

TEN | ALMADEN

TOTAL ±311,482 SF



AVAILABILITIES

MAY 2021 EDITION

CURRENT AVAILABILITIES (<3 MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 150 NOW ±8,588 SF	MARKET READY	
SUITE 250 NEW ±9,740 SF	MARKET READY	
SUITE 900 NOW ±9,740 SF	MARKET READY	
SUITE 600 NOW ±10,374 SF	LEASE PENDING	

FUTURE AVAILABILITIES (3+ MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 970 11/21 ±1,586 SF	MARKET READY	
SUITE 960 11/21 ±2,599 SF	MARKET READY	
SUITE 950 10/21 ±3,208 SF	MARKET READY	
SUITE 400 FLEXIBLE ±13,044 SF	SUBLEASE DIRECT	
SUITE 1500 FLEXIBLE ±21,245 SF	SUBLEASE DIRECT	
SUITE 1400 FLEXIBLE ±21,365 SF	SUBLEASE DIRECT	

CONTIGUOUS/DIVISIBLE OPTIONS (3+ MONTHS)

AVAILABLE	SIZE	SUITE NOTES
SUITE 960-70 02/22 ±4,185 SF	HIGH IMAGE	
SUITE 950-60 02/22 ±5,807 SF	HIGH IMAGE	
SUITE 950-70 02/22 ±7,393 SF	HIGH IMAGE	
FLOORS 14/15 ±42,610 SF	SUBLEASE DIRECT	
FLOORS 14-17 ±83,761 SF	02/23 DIRECT	












RESOURCES

TEN ALMADEN, SAN JOSE, CA

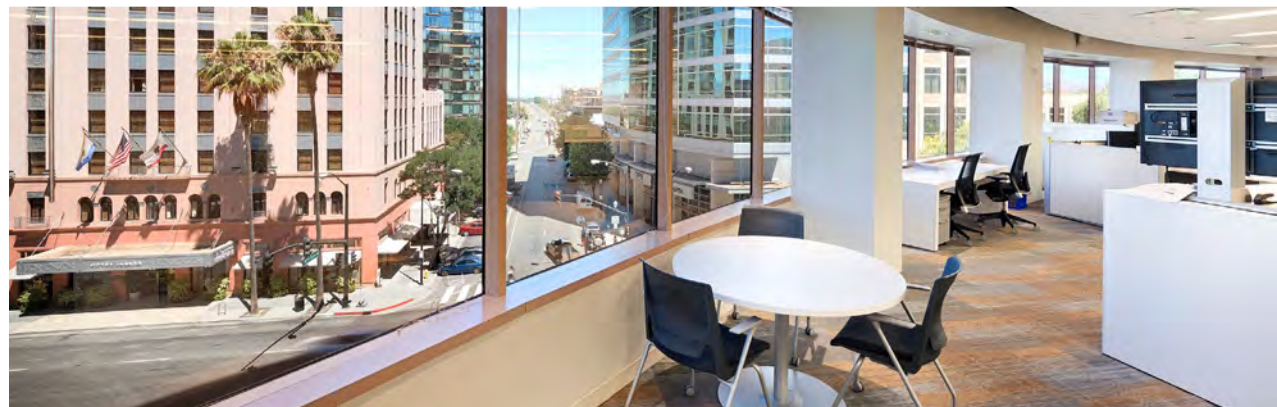
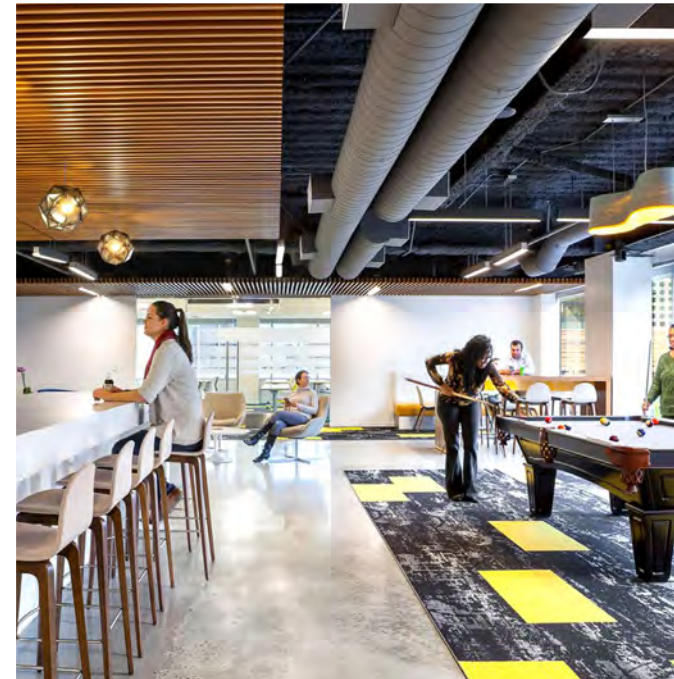
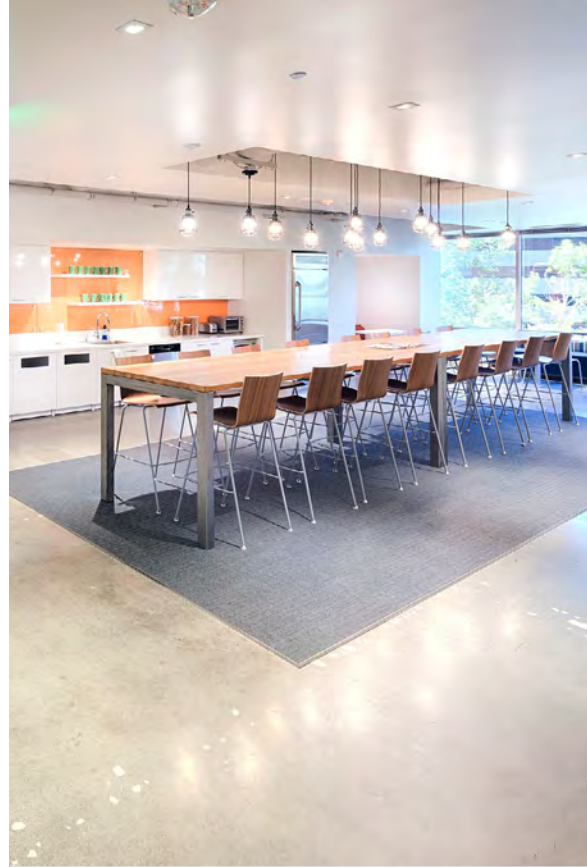
RESOURCES DOWNLOADS

-  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

COVID-19 RESOURCE



HIGHLIGHTS

TEN ALMADEN, SAN JOSE, CA



HIGH-IMAGE

PRESTIGIOUS 17-STORY, CLASS A OFFICE BUILDING TOTALING ±311,482 SF



IDENTITY

TREMENDOUS IDENTITY WITH SPECTACULAR PANARAMIC 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



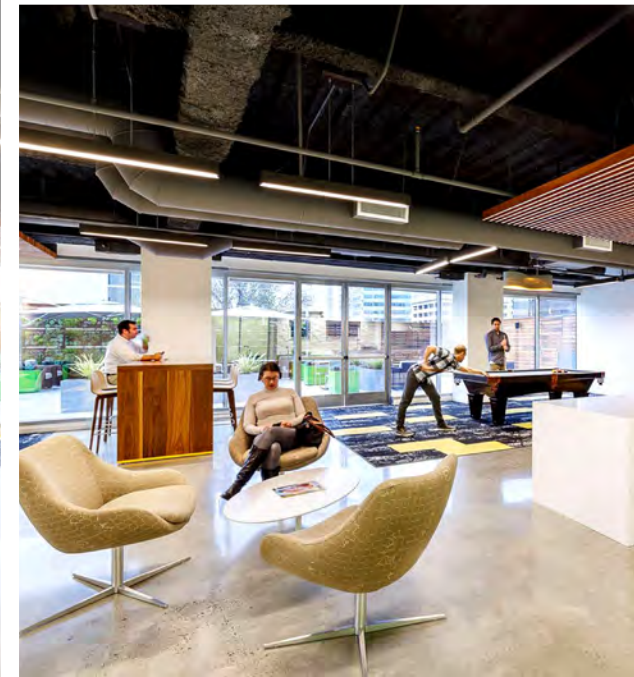
ON-SITE PARKING

2.5/1,000 PARKING RATIO WITH FOUR STORY ATTACHED PARKING GARAGE



NEARBY AMENITIES

IMMEDIATE PROXIMITY TO HOTELS, RESTAURANTS, AND RETAIL



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



MODERA SAN PEDRO 2

COMPLETED 2020 | 204 UNITS | 10K SF RETAIL



THE JAMES 3

COMPLETED 2020 | 190 UNITS | 15K SF



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



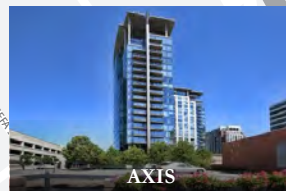
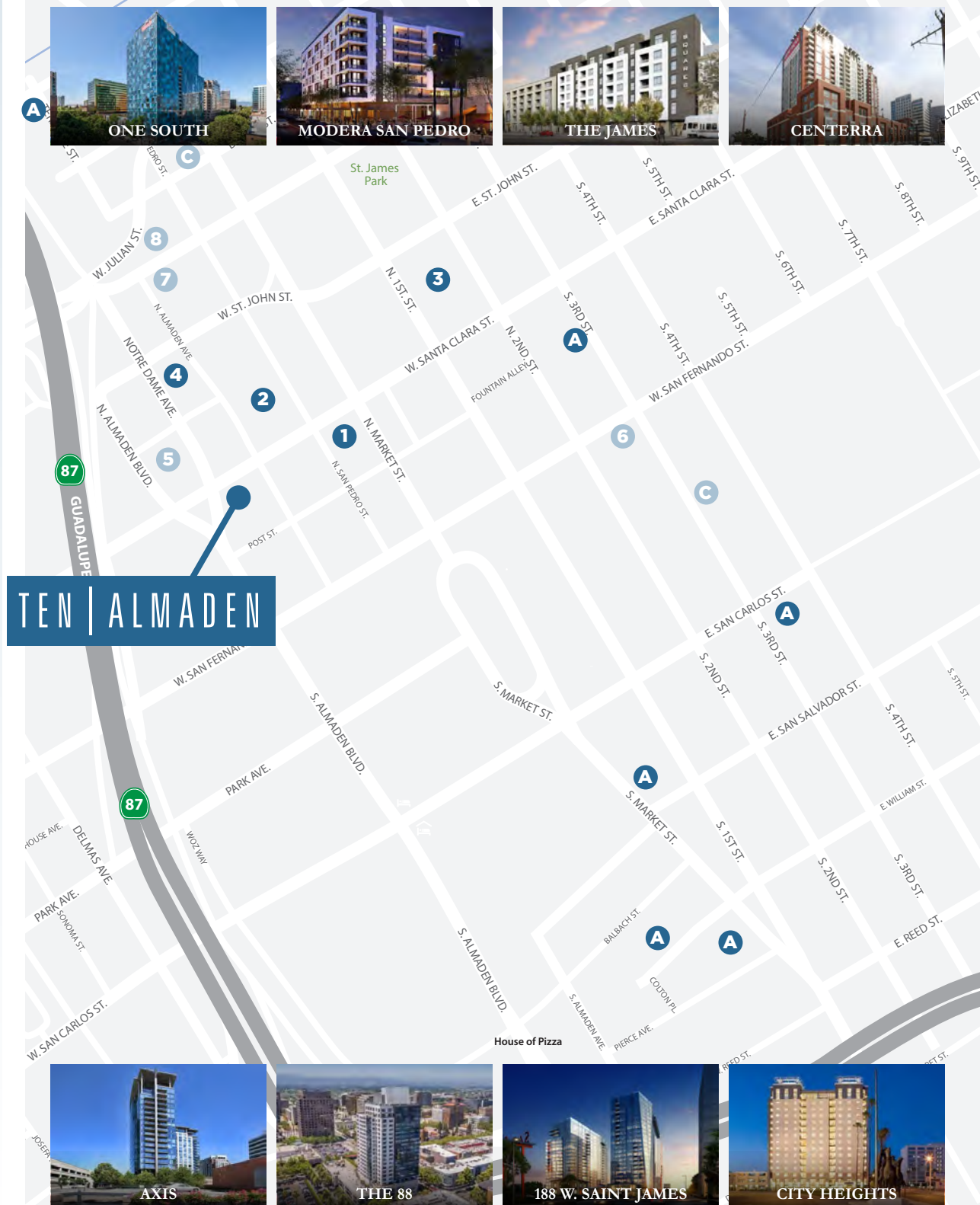
MODERA SAN PEDRO



THE JAMES



CENTERRA



AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS