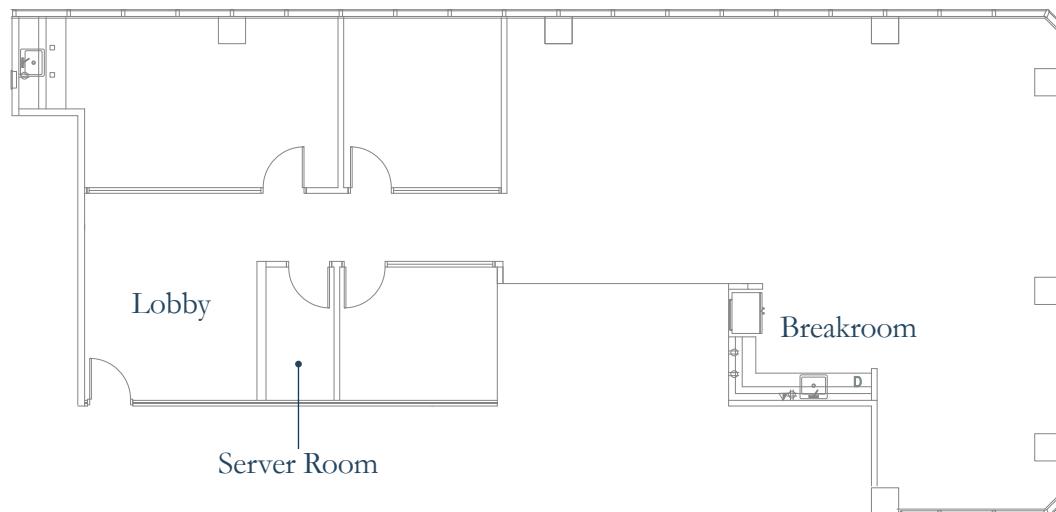
±2,535 SF

Available Now

The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Server Room
Breakroom

 VIRTUAL TOUR



99 Almaden | Suite 800

±5,336 SF

Available Now

The Almaden

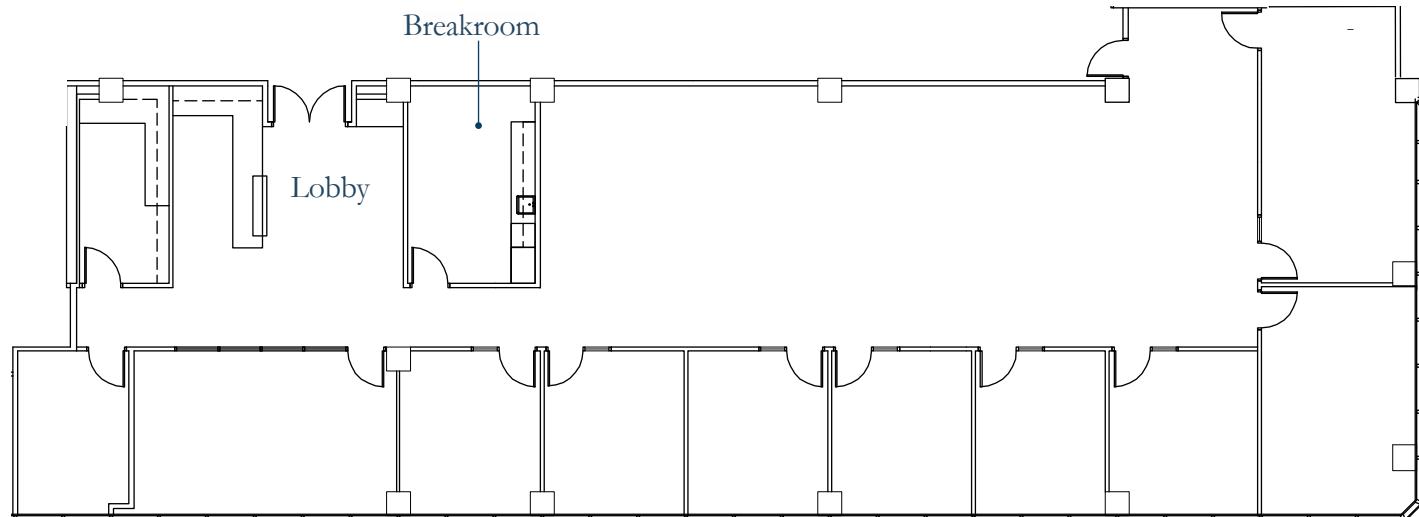
7 Offices

3 Conference Rooms

Workroom

Breakroom

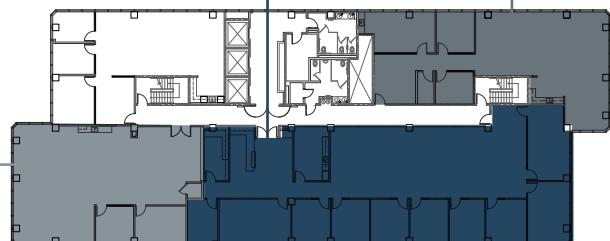
 VIRTUAL TOUR



Suite 800
±5,336 SF

Suite 840
±2,535 SF

Suite 880
±2,494 SF



99 Almaden | Suite 720

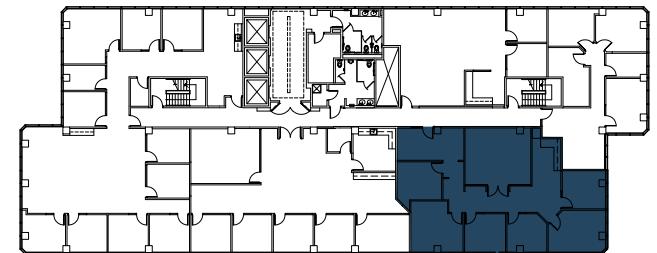
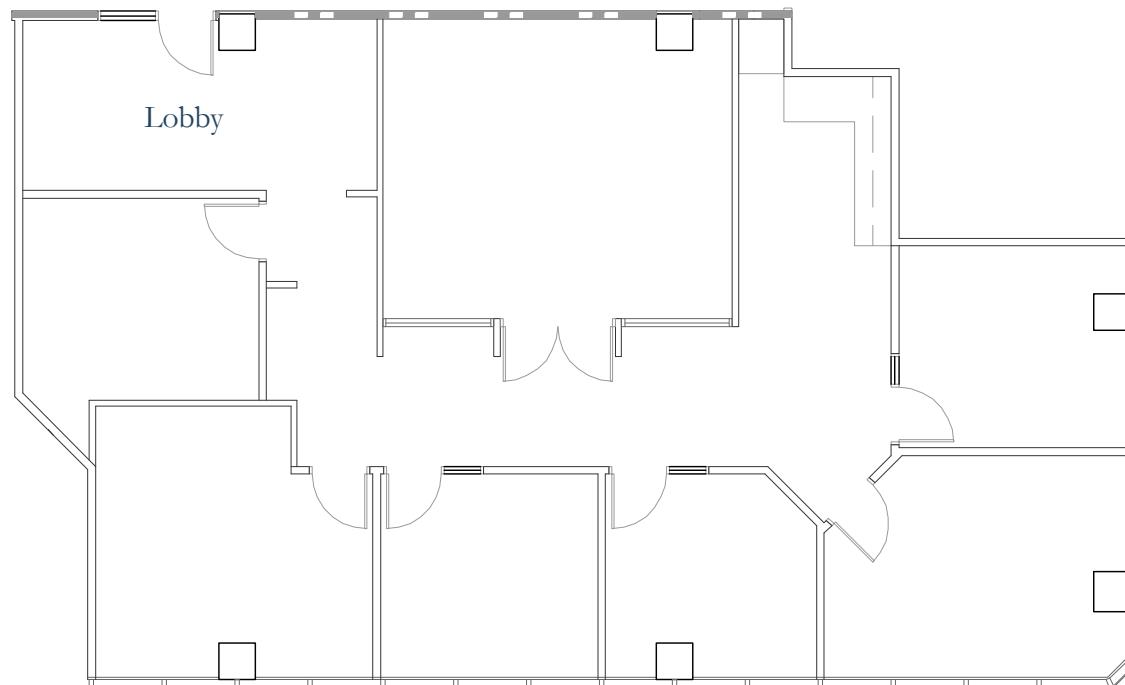
±2,428 SF

Available Now

The Almaden

6 Offices

1 Conference Room



Suite 720
±2,428 SF

20

99 Almaden | Suite 320

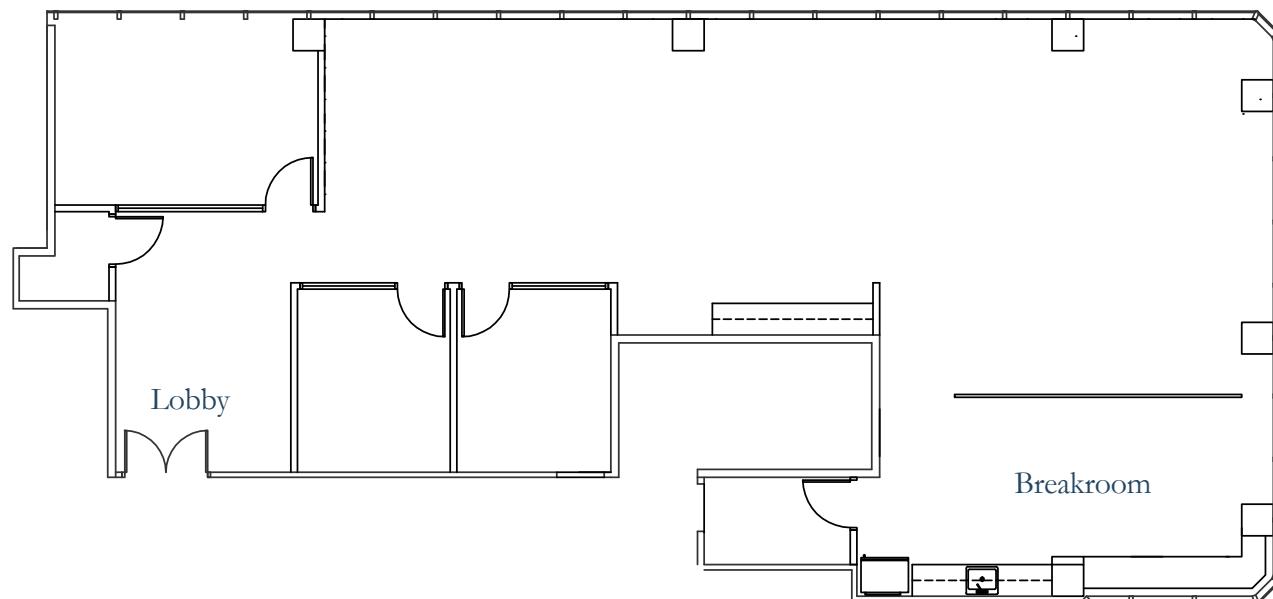
±3,039 SF

Available Now

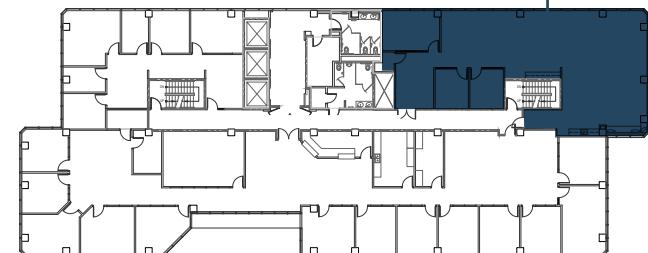
The Almaden

Market Ready Finishes
2 Offices
1 Conference Room
Breakroom

 VIRTUAL TOUR



Suite 320
±3,039 SF



Amenity Map



168+
CAFES & EATERIES



1500+
HOTEL ROOMS



16+
APARTMENT & CONDOMINIUM PROJECTS



13+
PARKING GARAGES

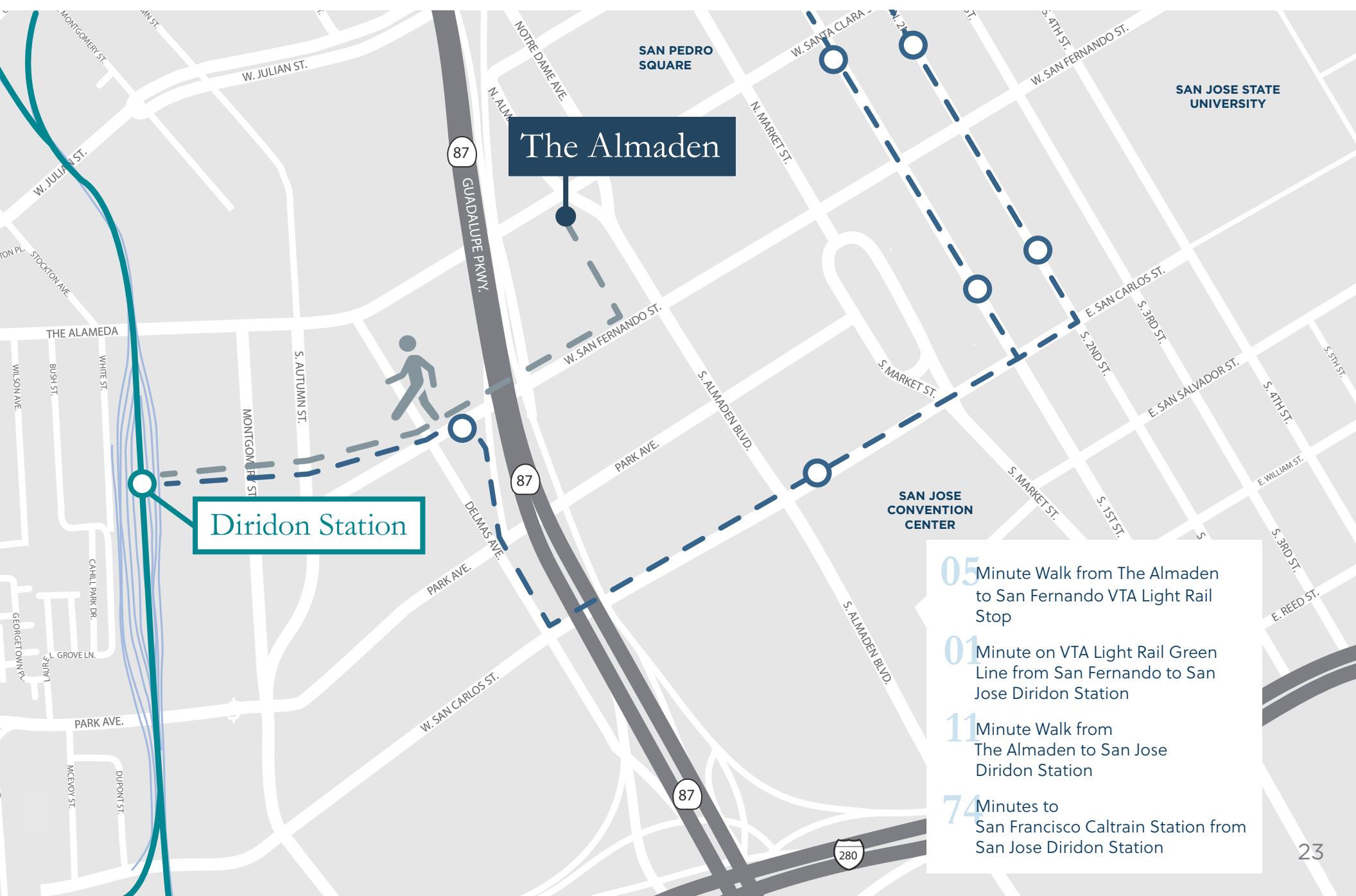


80+
CALTRAIN WEEKDAY STOPS



Transportation Map

Caltrain/AmTrak
Walking Path
VTA Light Rail





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Downtown San Jose

±416,126 RSF CLASS A OFFICE

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