

TEN | ALMADEN

TOTAL ±311,482 SF



a **KBS** property



Proudly leased by
CUSHMAN & WAKEFIELD

AVAILABILITIES

JANUARY 2024 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 500 NOW ±3,751 SF	MARKET READY	
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 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		

FUTURE AVAILABILITIES (3+ MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 400 FLEXIBLE ±13,044 SF	SUBLEASE DIRECT	

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

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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)

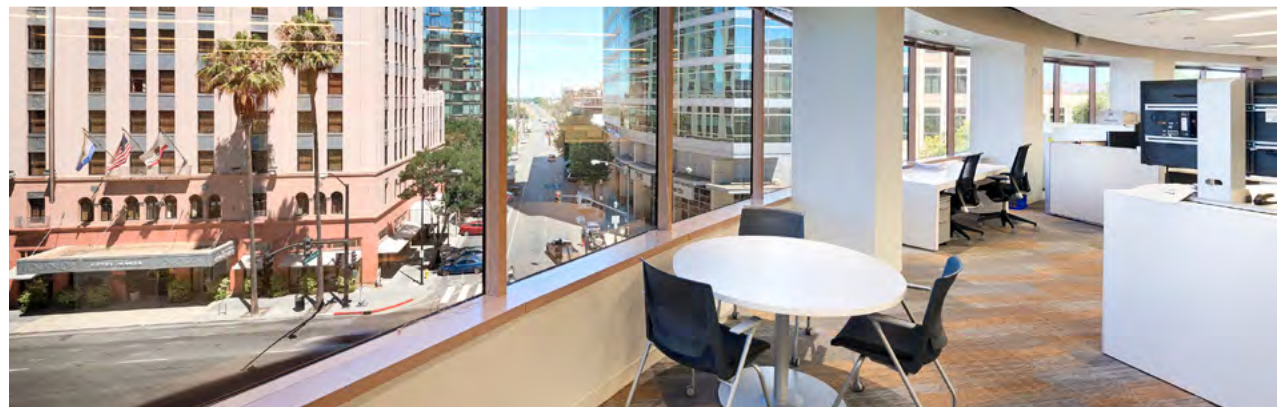
RESOURCES LINKS

-  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



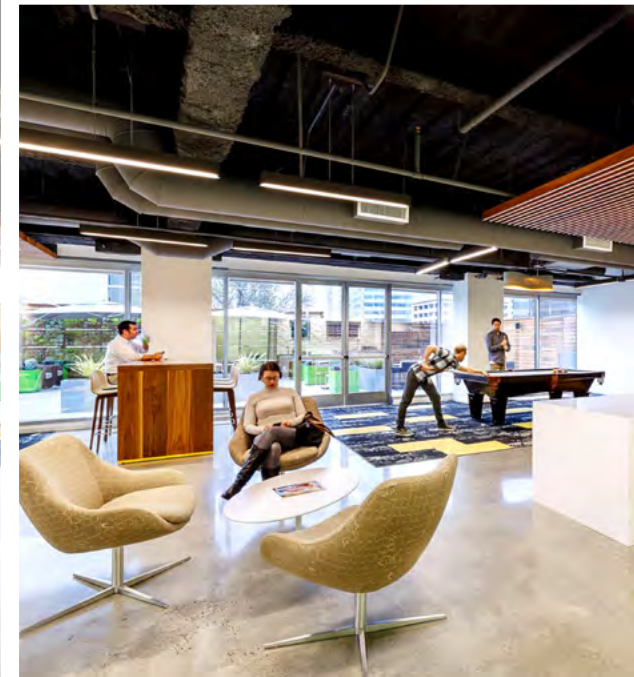
NEARBY AMENITIES

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



AMENITIES MAP

WITHIN WALKING DISTANCE



106+

FINE DINING 



45+

CASUAL DINING 



17+

CAFES 



1500+

HOTEL ROOMS 



10+

APARTMENT PROJECTS 



