

488 ALMADEN

ELEVATE YOUR OFFICE

NOT YOUR OVERHEAD

THE BEST VALUE IN SILICON VALLEY

▶ **\$2.95/SF
FULL
SERVICE**

▶ **FREE
PARKING**

▶ **BUILDING
TOP SIGNAGE
AVAILABLE**



HIGHLIGHTS

±15,342 SF TO
±170,506 SF
AVAILABLE

\$2.95 FS



Free, on site, covered and secured parking with EV chargers (2.9/1,000)



Immediate Access to I-280 & SR 87



New paint and carpet on all floors



Walking distance to all downtown amenities



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AMENITIES

◆ TENANT LOUNGE

Bar
Grab and Go Cafe
Sports Simulator

◆ 100+ PERSON CAFÉ

with new kitchen
equipment

◆ SECURITY

ProGuard Security
On-Site 24/7

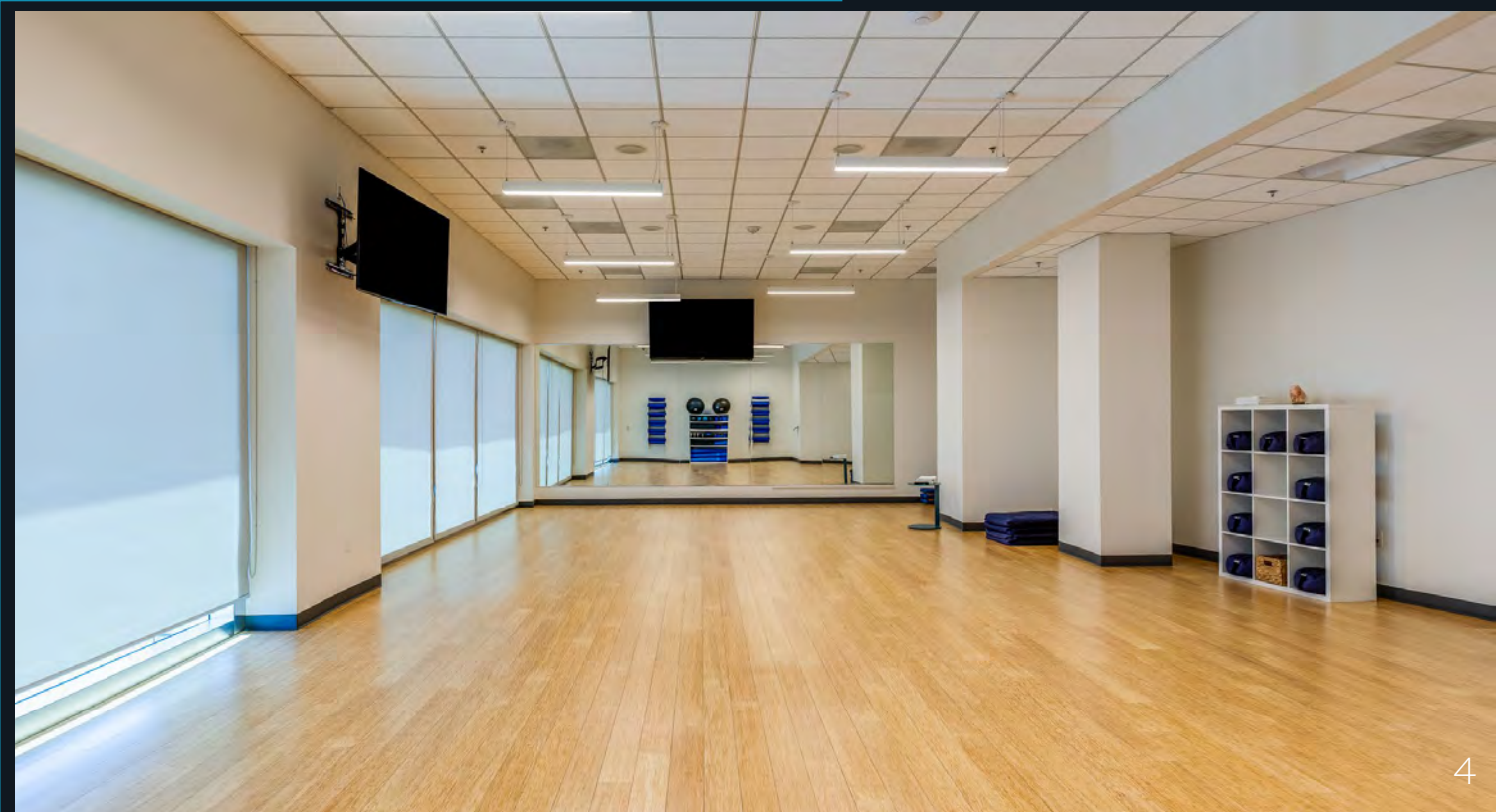


AMENITIES

- ◆ **GYM**
Towel Service
4 Showers per Locker Room
- ◆ **WELLNESS CENTER**
Yoga and Meditation Area
On Demand Virtual Classes
3 Showers per Locker Room
- ◆ **INDOOR BIKE STORAGE**
Secured Room for 90
Bicycles



**WELLNESS
CENTER
AT
ALMADEN**





AVAILABILITIES

10TH FLOOR

±28,138 SF

9TH FLOOR

±28,117 SF (Shell Condition)

8TH FLOOR

±28,148 SF

7TH FLOOR

±27,489 SF

6TH FLOOR

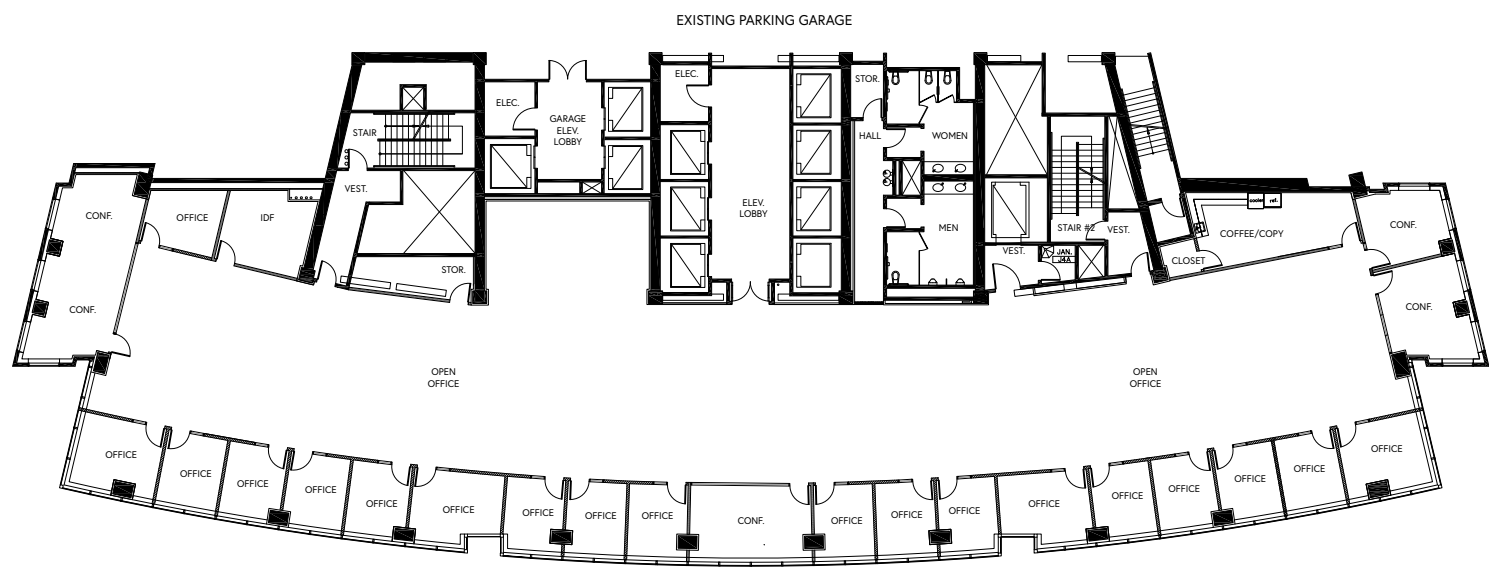
±27,875 SF

5TH FLOOR

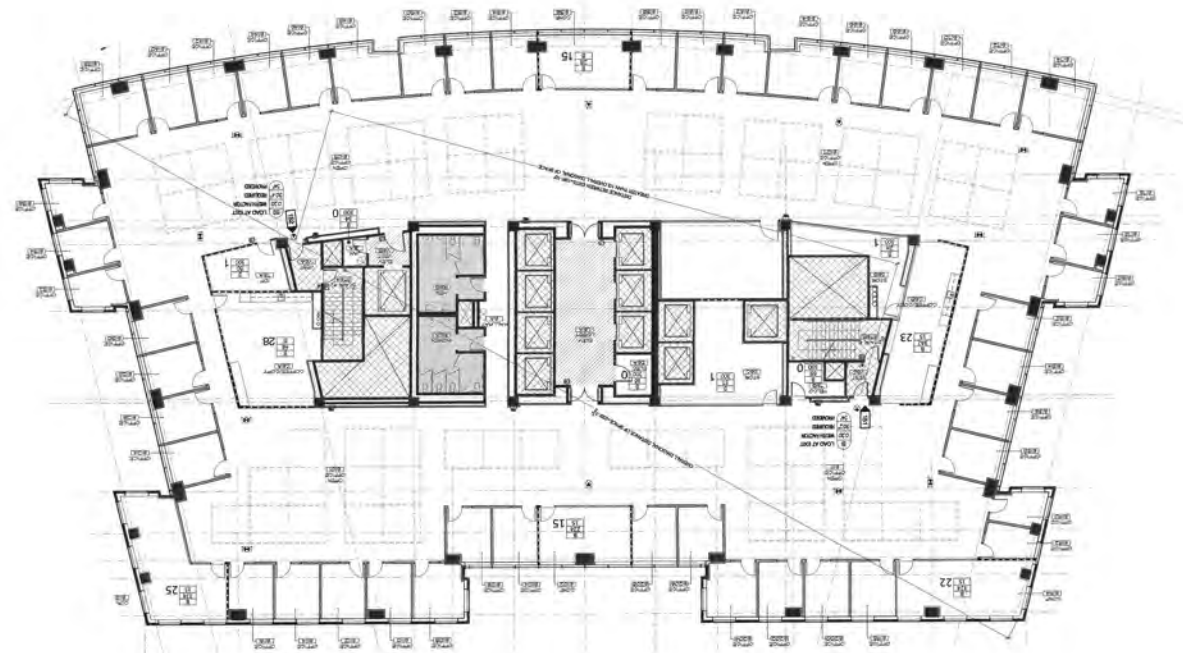
±15,398 SF

4TH FLOOR

±15,342 SF



4th and 5th FLOOR



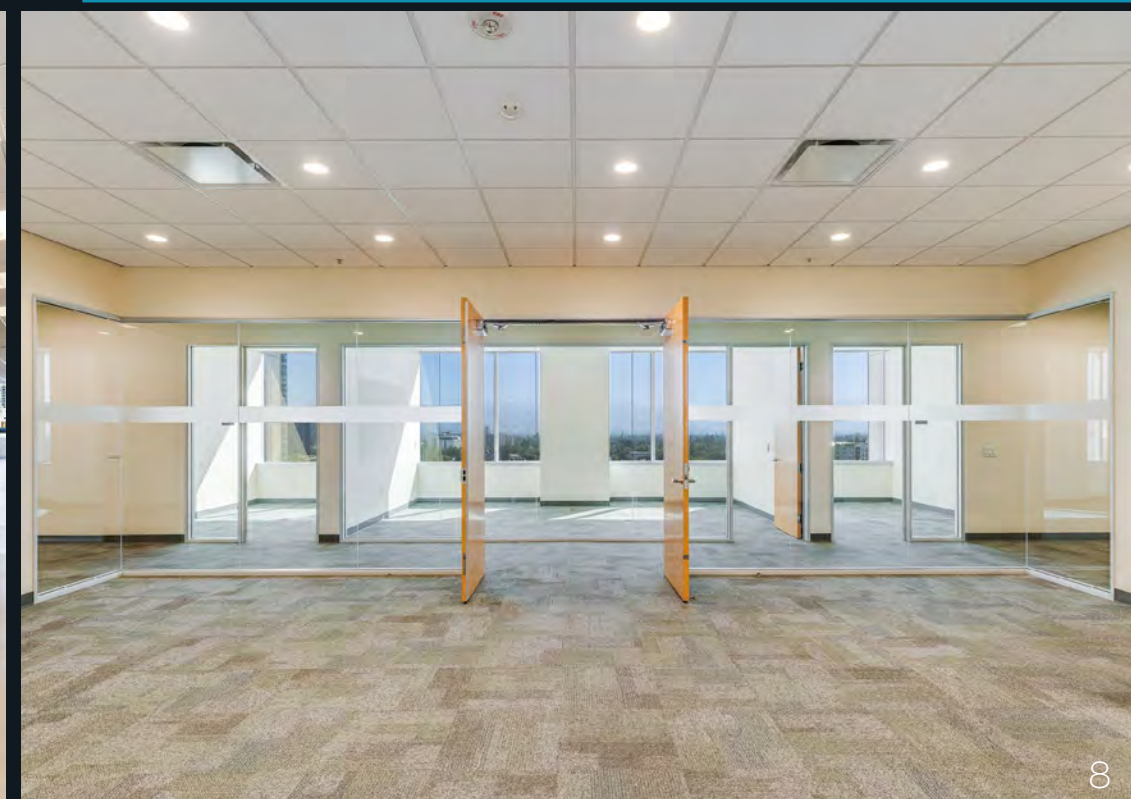
6th - 10th FLOOR*

* 9th Floor in Shell Condition

GALLERY




GALLERY





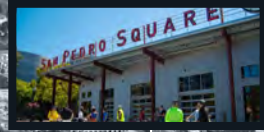
SAP CENTER
1.0 MILE (±25 MIN WALK)



DIRIDON STATION
1.0 MILE (±25 MIN WALK)



SAN PEDRO SQUARE
0.9 MILE (±16 MIN WALK)



PLAZA DE CESAR CHAVEZ
0.6 MILE (±10 MIN WALK)



SJSU CAMPUS
0.8 MILE (±18 MIN WALK)



CITY HALL

THE TECH INTERACTIVE MUSEUM

VTA
0.3 MILE (±8 MIN WALK)



SAN JOSE CONVENTION CENTER

488 ALMADEN



DISCOVERY MEADOW
0.4 MILE (±9 MIN WALK)



SOFA DISTRICT
0.3 MILE (±8 MIN WALK)



STRATEGICALLY LOCATED, EXCEPTIONALLY CONNECTED

SEAMLESS ACCESS TO DINING, ENTERTAINMENT, AND TRANSIT IN THE HEART OF SAN JOSE

HIGHWAYS
87, 280 & 101
±1.10 Mile | ±4 Min Drive

VTA LIGHT RAIL
BLUE & GREEN LINES
±0.3 Mile | ±8 Min Walk

SOFA DISTRICT ±0.3 Mile | ±8 Min Walk

35+
DINING & BAR



5
FITNESS HEALTH



6
HOTELS



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