

TEN | ALMADEN

TOTAL ±311,482 SF



a **KBS** property



Proudly leased by
CUSHMAN & WAKEFIELD

AVAILABILITIES

MAY 2023 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

	AVAILABLE	SIZE	SUITE NOTES
SUITE 500	NOW	±3,751 SF	PROMOTIONAL RATE
SUITE 150	NOW	±8,588 SF	MARKET READY
SUITE 250	NOW	±9,740 SF	MARKET READY
SUITE 1700	NOW	±20,328 SF	
SUITE 1600	NOW	±20,823 SF	
SUITE 1500	NOW	±21,245 SF	
SUITE 1400	NOW	±21,365 SF	
SUITE 700	NOW	±22,083 SF	

FUTURE AVAILABILITIES (3+ MONTHS)

	AVAILABLE	SIZE	SUITE NOTES
SUITE 560	07/23	±4,164 SF	MARKET READY
SUITE 200	09/23	±7,001 SF	
SUITE 400	FLEXIBLE	±13,044 SF	SUBLEASE DIRECT

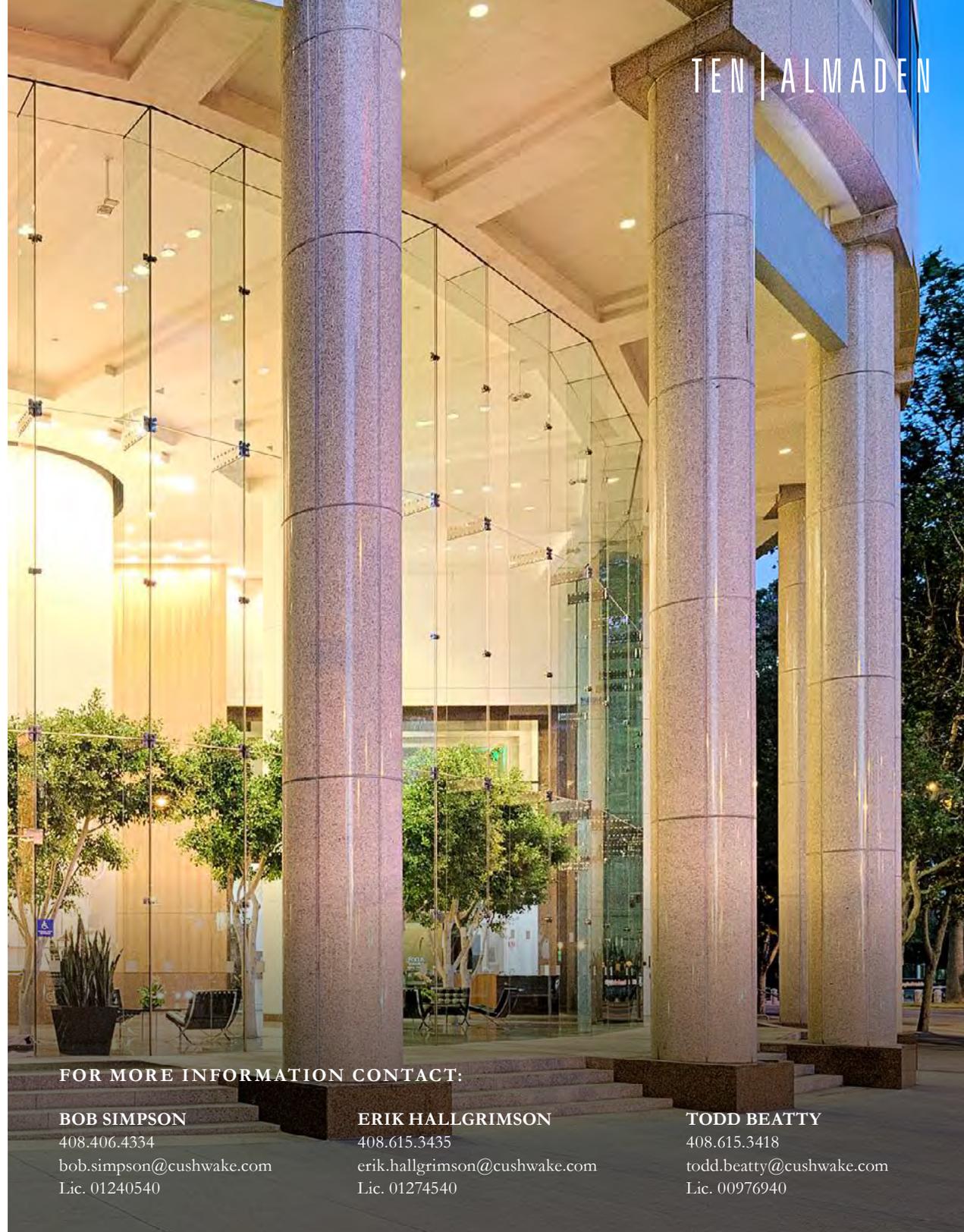
CONTIGUOUS/DIVISIBLE OPTIONS (3+ MONTHS)

	AVAILABLE	SIZE	SUITE NOTES
FLOORS 14/15		±42,610 SF	SUBLEASE DIRECT
FLOORS 14-17		±83,761 SF	02/23 DIRECT



REQUEST FLOOR PLANS

CLICK TO EMAIL REQUIREMENT DETAILS
AND RECEIVE MATCHING FLOOR PLANS



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)

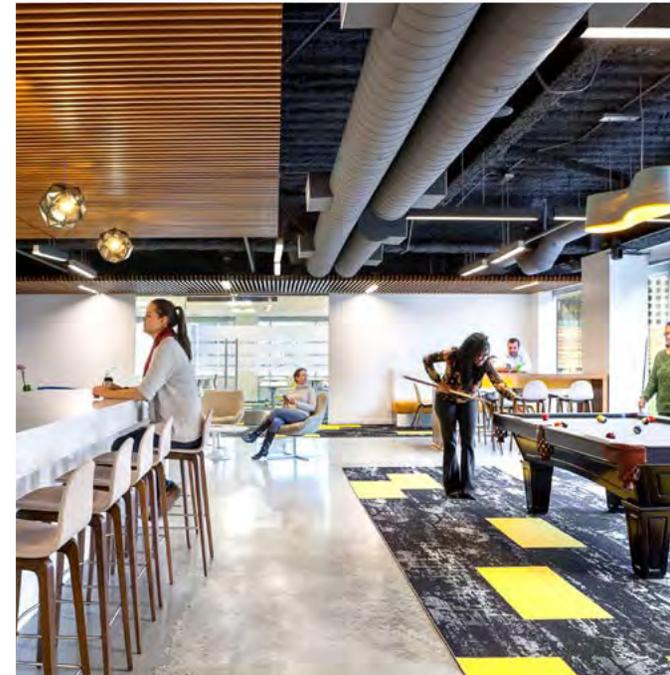
RESOURCES LINKS

-  VIRTUAL TOUR
-  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



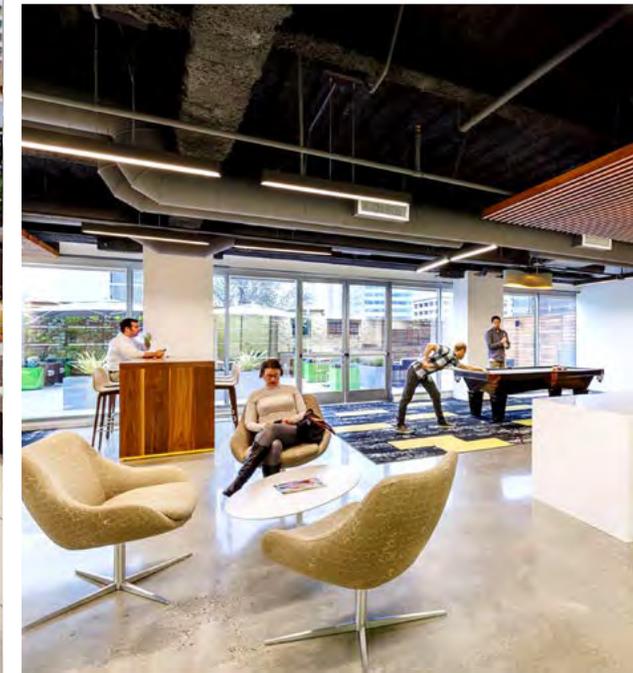
NEARBY AMENITIES

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



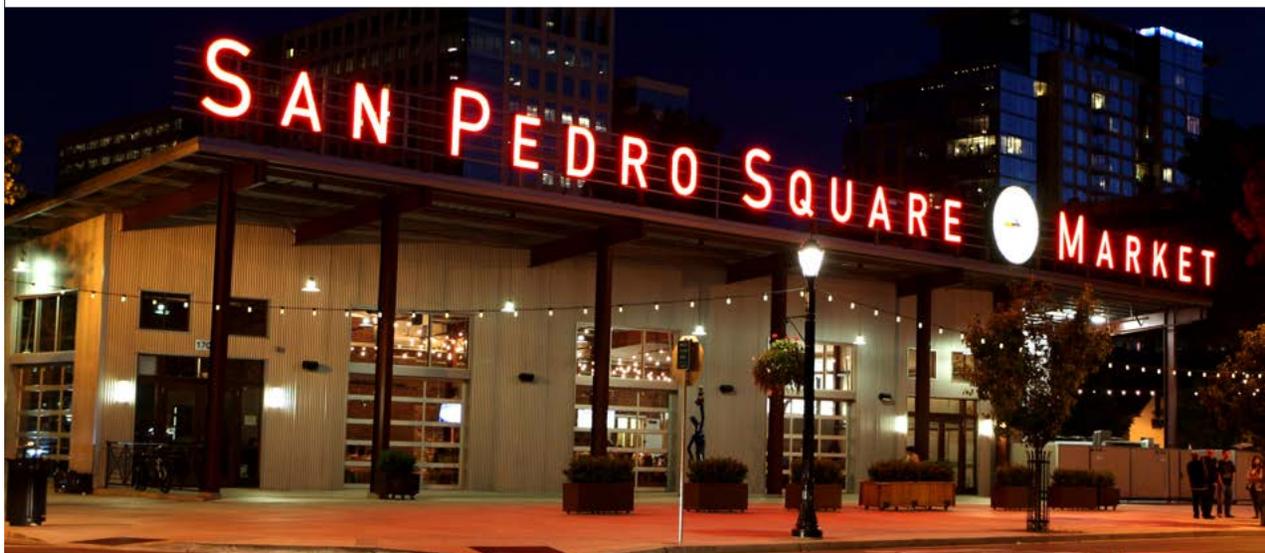
6+

FITNESS CENTERS



39+

BARS & SOCIAL VENUES



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



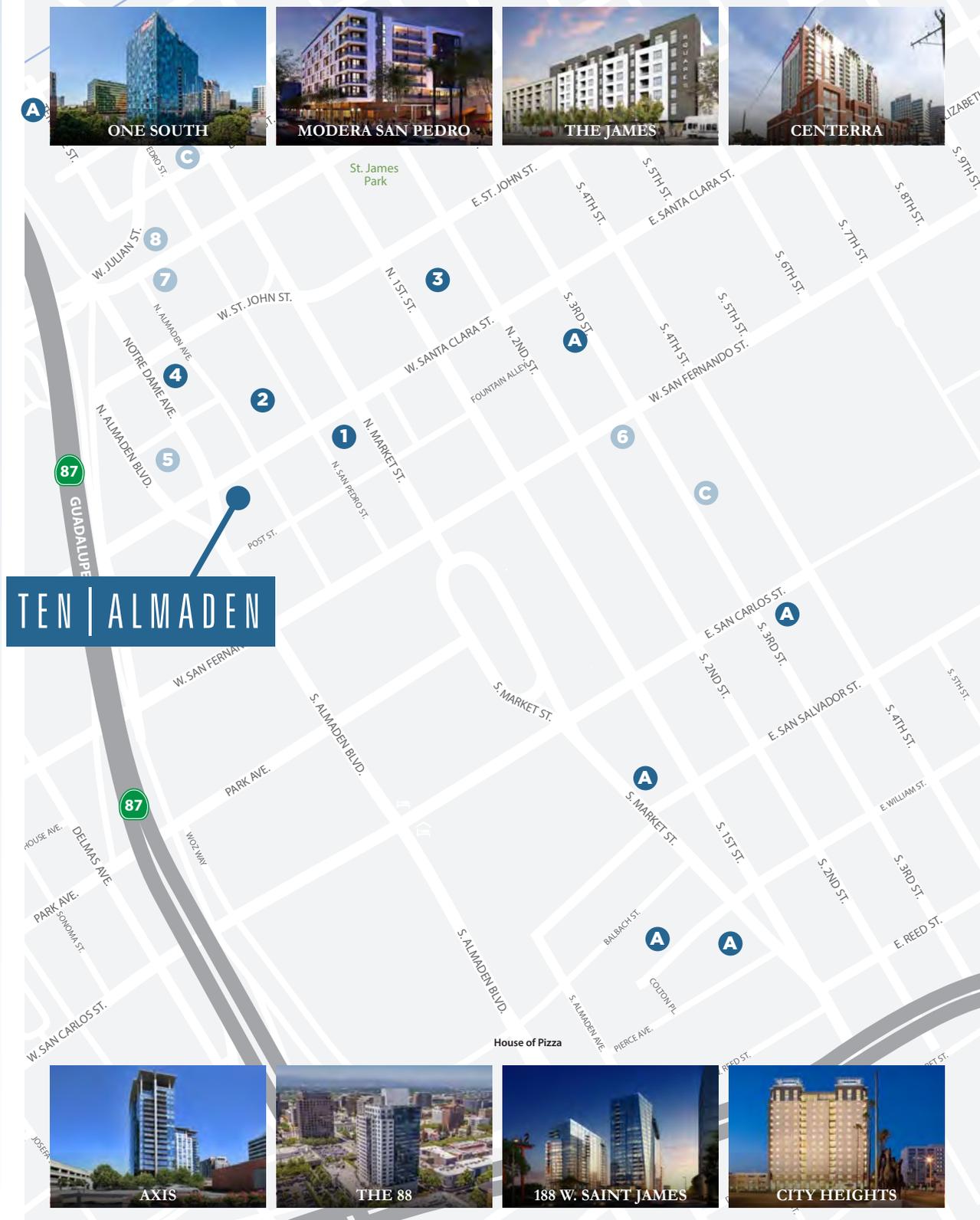
MODERA SAN PEDRO



THE JAMES



CENTERRA



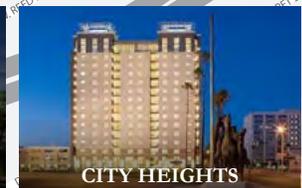
AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS