

# TEN | ALMADEN

TOTAL ±311,482 SF



a **KBS** property



Proudly leased by  
**CUSHMAN & WAKEFIELD**

# AVAILABILITIES

MAY 2026 EDITION

## CURRENT AVAILABILITIES (<3 MONTHS)

	AVAILABLE	SIZE	SUITE NOTES
SUITE 970	NEW	±1,586 SF	<b>MARKET READY</b>
SUITE 630	NEW	±3,441 SF	
SUITE 560	NOW	±4,164 SF	<b>MARKET READY</b>
SUITE 990	NEW	±4,750 SF	
SUITE 200	NOW	±7,001 SF	<b>MARKET READY</b>
SUITE 250	NOW	±9,740 SF	
SUITE 400	NOW	±13,044 SF	<b>MARKET READY</b>
SUITE 1700	NOW	±20,328 SF	
SUITE 1600	NOW	±20,823 SF	
SUITE 1500	NOW	±21,245 SF	<b>MARKET READY</b>
SUITE 1400	NOW	±21,365 SF	
SUITE 700	NOW	±22,083 SF	<b>MARKET READY</b>

## CONTIGUOUS/DIVISIBLE OPTIONS (3+ MONTHS)

	SIZE	SUITE NOTES
FLOORS 16/17	±41,151 SF	<b>INTERSTITIAL</b>
FLOORS 14/15	±42,610 SF	<b>INTERSTITIAL</b>
FLOORS 14-17	±83,761 SF	



### 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](mailto:bob.simpson@cushwake.com)

Lic. 01240540

**ERIK HALLGRIMSON**

408.615.3435

[erik.hallgrimson@cushwake.com](mailto:erik.hallgrimson@cushwake.com)

Lic. 01274540

**TODD BEATTY**

408.615.3418

[todd.beatty@cushwake.com](mailto: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)

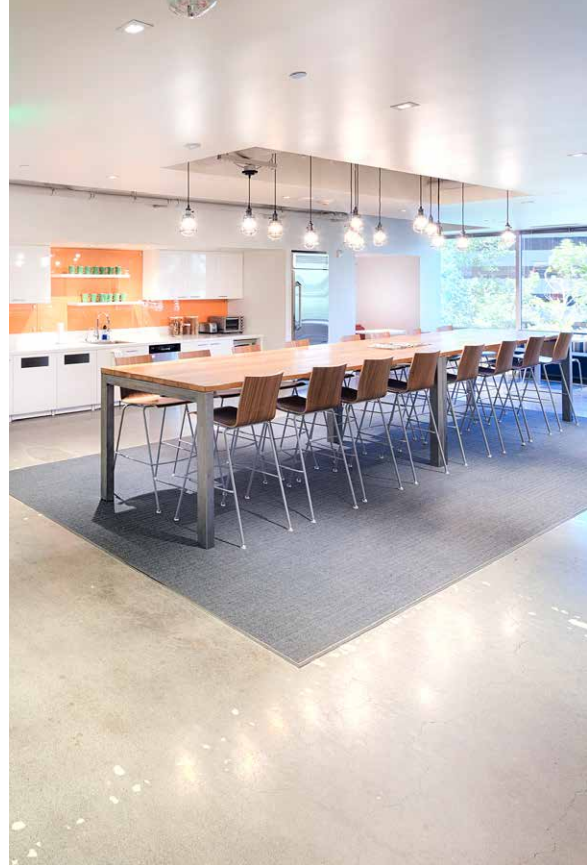
## RESOURCES LINKS

-  VIRTUAL 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



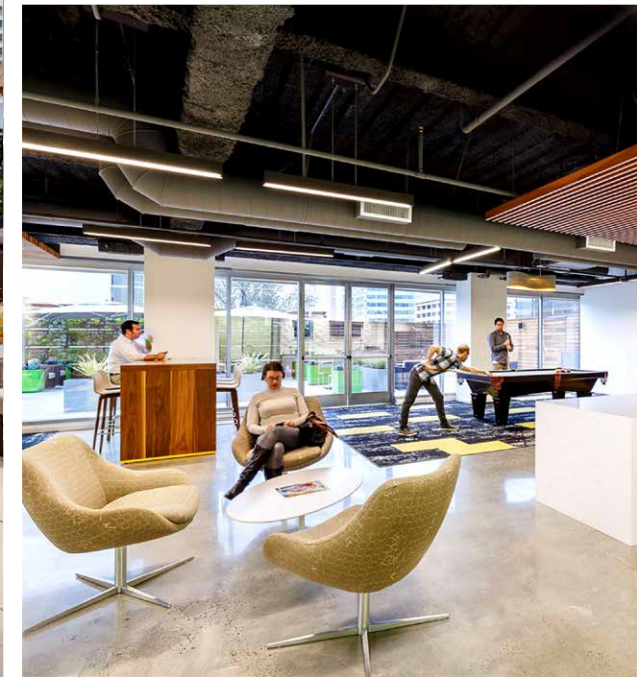
## NEARBY AMENITIES

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





# 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



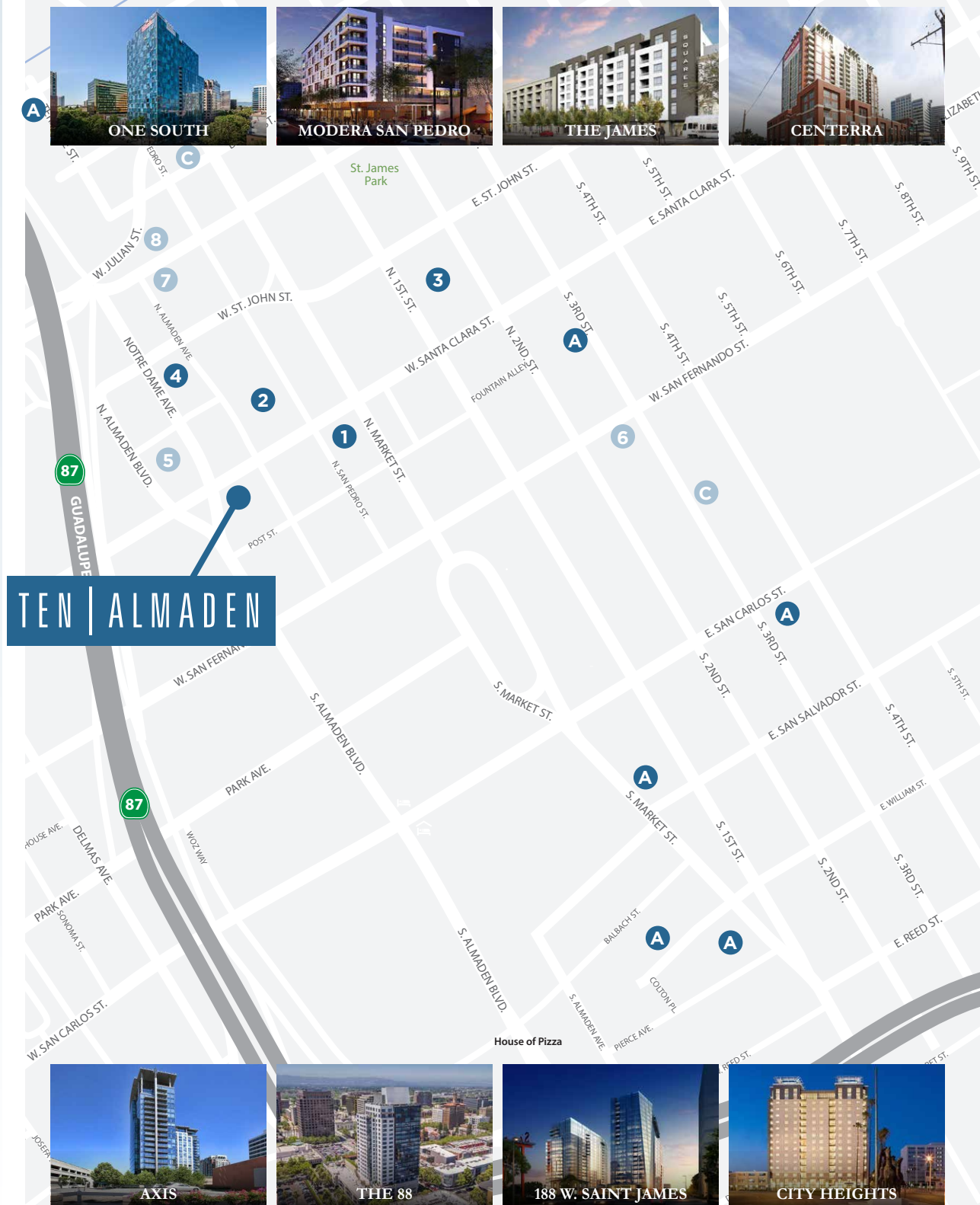
MODERA SAN PEDRO



THE JAMES



CENTERRA



AXIS



THE 88



188 W. SAINT JAMES



CITY HEIGHTS

# SUITE 1400 | ±21,365 SF

MARKET READY

TEN | ALMADEN



**8** (UP TO 15)  
PRIVATE OFFICES (PO)



**7** (UP TO 8)  
CONFERENCE ROOMS (CR)



**1**  
BOARD ROOM (BR)

## FEATURES



**BREAK AREA**  
~400 SF



**COPY AREA**  
~80 SF



**WORK ROOM**  
~200 SF



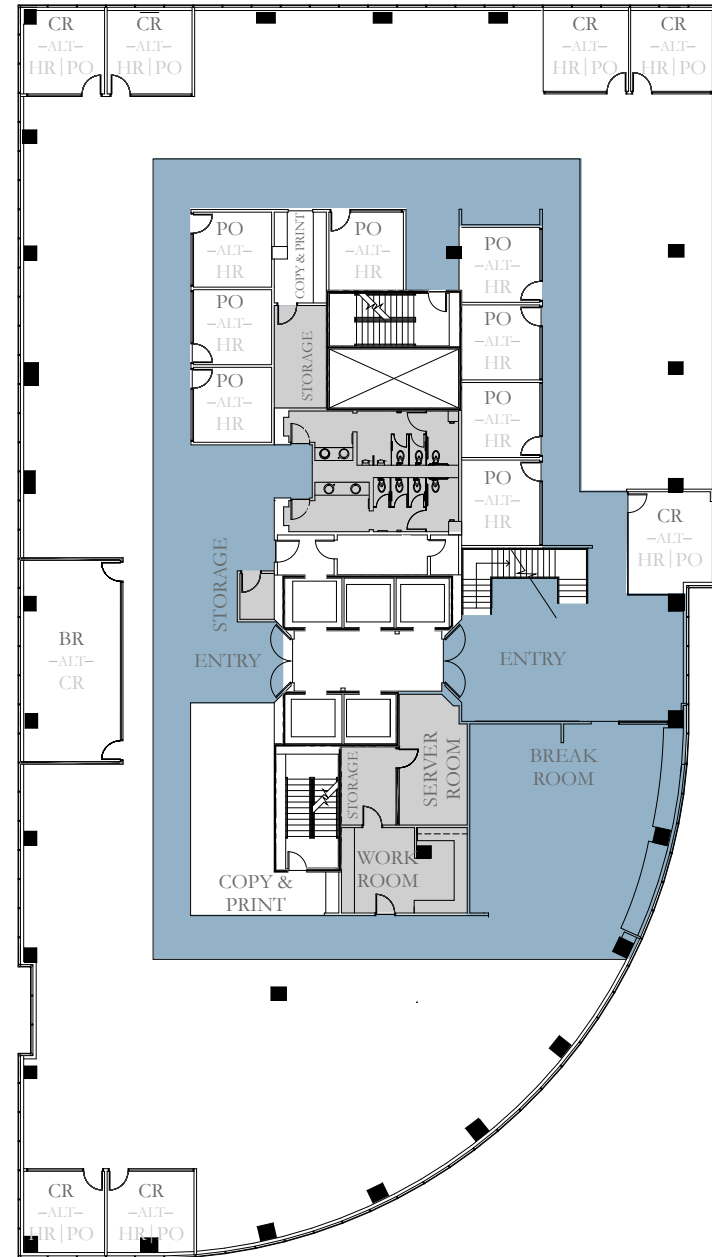
**SERVER ROOM**  
~160 SF



**STORAGE ROOM**  
~240 SF

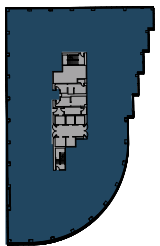


**VIRTUAL TOUR**



□ CARPET AREA    ■ TILE AREA    ■ POLISHED CONCRETE

MINIMUM LEASE TERM: 5+ YEARS



# SUITE 1400 | ±21,365 SF

MARKET READY W/ FURNITURE

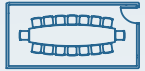
TEN | ALMADEN



**8** (UP TO 15)  
PRIVATE OFFICES (PO)



**7** (UP TO 8)  
CONFERENCE ROOMS (CR)



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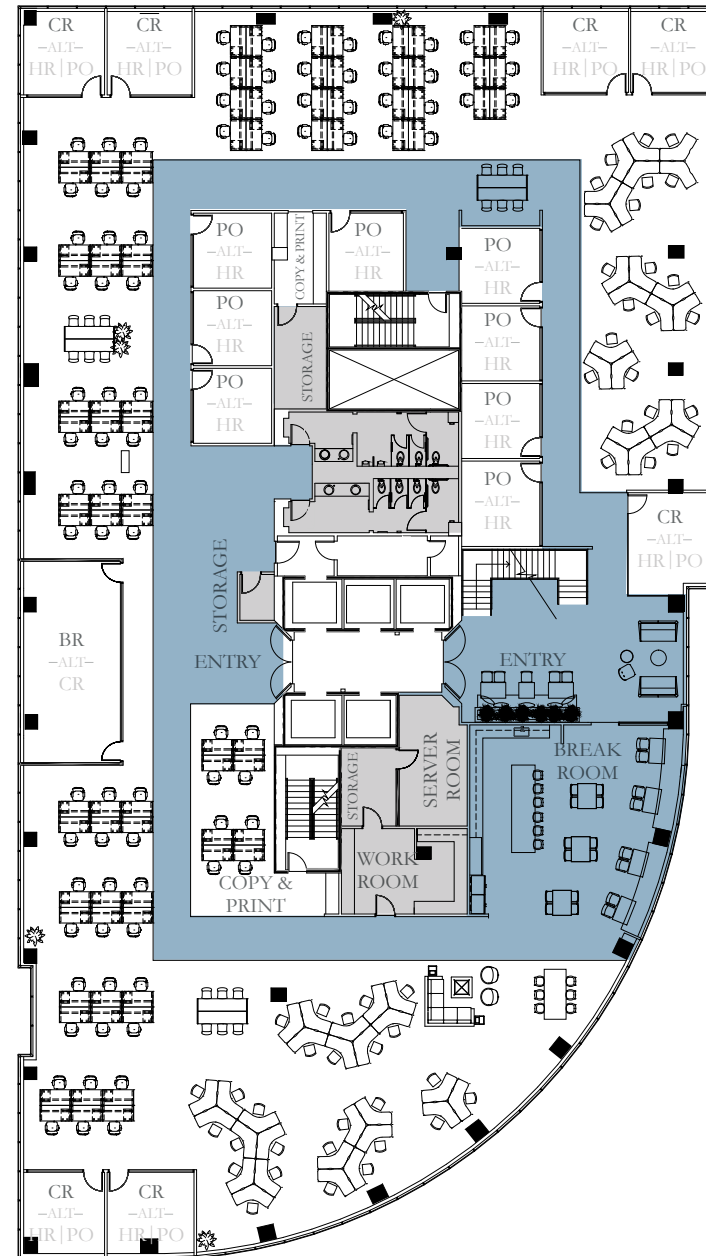
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~160 SF



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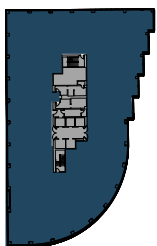


**VIRTUAL TOUR**



MINIMUM LEASE TERM: 5+ YEARS

□ CARPET AREA    ■ TILE AREA    ■ POLISHED CONCRETE



# SUITE 700 | ±22,083 SF

EXISTING AS BUILT

TEN | ALMADEN



2

PHONE ROOMS (PR)



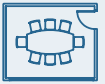
5 (UP TO 13)

HUDDLE ROOMS (HR)



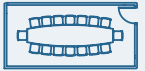
3 (UP TO 12)

PRIVATE OFFICES (PO)



8

CONFERENCE ROOMS (CR)



(UP TO 1)

BOARD ROOM (BR)

## FEATURES



**BREAK AREA**

~400 SF



**COPY AREA**

~80 SF



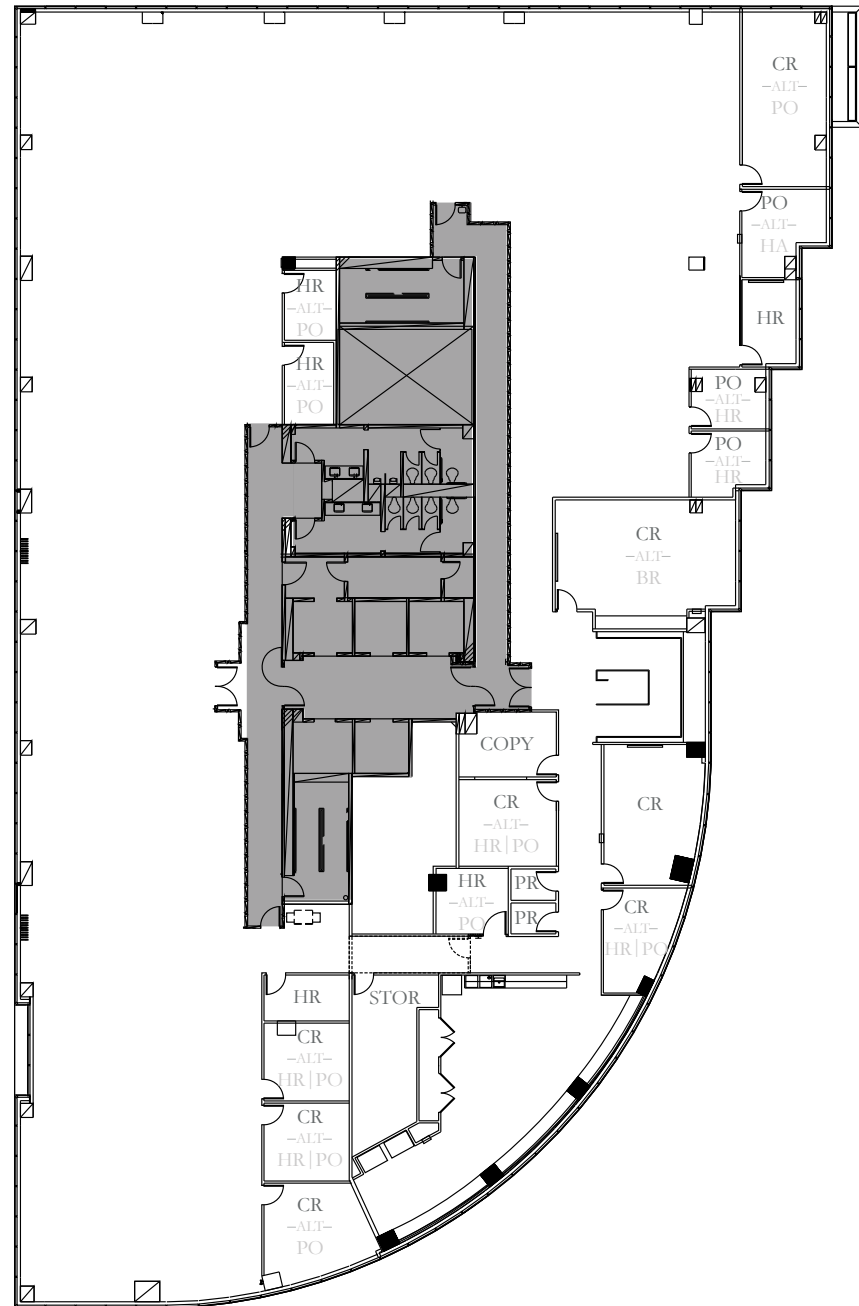
**WORK ROOM**

~200 SF



**STORAGE ROOM**

~200 SF



□ CARPET AREA    ■ TILE AREA    ■ POLISHED CONCRETE

MINIMUM LEASE TERM: 5+ YEARS

