



PROPERTY HIGHLIGHTS

- New ownership
- Premier Class A downtown office
- Adjacent 201 room AC Marriott 7-story hotel NOW OPEN!
- Adjacent to Caltrain, Light Rail, Dash Shuttle & New VTA Bike Share
- Abundant parking on-site $\pm 3.1 / 1000$
- Panoramic views of Silicon Valley!
- 24-hour manned security
- On-site property management

KBS

THE ALMADEN

Class A Office Complex
 $\pm 416,127$ SF 3-Building Office Tower Project



Brittain Cheney
brittain.cheney@cushwake.com
T +1 408 615 3402
LIC #01271132

Erik Hallgrimson
erik.hallgrimson@cushwake.com
T +1 408 615 3435
LIC #01274540

Steve Horton
steve.horton@cushwake.com
T +1 408 615 3412
LIC #01127340

Brandon Bain
brandon.bain@cushwake.com
T +1 408 615 3416
LIC #01308375

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kelly.yoder@cushwake.com
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LIC #01821117



- Newly renovated lobbies, common areas and restrooms
- Short walk to Caltrain, Light Rail & Bike Share stations
- Short stroll to amenity rich Downtown
- Full gym with lockers & showers
- Common conference center and on site cafe
- $\pm 3.1/1,000$ sf ratio in separate parking structure and surface parking

- Floor plates ranging from $1,236\pm$ to $12,430\pm$ sf
- Digital interactive building directories and 24-hour manned security with after-hours key-card access
- Steel-and-concrete construction with glass exterior walls and aluminum curtain walls
- Fiber providers: Cogent/Level 3/AT&T
- 3,000 Amp, 480/277 Volt electrical in each building



Brittain Cheney
 brittain.cheney@cushwake.com
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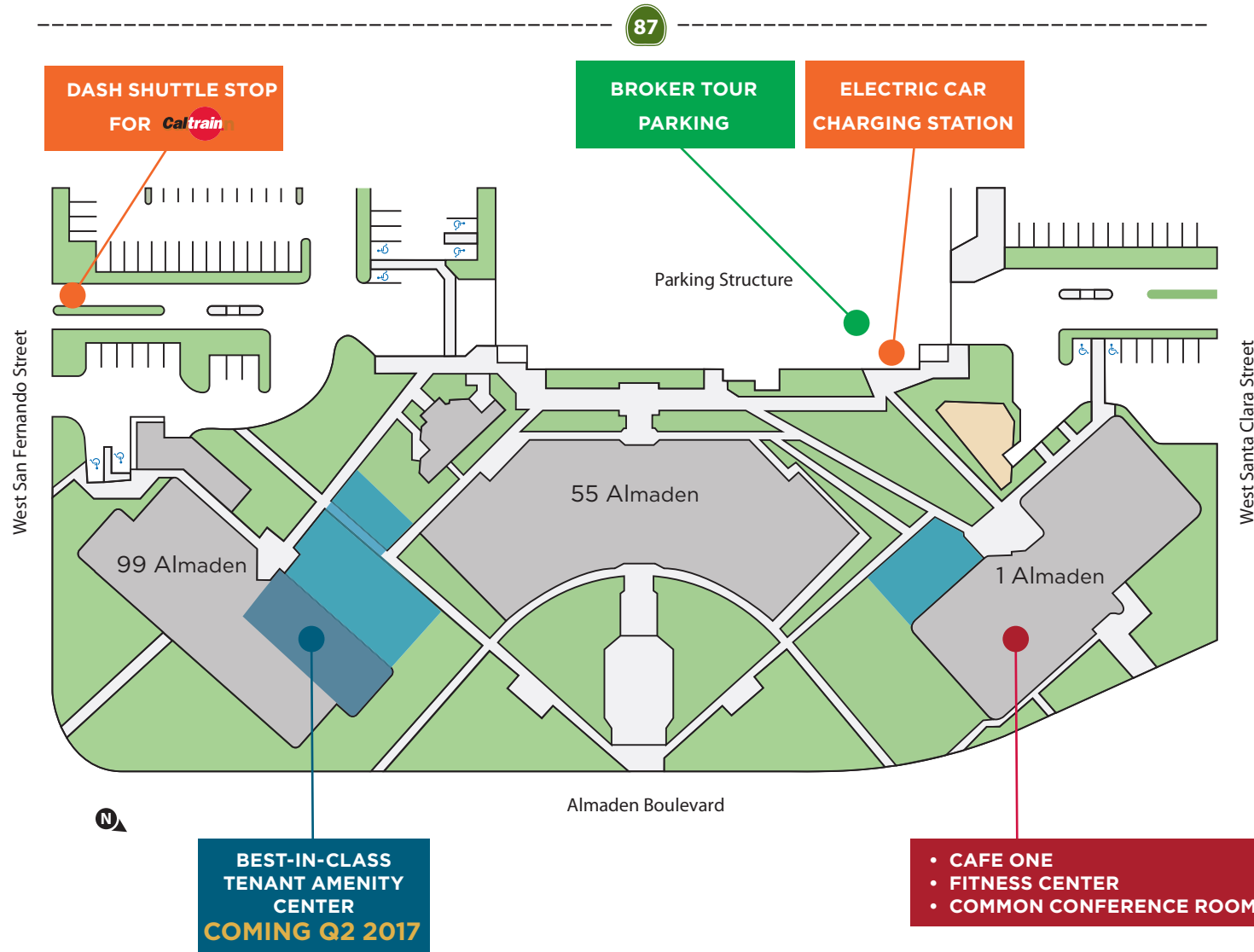
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 **New** Outdoor Collaborative Seating Areas

SITE PLAN

KBS

033117

- Café One, three banks and a covered parking structure
- Market-ready suites
- Adjacent to AC Marriott European-style hotel, NOW OPEN!!!
- Within short walking distance of many fine hotels, Caltrain, VTA Light Rail & Bike Share program, retail venues, residential and restaurants, including San Pedro Square
- Newly renovated lobbies, common area corridors and restrooms
- The project offers immediate access to Highways 87, 101, 280, 85 and Mineta San Jose International Airport
- Tenants include financial service providers, law firms, banks, architects, insurance, software and technology companies
- Easy walking distance from SAP Center and San Jose Convention Center
- San Jose Enterprise Zone incentives including sales and use tax credits, hiring tax credits, net operating loss carryover and net interest deductions for lenders



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1 ALMADEN BOULEVARD

- Suite 650 4,059 SF
- Suite 715 1,236 SF
- Suite 750 1,726 SF
- Suite 800 4,025 SF



55 ALMADEN BOULEVARD

Fully Leased



99 ALMADEN BOULEVARD

- Suite 900* 4,801 SF
- Suite 975* 1,831 SF
- Suite 1000 12,430 SF

*Can be combined for 6,632 SF



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**WEEKDAY BABY
BULLET SERVICE**



5 Southbound Trains

SJ Arrival Times - 7:58, 8:13, 8:58, 9:13 & 9:58 AM

5 Northbound Trains

SJ Departure Times - 4:25, 4:45, 5:25, 5:45 & 6:25 PM

Estimated Travel Times

San Francisco to San Jose: 59 minutes

Milbrae to San Jose: 41 minutes

Palo Alto to San Jose:	22 minutes
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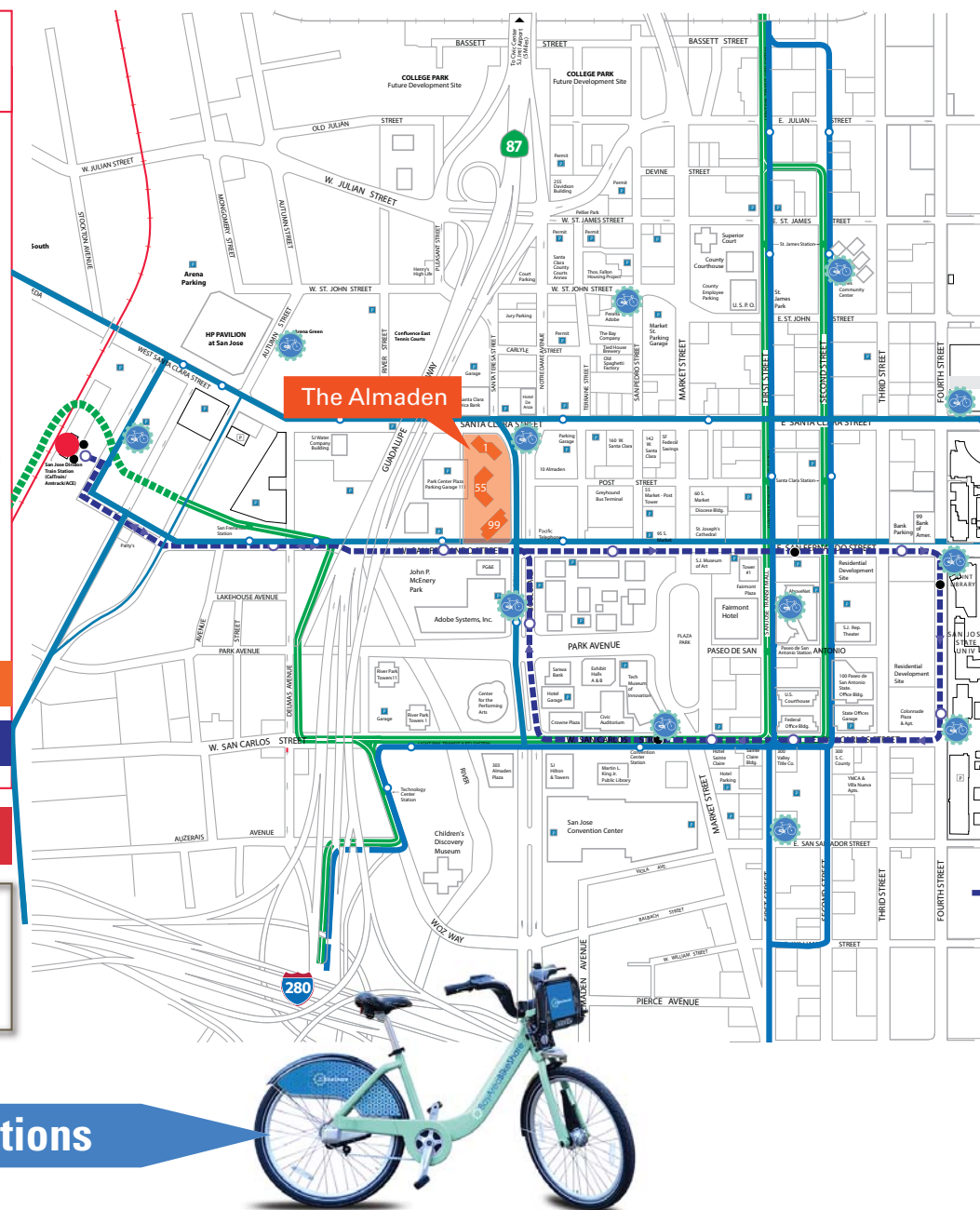
Mountain View to San Jose: 14 minutes

WALKING TIME = 12 MINUTES

DASH SHUTTLE TIME = 7 MINUTES

43 Arrivals / Departures / Day

LEGEND


Bay Area BikeShare / 14 Stations

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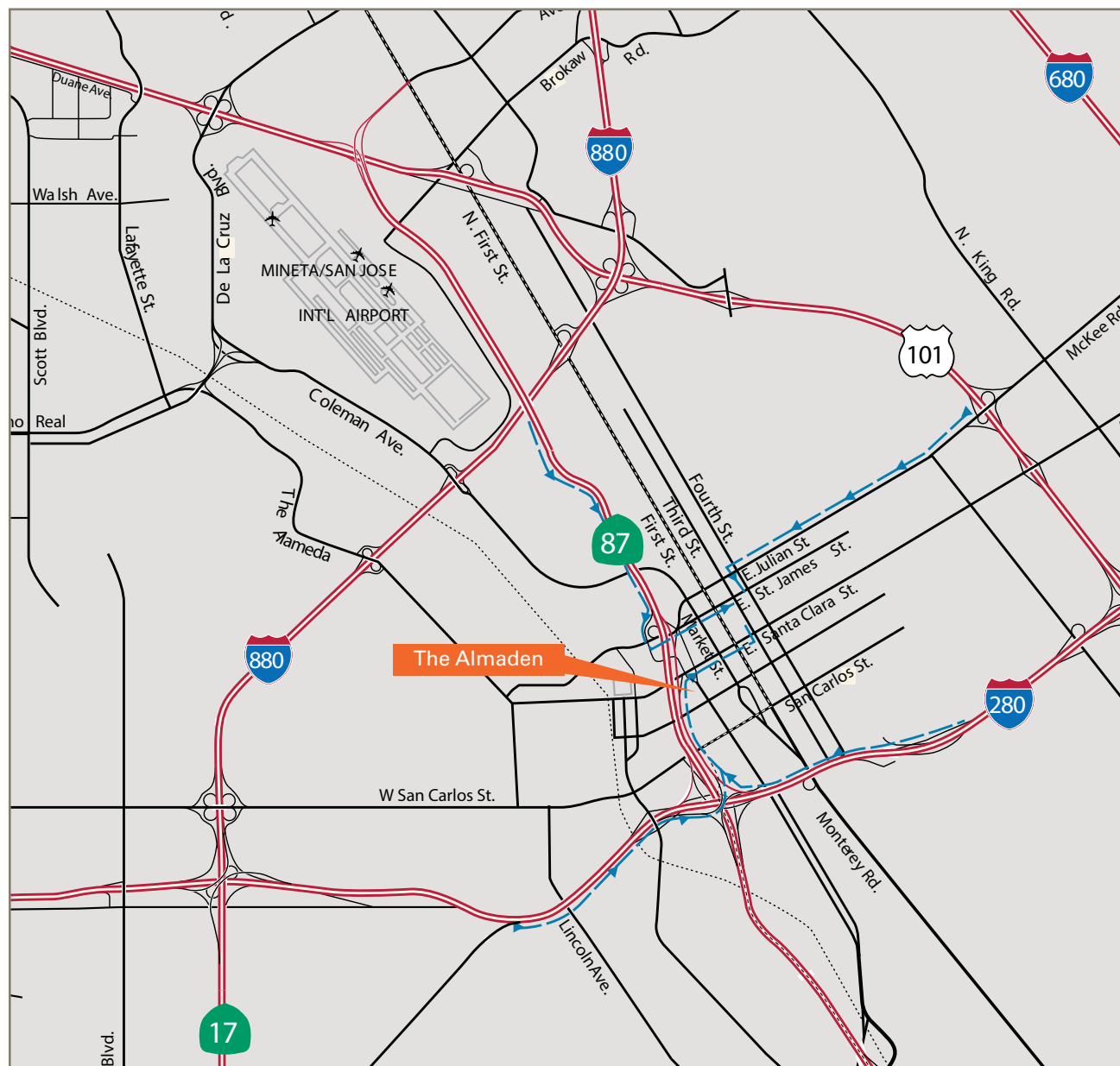
LIC #01308375

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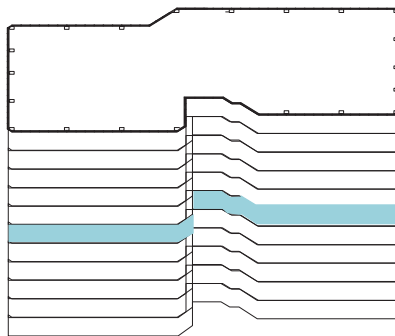
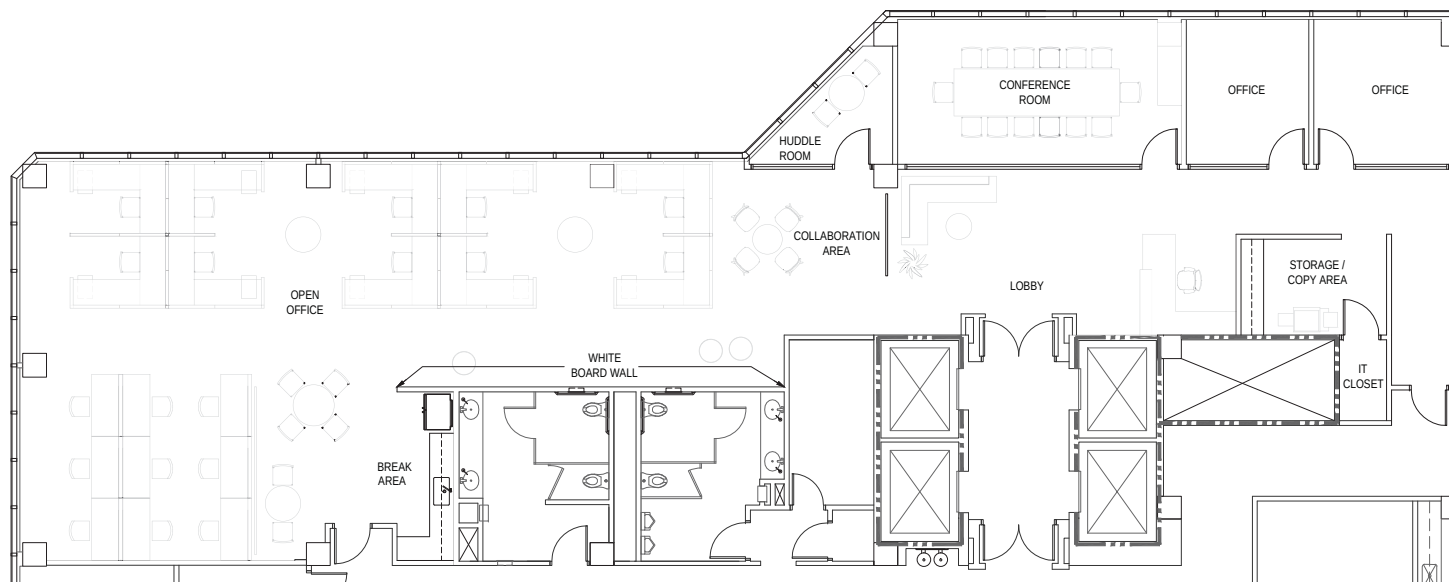
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1 Almaden Boulevard
Suite 650: ±4,059 sq. ft.
Hypothetical Layout



Brittain Cheney
brittain.cheney@cushwake.com
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LIC #01271132

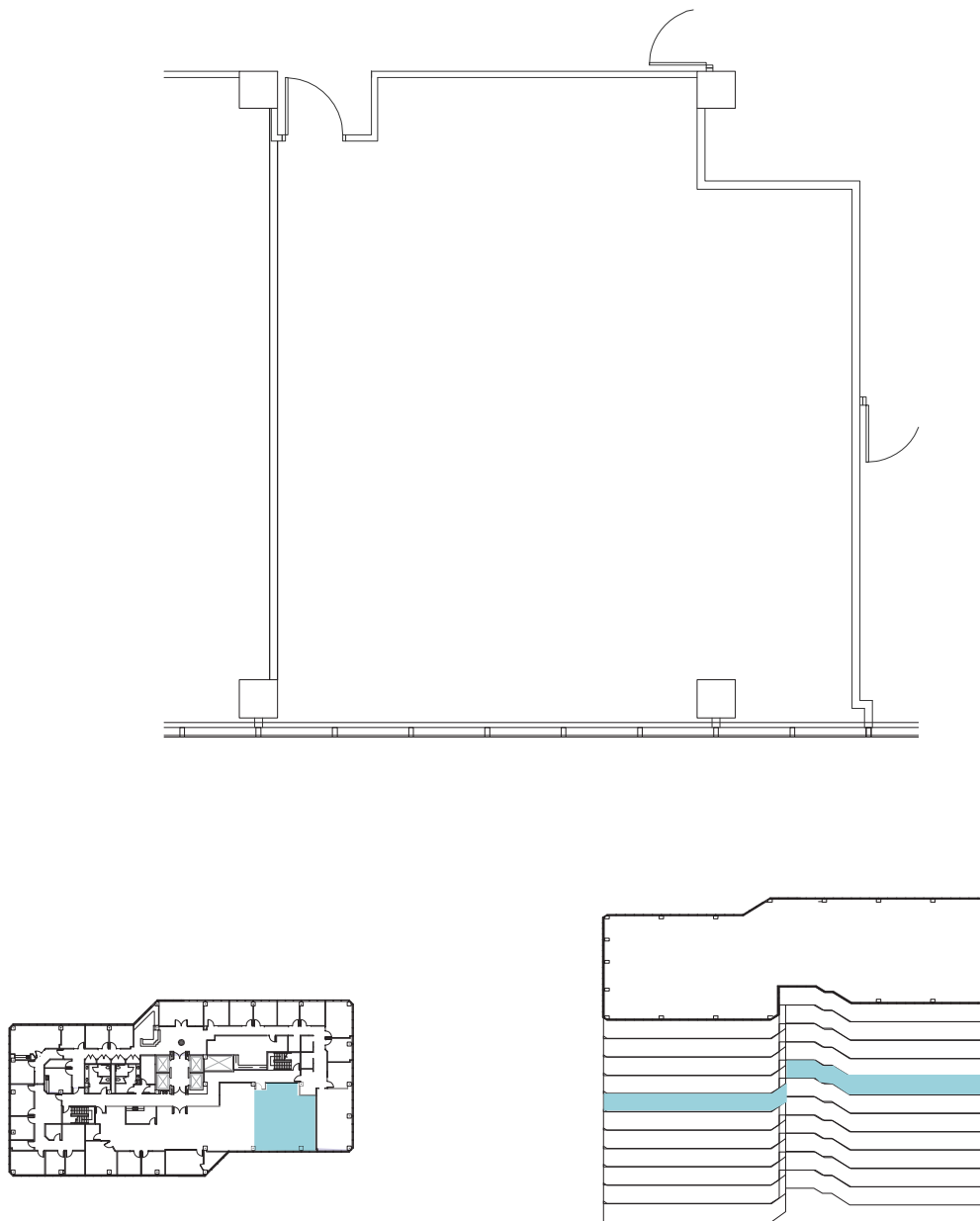
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LIC #01821117

1 Almaden Boulevard
Suite 715: $\pm 1,236$ sq. ft.



Brittain Cheney
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LIC #01271132

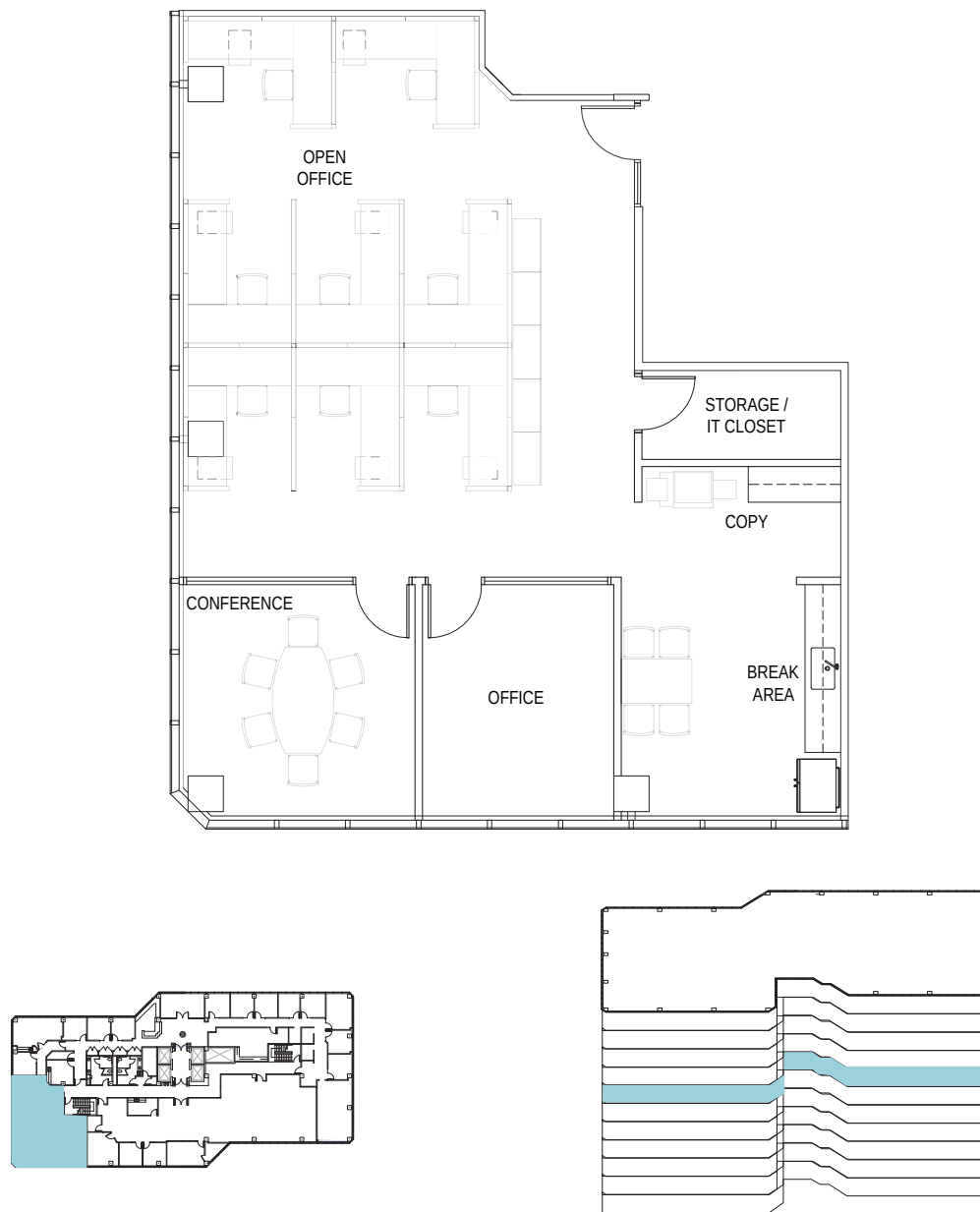
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T +1 408 615 3416
LIC #01308375

Kelly Yoder
kelly.yoder@cushwake.com
T +1 408 615 3427
LIC #01821117

1 Almaden Boulevard
Suite 750: ±1,726 sq. ft.
Hypothetical Layout



Brittain Cheney
brittain.cheney@cushwake.com
T +1 408 615 3402
LIC #01271132

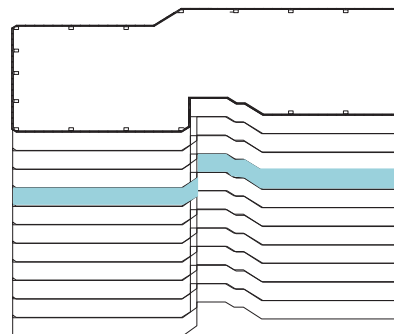
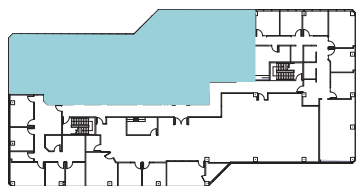
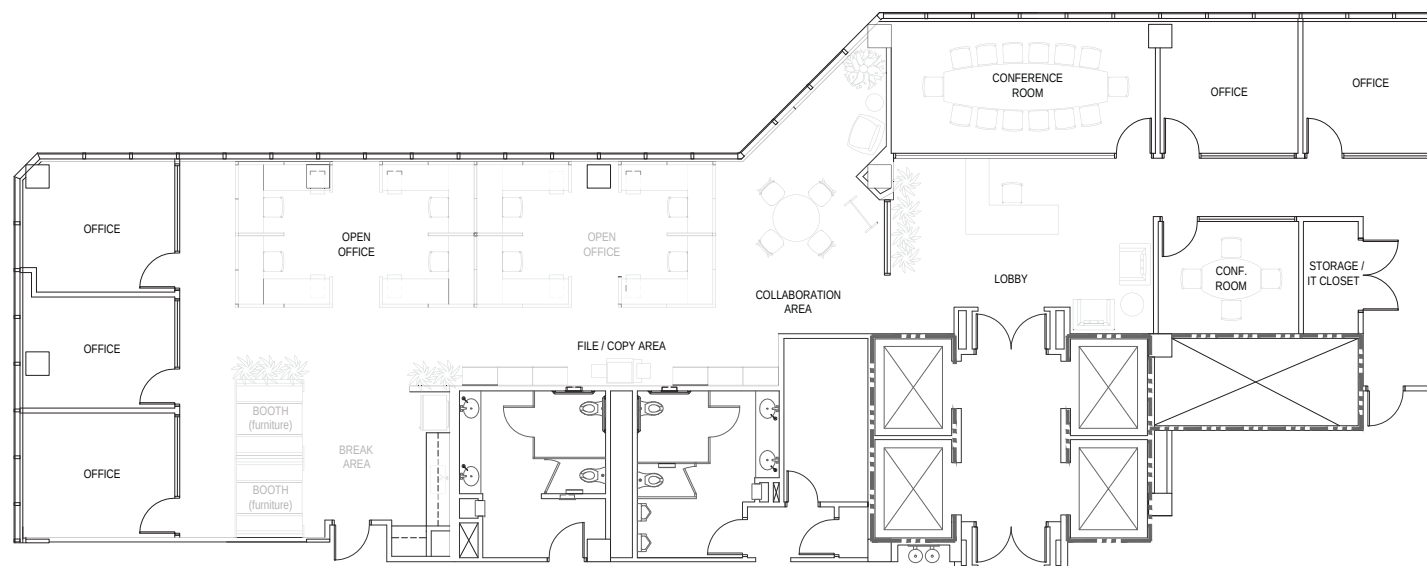
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1 Almaden Boulevard
Suite 800: ±4,025 sq. ft.
Hypothetical Layout



Brittain Cheney
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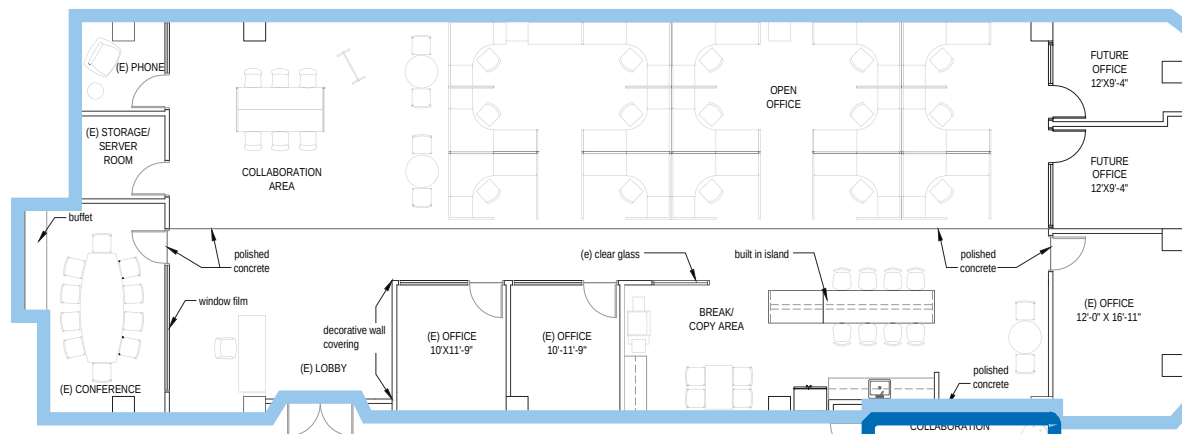
99 Almaden Boulevard

Suite 900 & 975: $\pm 1,831$, $\pm 4,801$ or $\pm 6,632$ sq. ft.

SUITE 900

$\pm 4,801$ SF

**MARKET
READY
COMPLETE!**

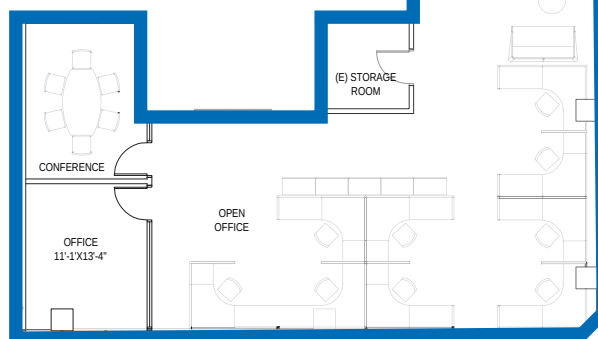


SUITE 900 & 975

$\pm 6,632$ SF

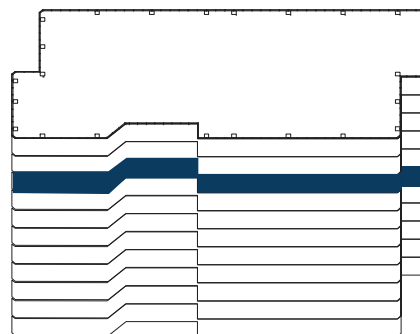
8' x 6' Standard Workstations:	24
Private Offices:	4
Future Private Offices:	2
Conference Rooms:	2
Phone Room:	1
Break/Copy Area:	1
Storage/Server Room:	1
Storage:	1

* Hypothetical Floor Plan; furniture not included



SUITE 975

$\pm 1,831$ SF



Brittain Cheney
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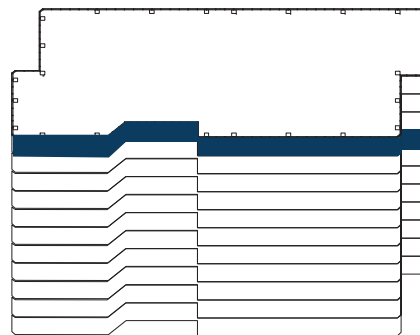
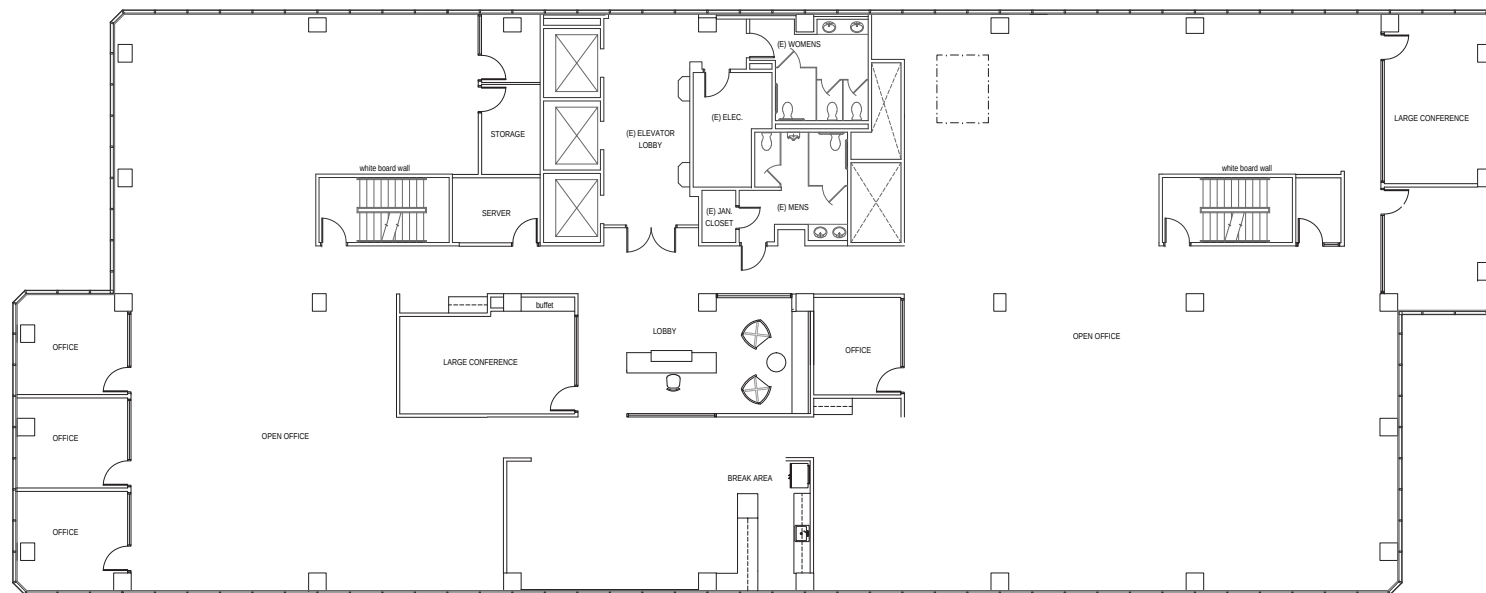
Kelly Yoder
kelly.yoder@cushwake.com
T +1 408 615 3427
LIC #01821117

EXISTING FLOOR PLAN

KBS

033117

99 Almaden Boulevard
Suite 1000: ±12,430 sq. ft.
Market Ready Near Completion!



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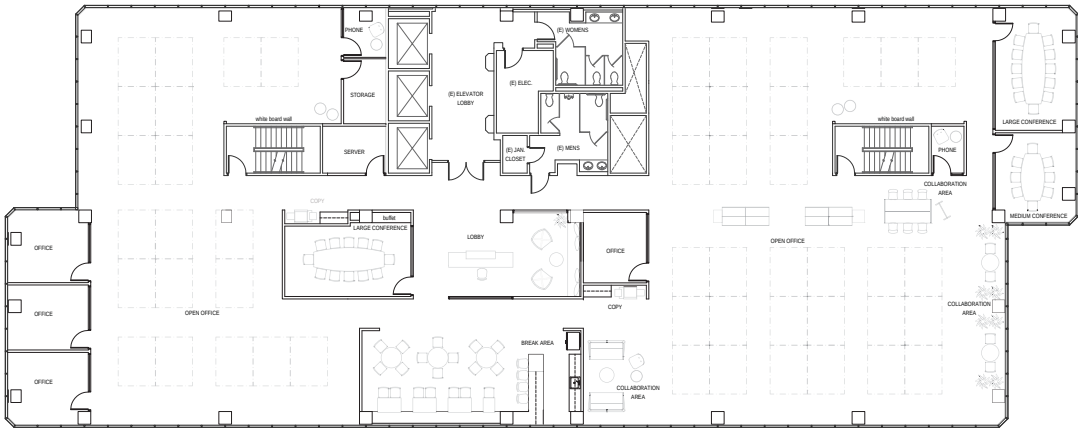
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99 Almaden Boulevard
Suite 1000: ±12,430 sq. ft.
Available Now

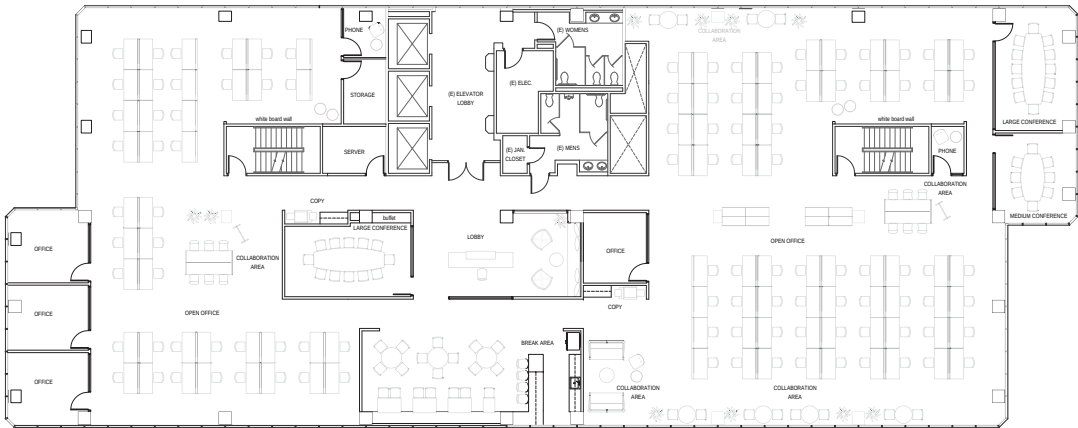
Hypothetical Option

Hypothetical Layout 1



8'x 6' Standard Workstations:	49
Offices:	4
Medium Conference Room:	1
Large Conference Rooms:	2
Phone Rooms:	2
Collaboration Areas:	3
Copy Areas:	2
Server Room:	1
Storage Room:	1

Hypothetical Layout 2



8'x 6' Standard Workstations:	104
Offices:	4
Medium Conference Room:	1
Large Conference Rooms:	2
Phone Rooms:	2
Collaboration Areas:	5
Copy Areas:	2
Server Room:	1
Storage Room:	1



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An aerial photograph of a modern office complex at dusk. The complex features several interconnected buildings with dark, reflective glass facades and horizontal bands of windows. The interior lights are on, creating a warm glow. The buildings are situated around a central green lawn with scattered trees and a paved walkway. In the background, a multi-lane highway runs horizontally, and a cityscape with various buildings and distant mountains is visible under a twilight sky. A semi-transparent white rectangular box is centered over the image, containing the text "THE ALMADEN".

THE ALMADEN