

488 ALMADEN

ELEVATE YOUR OFFICE

NOT YOUR OVERHEAD

THE BEST VALUE IN SILICON VALLEY

▶ **FREE
PARKING** ▶

**BUILDING
TOP SIGNAGE
AVAILABLE**



HIGHLIGHTS

±15,342 SF TO
±170,506 SF
AVAILABLE



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



Immediate Access to I-280 & SR 87



Walking distance to all downtown amenities

488 ALMA DEN

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

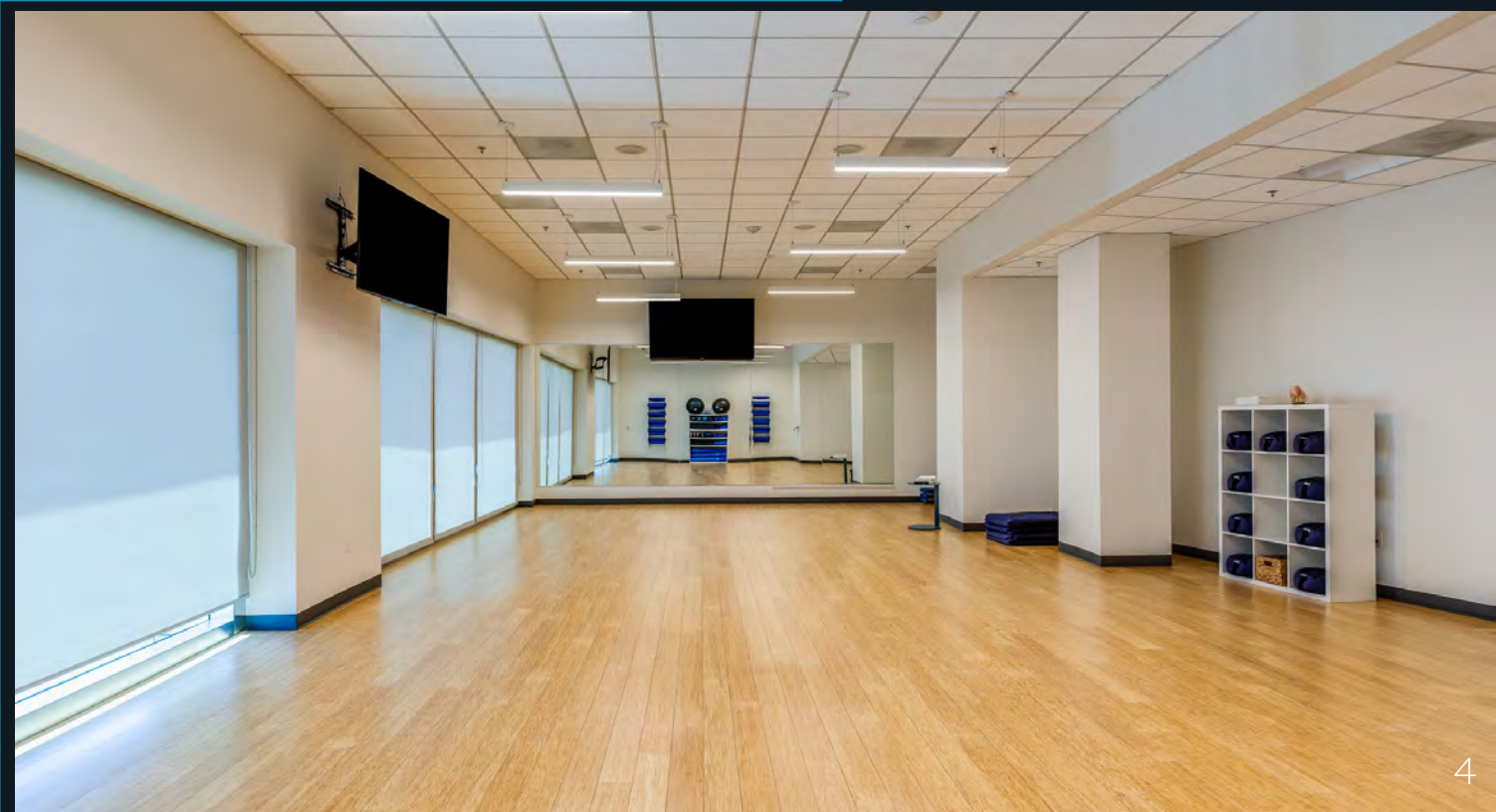
◆ INDOOR BIKE STORAGE

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

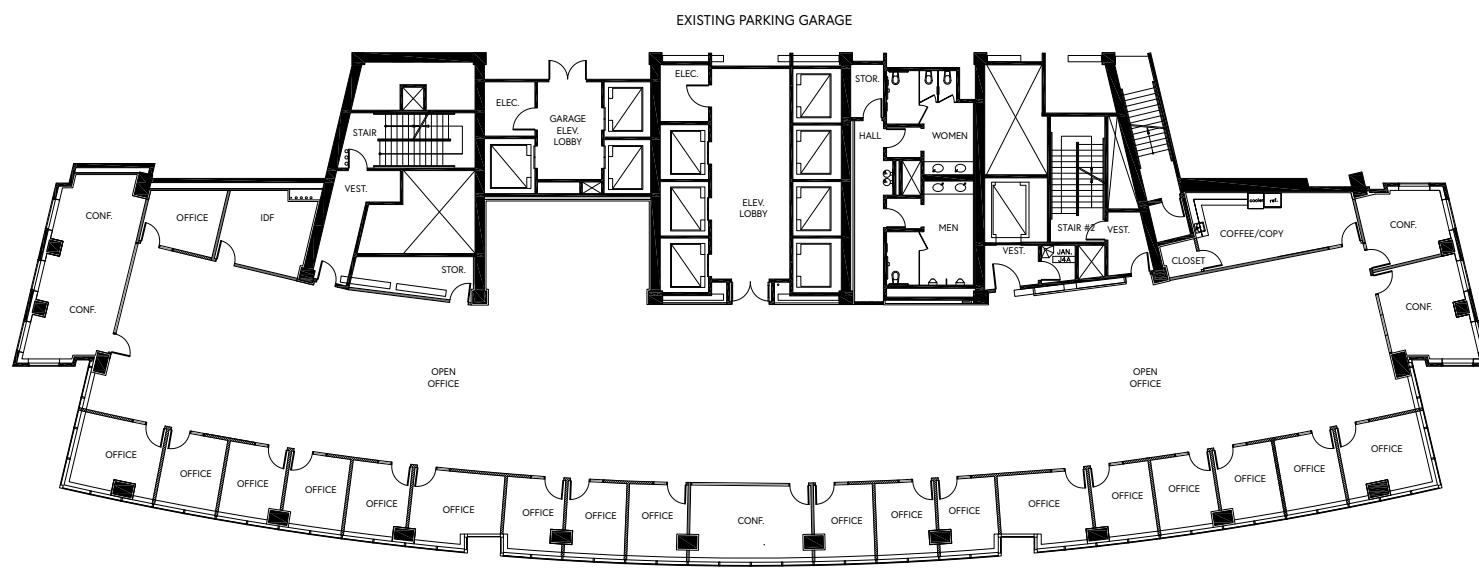
±27,875 SF

5TH FLOOR

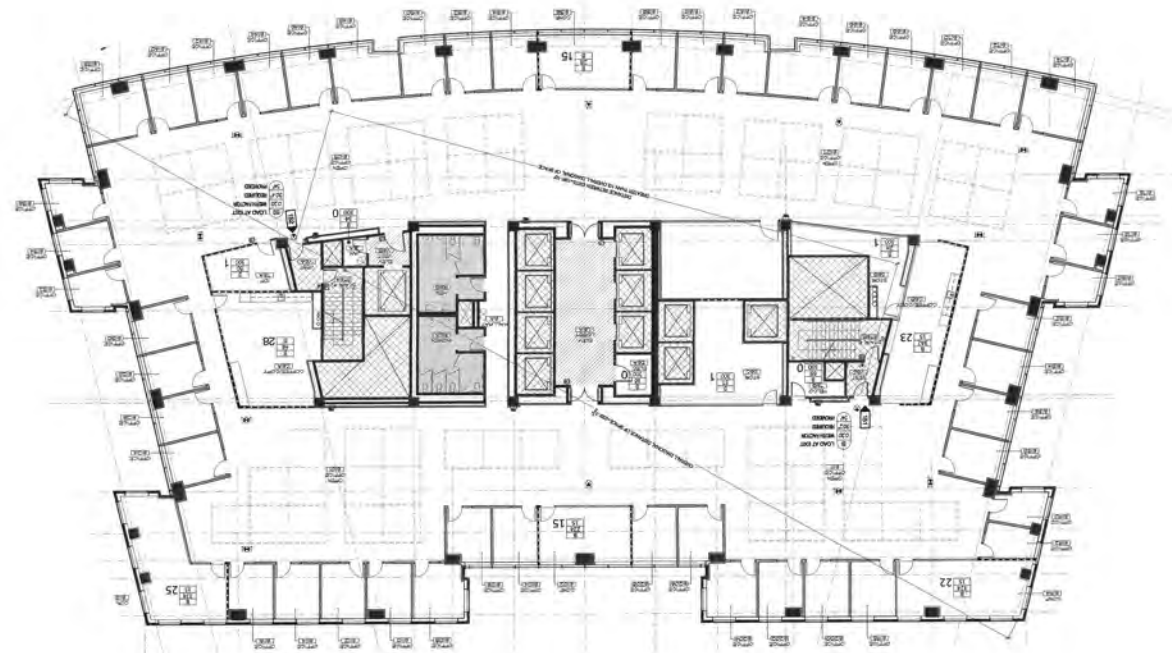
±15,398 SF

4TH FLOOR

±15,342 SF



4th and 5th FLOOR



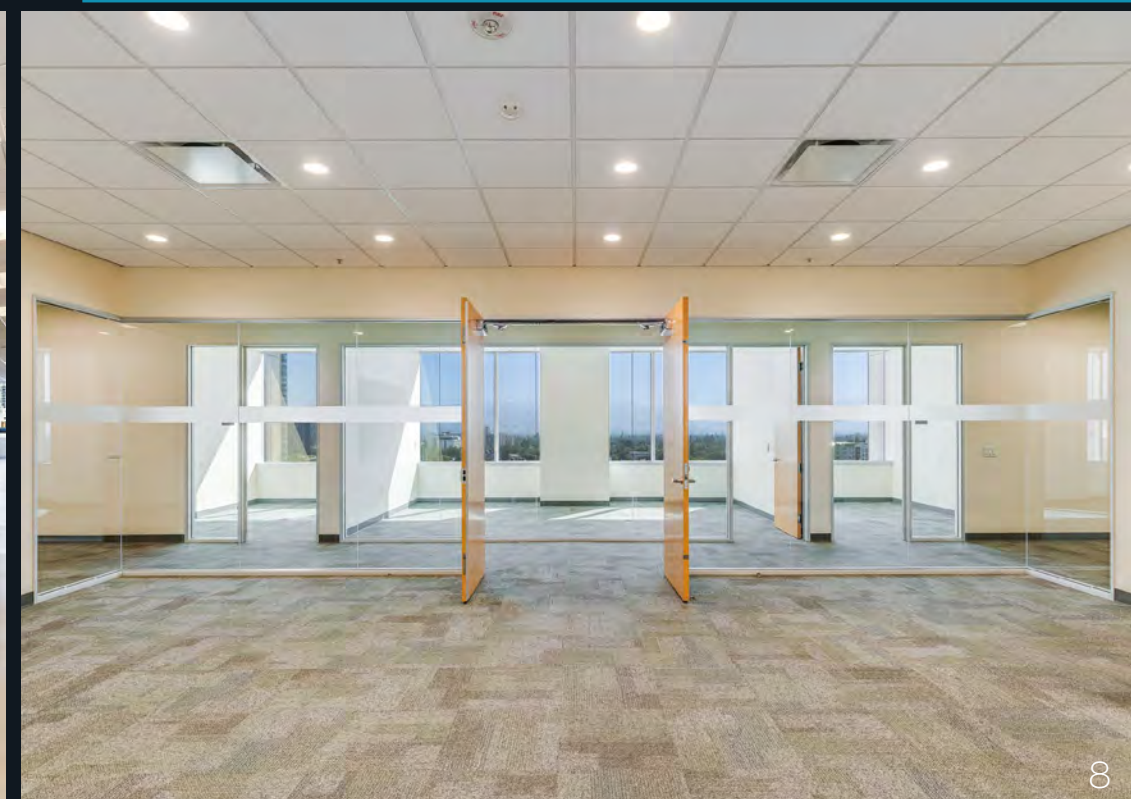
6th - 10th FLOOR*

* 9th Floor in Shell Condition

GALLERY



GALLERY





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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