6+

CONDOMINIUM PROJECTS 



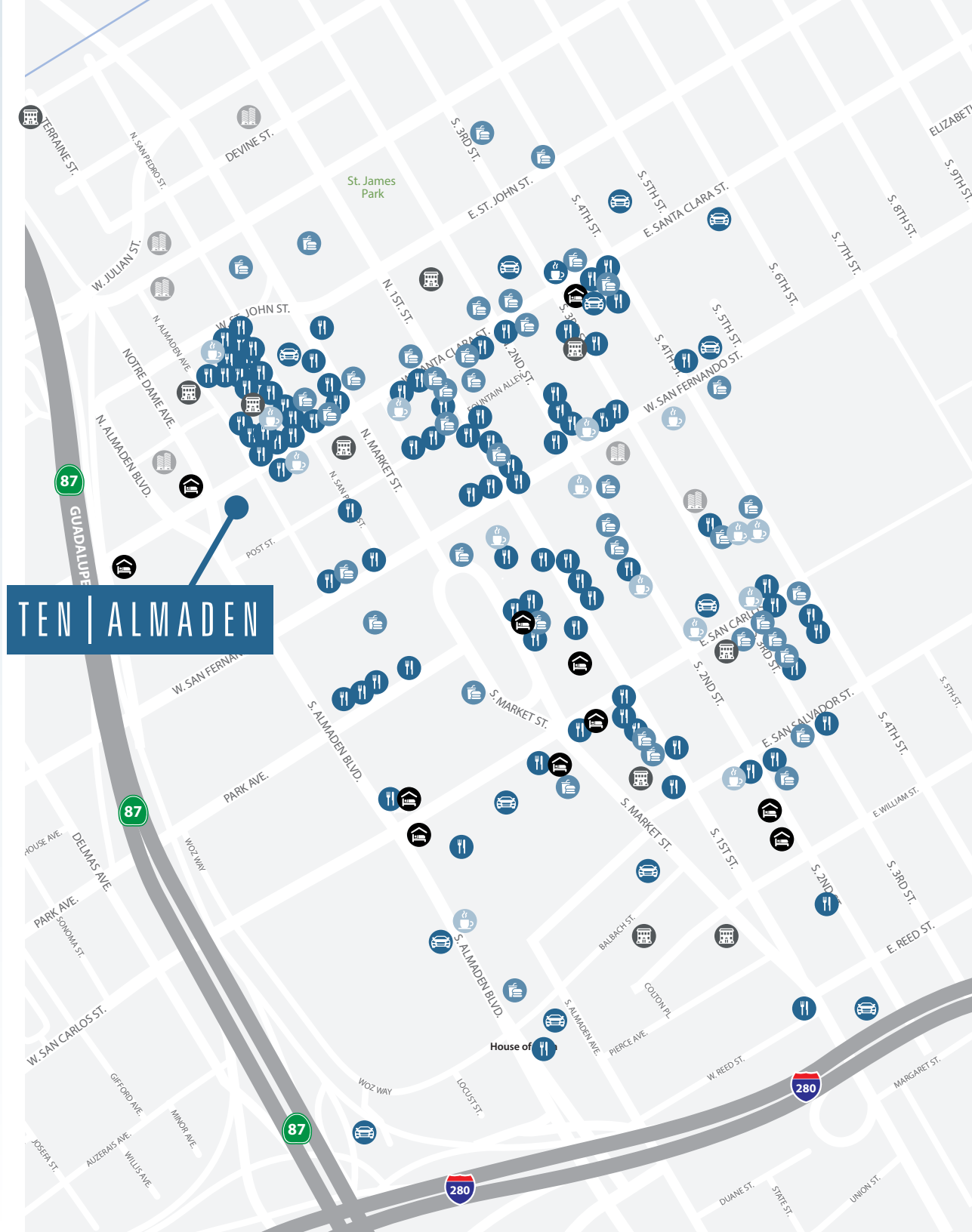
13+

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

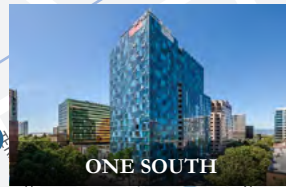


CITY HEIGHTS 8

COMPLETED 2007 | 124 UNITS

A APARTMENT

C CONDOMINIUM



ONE SOUTH



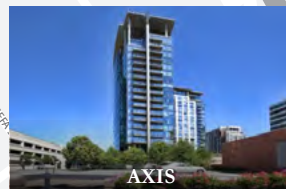
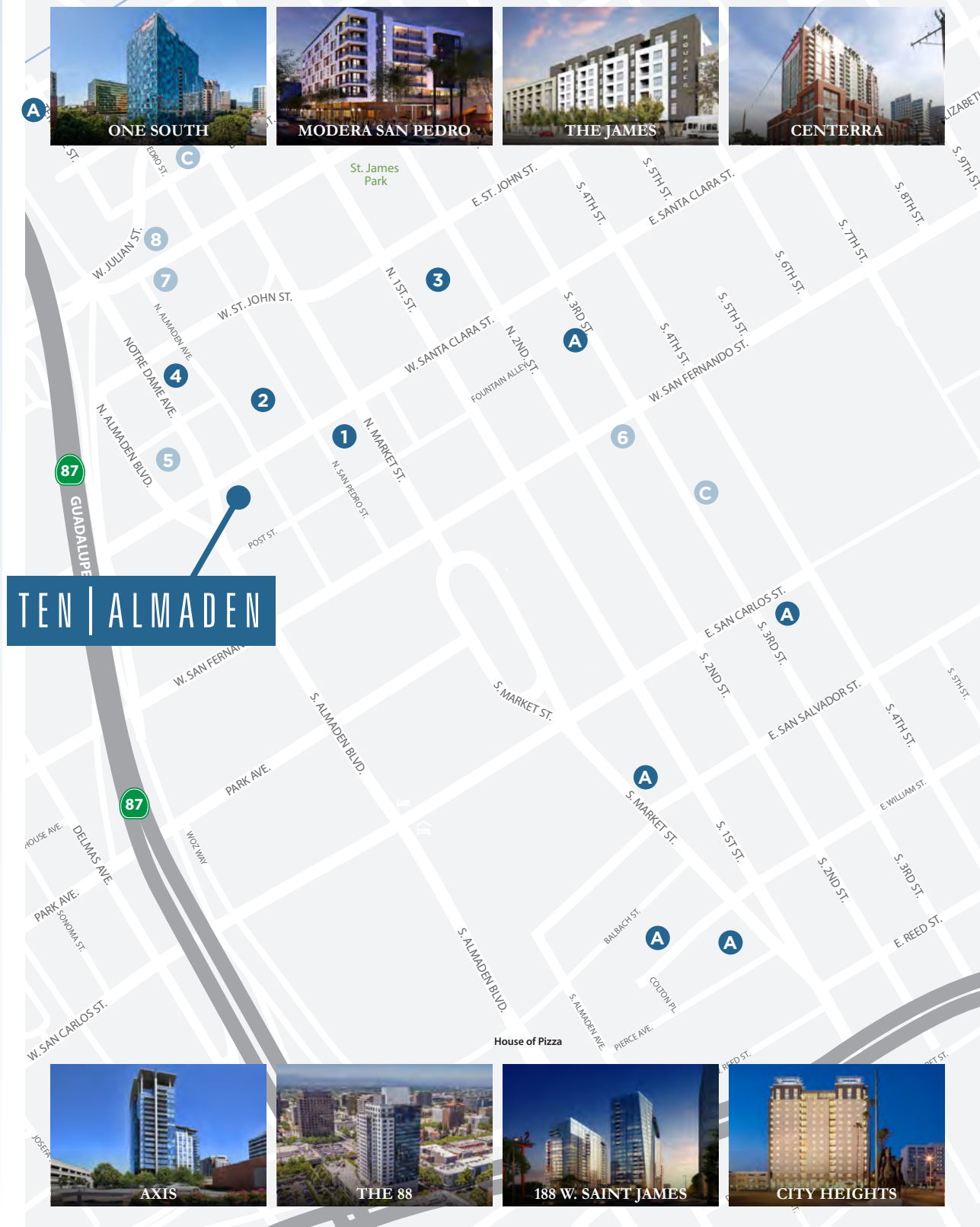
MODERA SAN PEDRO



THE JAMES



CENTERRA



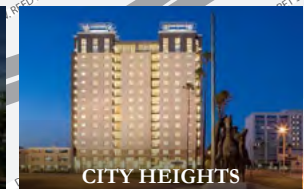
AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS