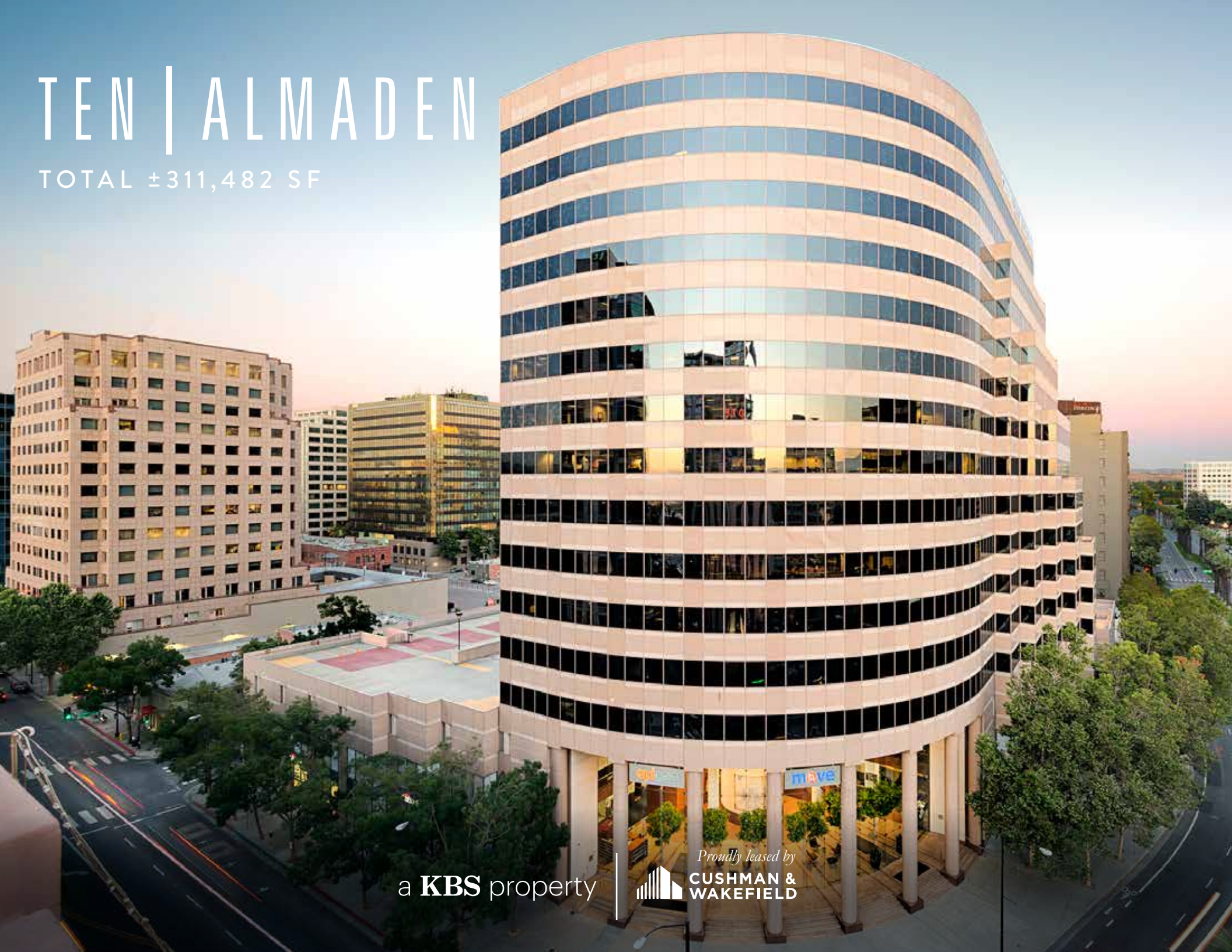


TEN | ALMADEN

TOTAL ±311,482 SF



a **KBS** property



Proudly leased by
CUSHMAN & WAKEFIELD

AVAILABILITIES

SEPTEMBER 2024 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 500	±3,751 SF	LEASED
SUITE 560	NOW	±4,164 SF MARKET READY
SUITE 200	NOW	±7,001 SF MARKET READY
SUITE 150	NOW	±8,588 SF MARKET READY
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



TEN | ALMADEN

FOR MORE INFORMATION CONTACT:

BOB SIMPSON
408.406.4334
bob.simpson@cushwake.com
Lic. 01240540

ERIK HALLGRIMSON
408.615.3435
erik.hallgrimson@cushwake.com
Lic. 01274540

TODD BEATTY
408.615.3418
todd.beatty@cushwake.com
Lic. 00976940









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



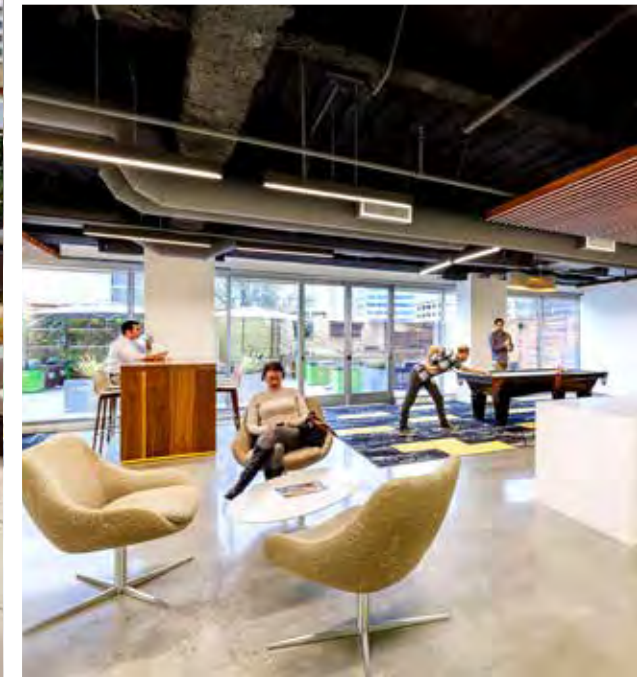
NEARBY AMENITIES

IMMEDIATE PROXIMITY TO HOTELS, RESTAURANTS, AND RETAIL



NEED MORE INFORMATION?

SCAN OR CLICK THIS QR CODE TO OBTAIN THE RESOURCES PAGE



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



AMENITIES MAP

WITHIN WALKING DISTANCE



106+

FINE DINING



45+

CASUAL DINING



17+

CAFES



1500+

HOTEL ROOMS



10+

APARTMENT PROJECTS



6+

CONDOMINIUM PROJECTS



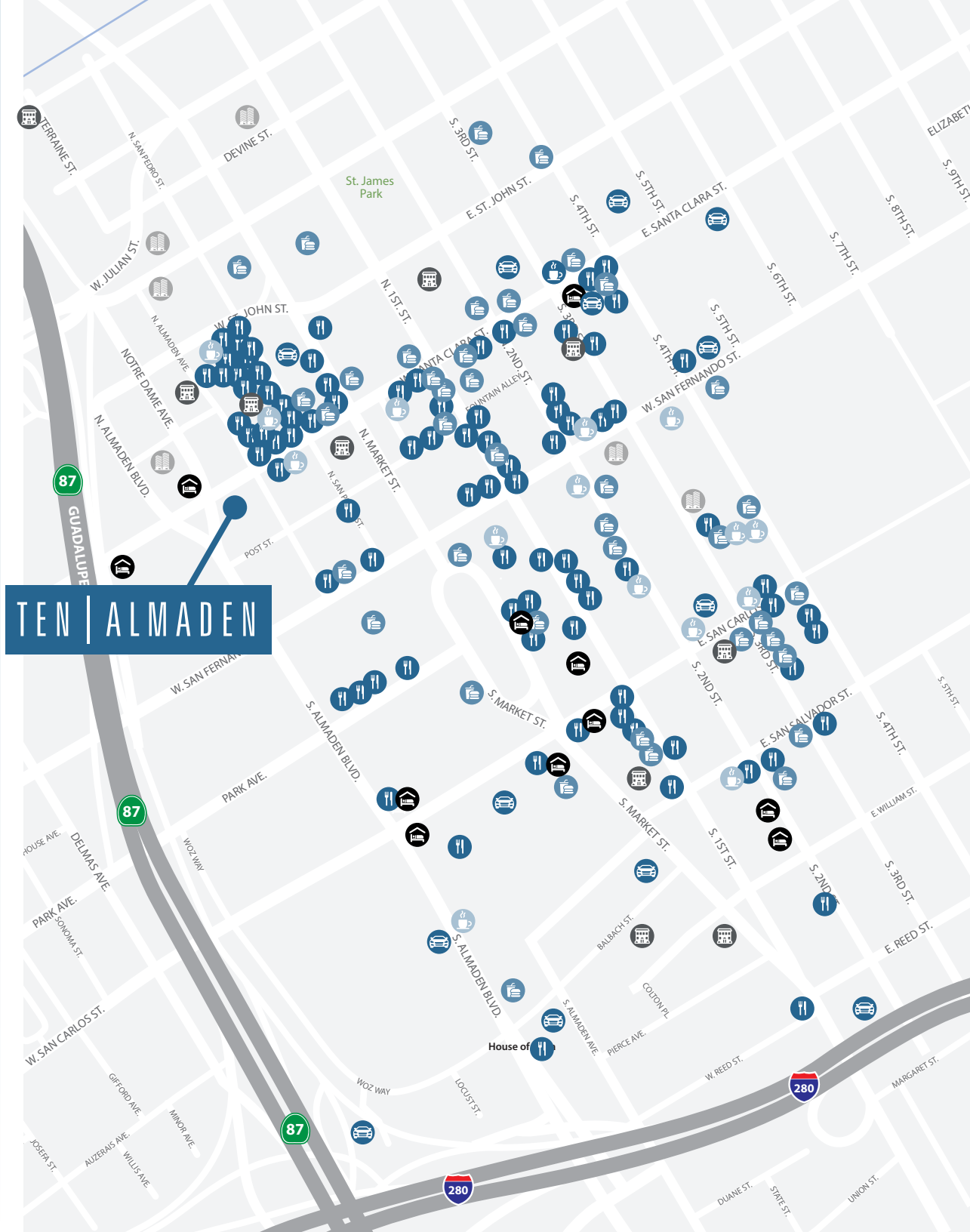
13+

PARKING GARAGES



80+

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

A APARTMENT

C CONDOMINIUM



ONE SOUTH



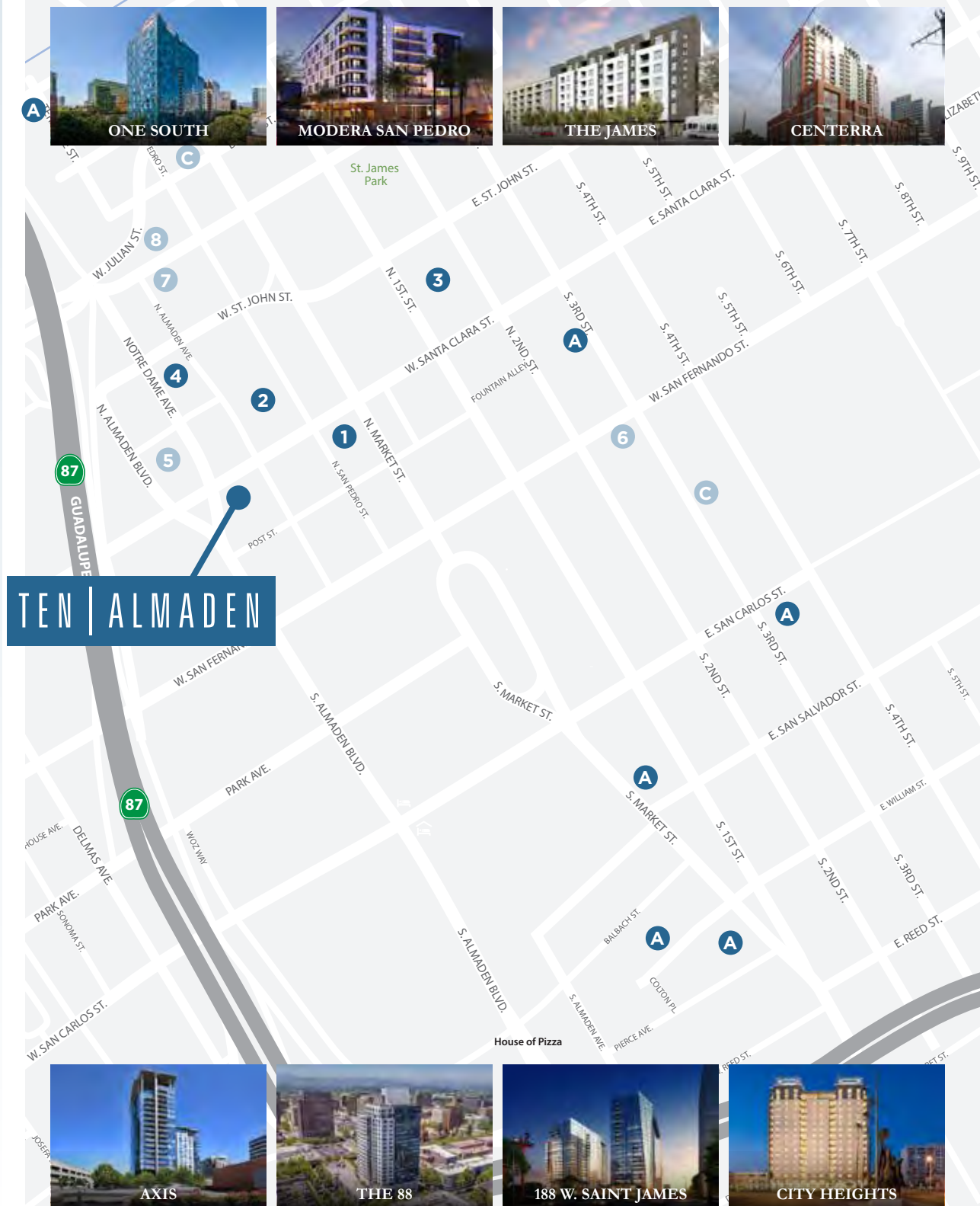
MODERA SAN PEDRO



THE JAMES



CENTERRA



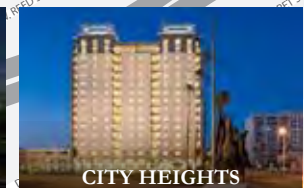
AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS