



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



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- 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 $13,140\pm$ 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



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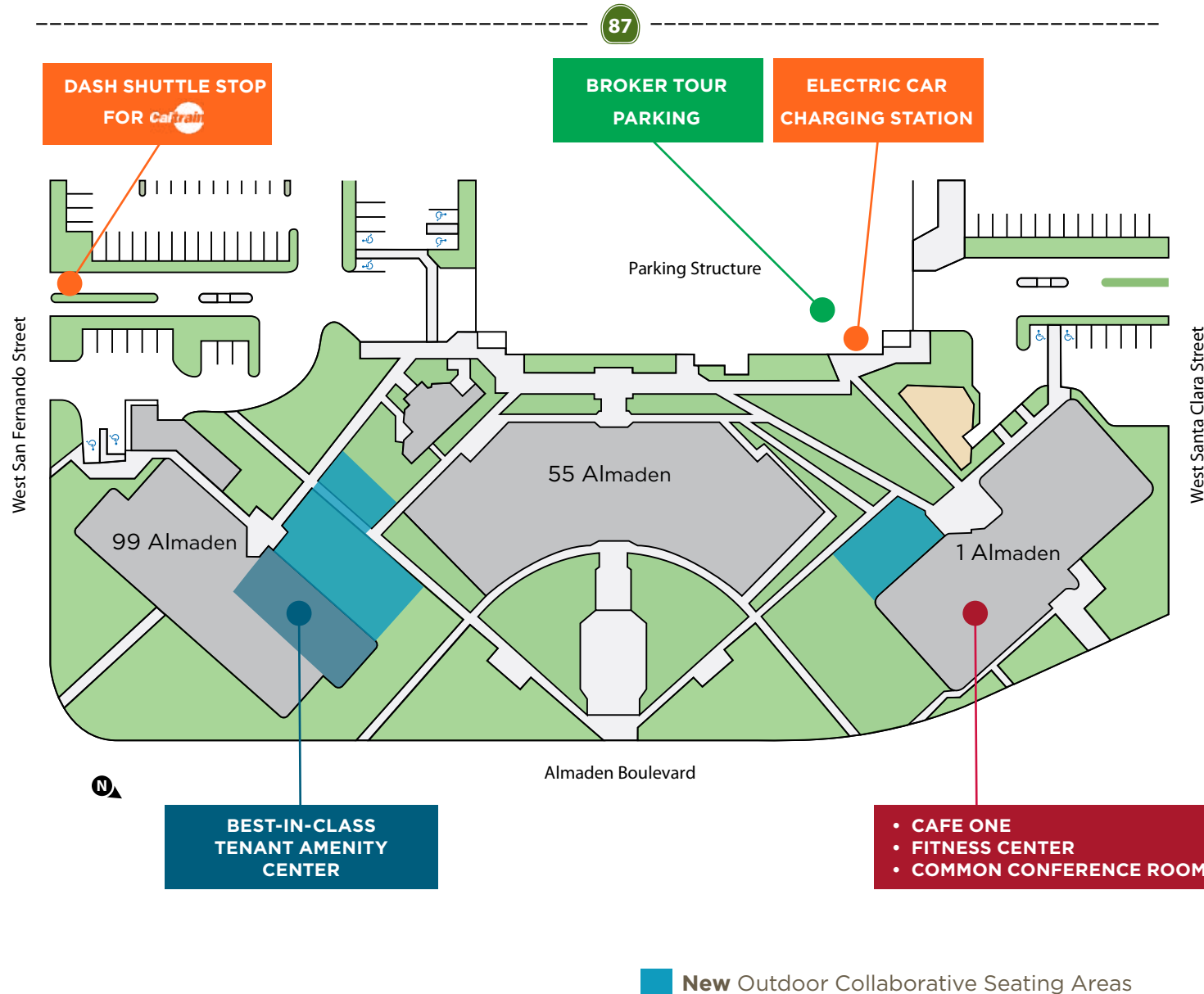
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SITE PLAN

KBS

120617

- 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 620*	2,999 SF	Available 5/31/18 or sooner
• Suite 630*	4,051 SF	Available 1/31/19 or sooner
• Suite 650*	4,059 SF	
• Suite 715	1,236 SF	Market Ready
• Suite 940*	2,716 SF	Available 4/1/18
• Suite 960*	7,821SF	Available 3/1/18
• Suite 1150	7,734 SF	Available 2/1/18

*Can be combined:

620 + 630: 7,050 SF

630 + 650: 8,110 SF

620 + 630 + 650: 11,109 SF

940 + 960: 10,537 SF



55 ALMADEN BOULEVARD

Fully Leased



99 ALMADEN BOULEVARD

Fully Leased



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Caltrain 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
 Mountain View to San Jose: 14 minutes

WALKING TIME = 12 MINUTES

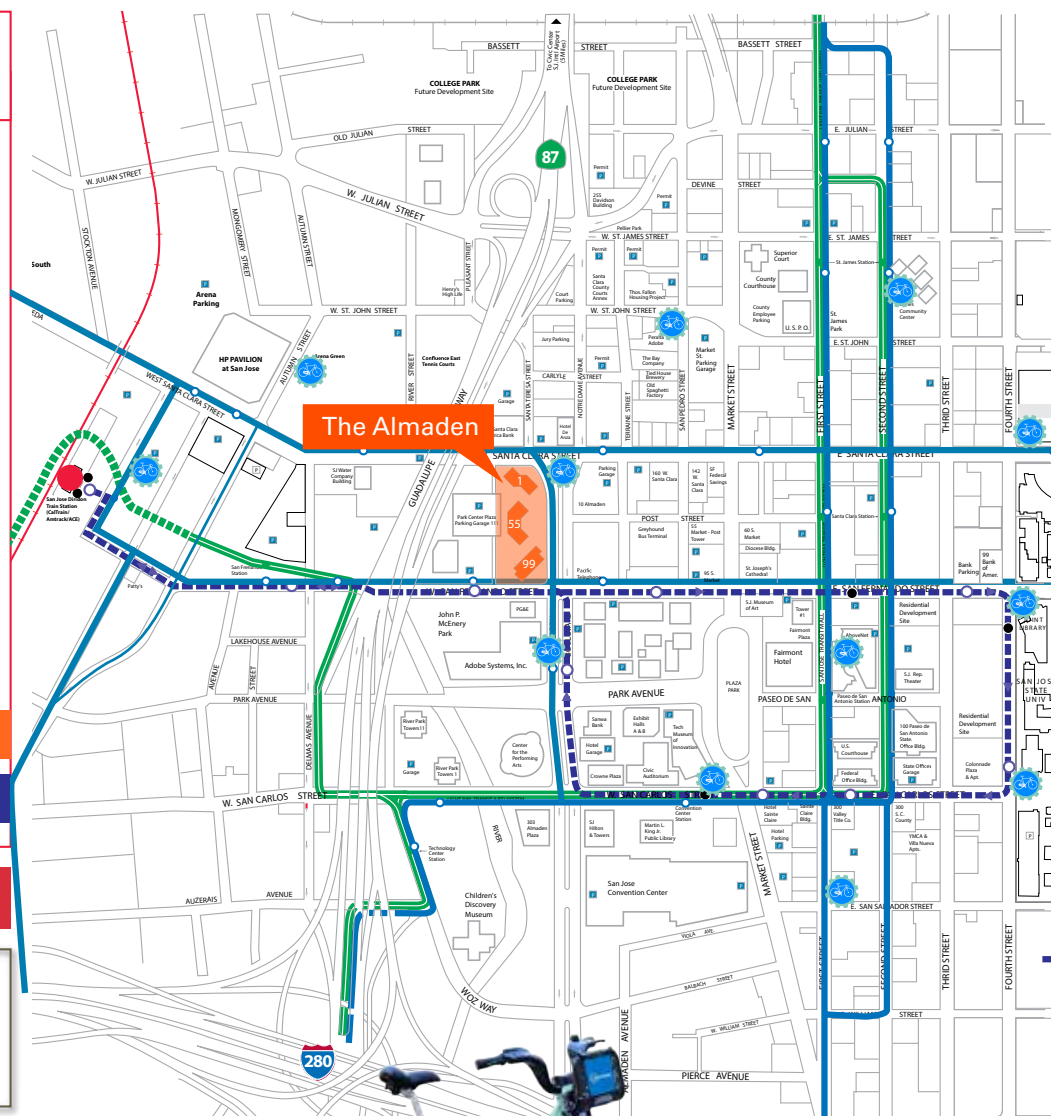
DASH SHUTTLE TIME = 7 MINUTES

43 Arrivals / Departures / Day

LEGEND

- Bus
- DASH
- Light Rail
- Caltrain
- Parking
- Bike Share

BAY AREA BikeShare / 14 Stations



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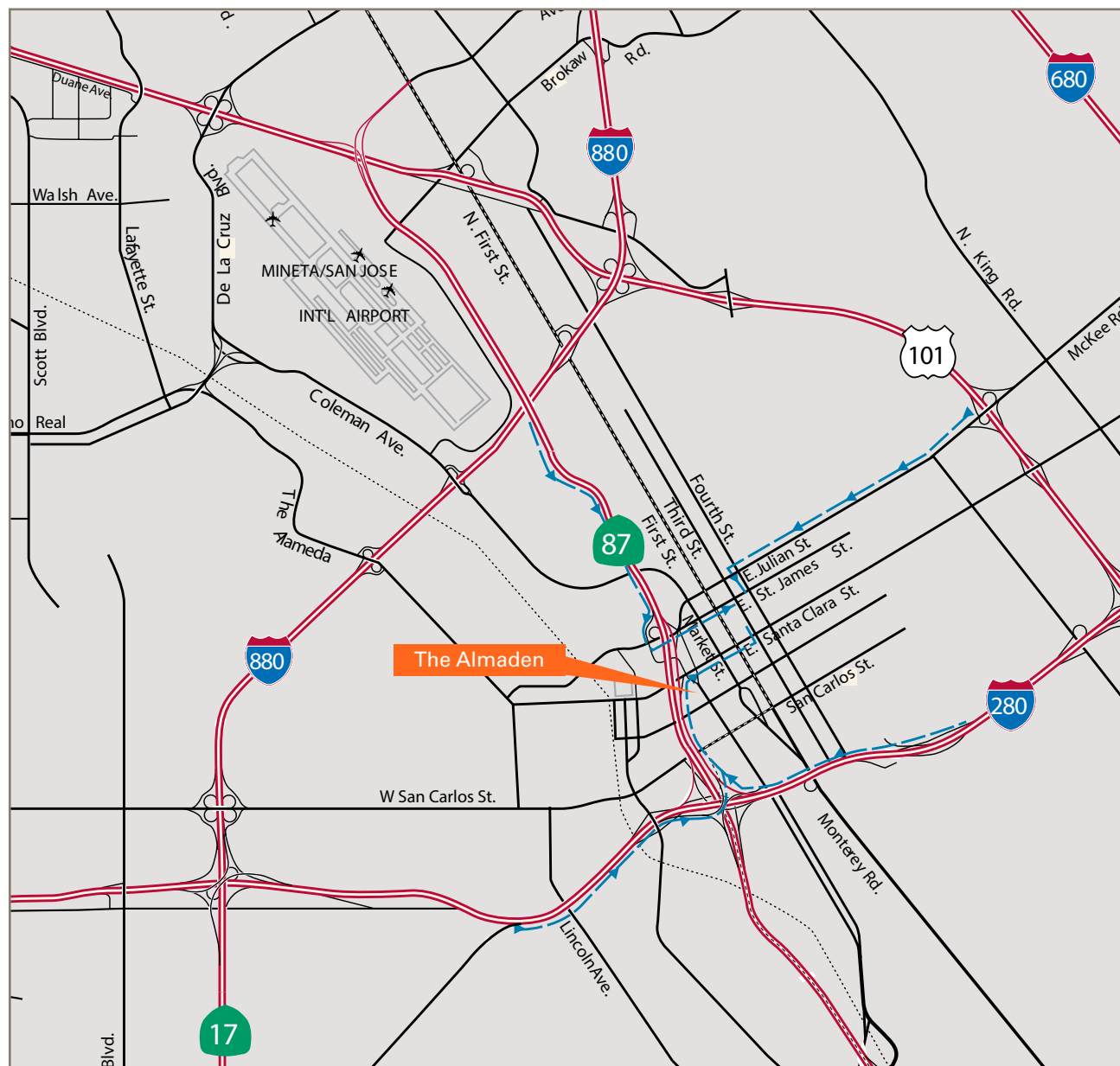
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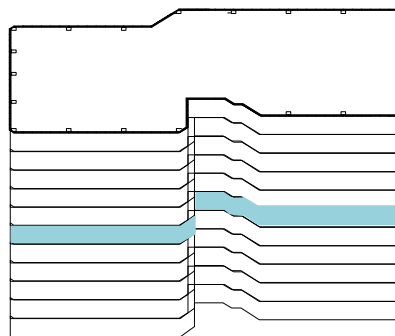
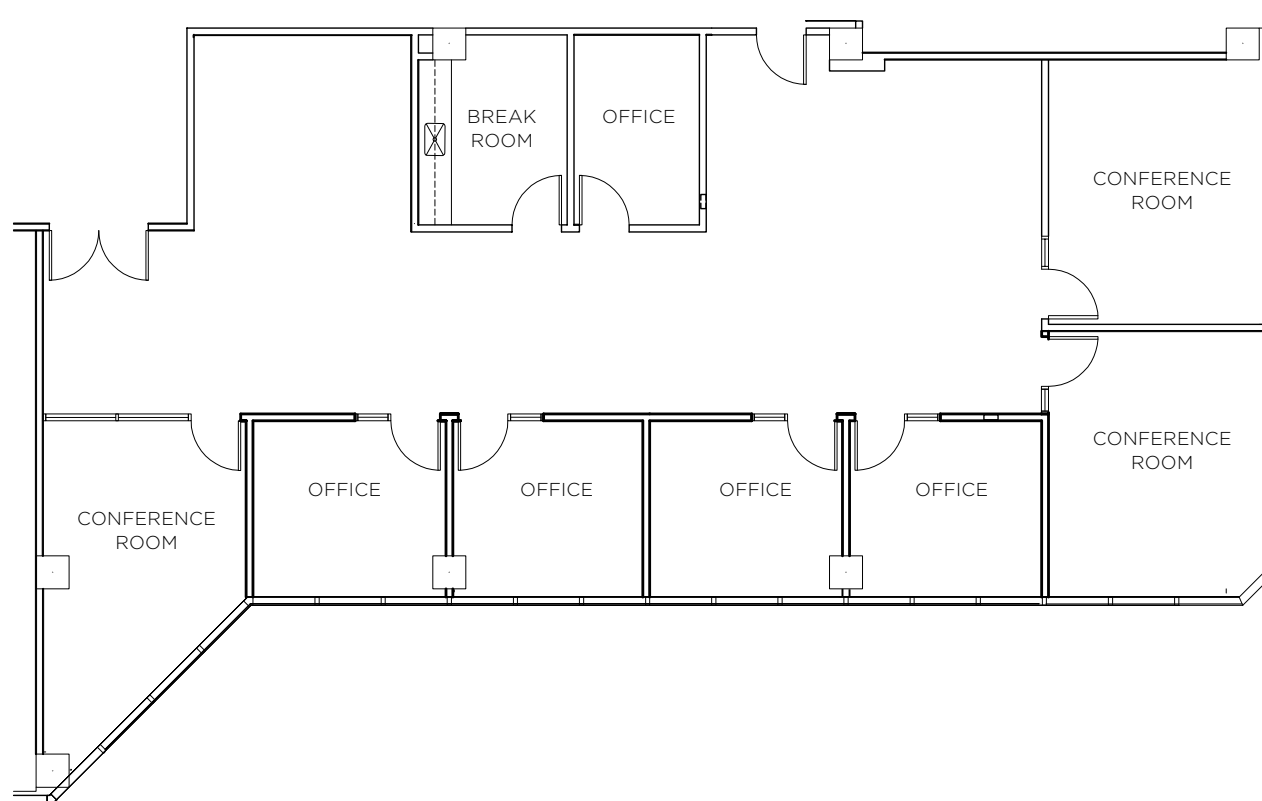
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1 Almaden Boulevard
Suite 620: ±2,999 sq. ft.

Existing Layout

Available 5/31/18 or Sooner



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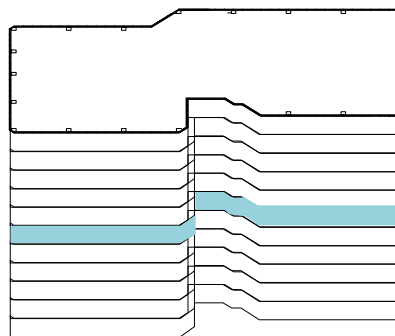
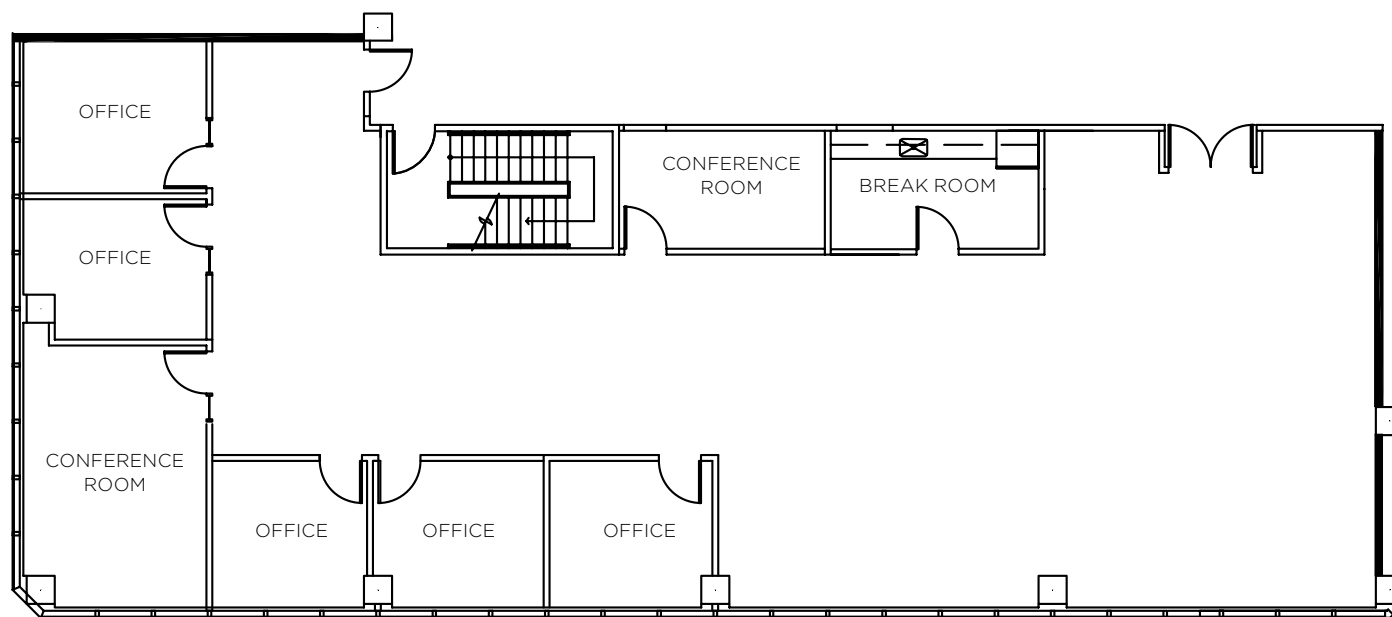
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1 Almaden Boulevard
Suite 630: ±4,051 sq. ft.
Existing Layout
Available Now



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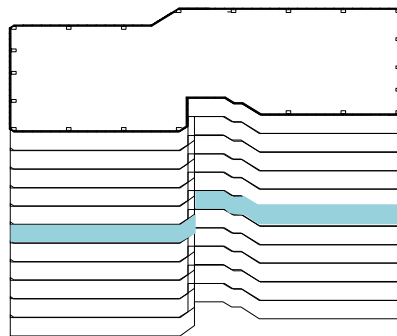
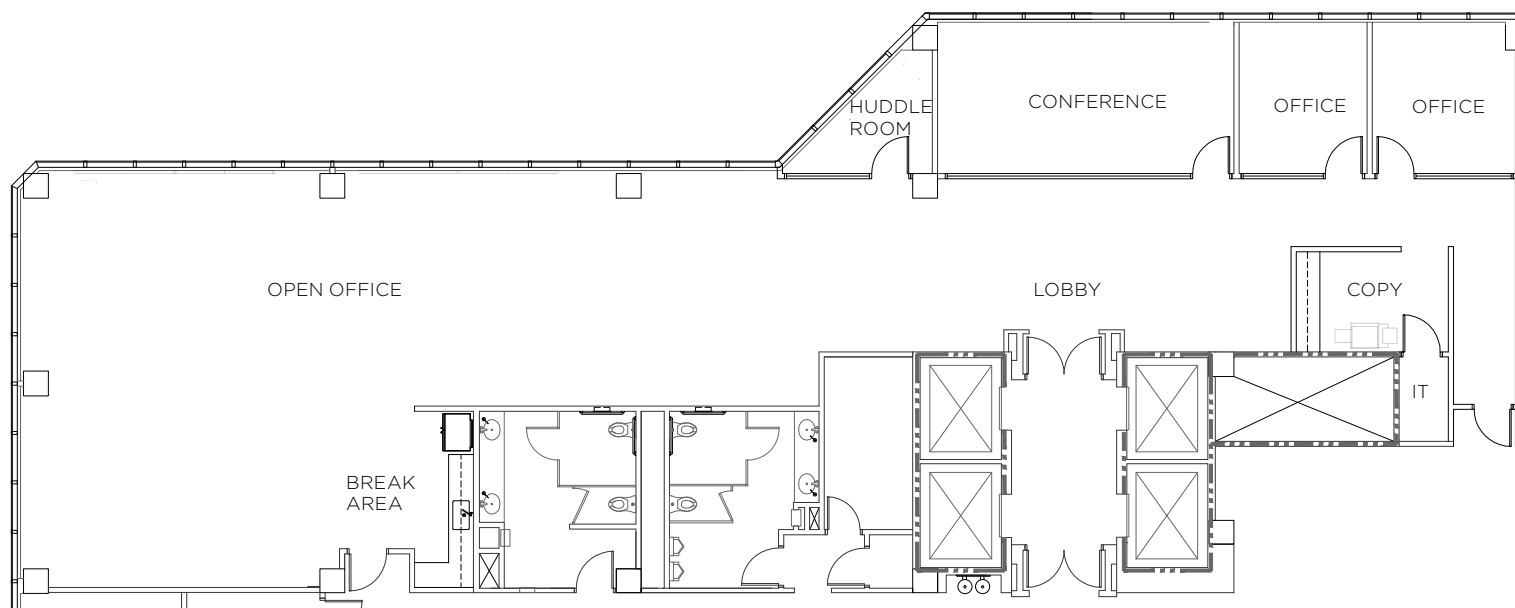
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1 Almaden Boulevard
Suite 650: ±4,059 sq. ft.
Existing Layout
Market Ready Complete



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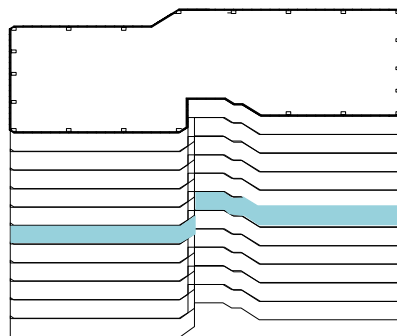
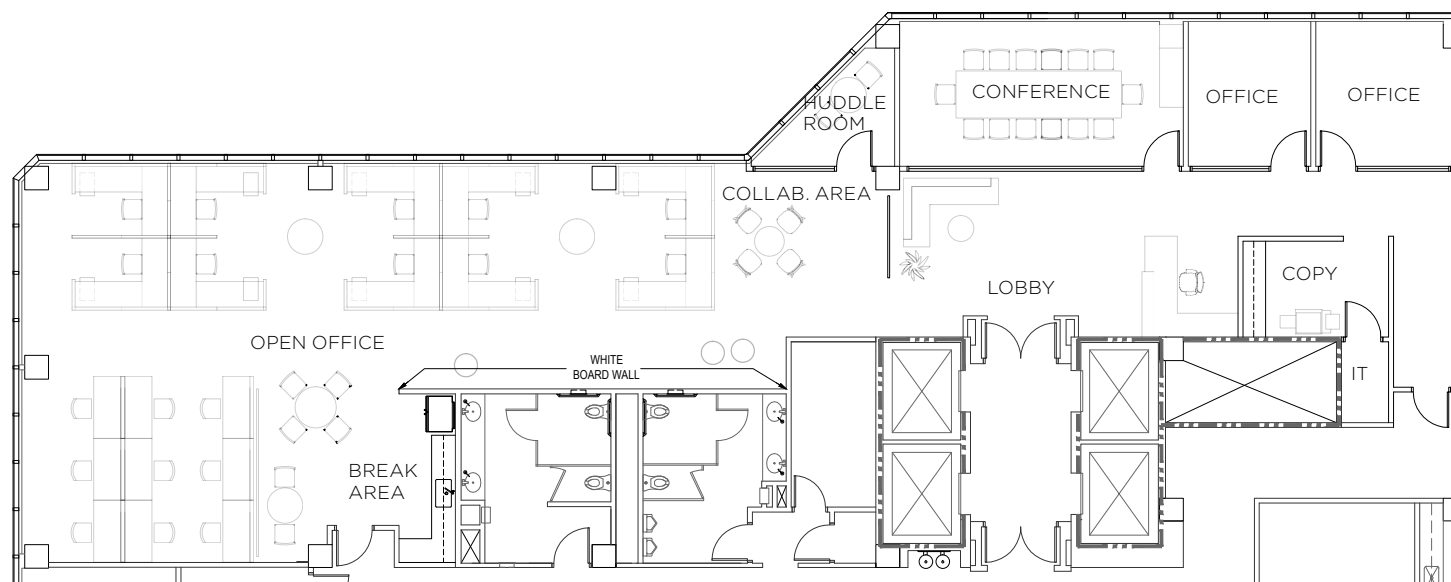
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1 Almaden Boulevard
Suite 650: ±4,059 sq. ft.
Hypothetical Layout
Market Ready



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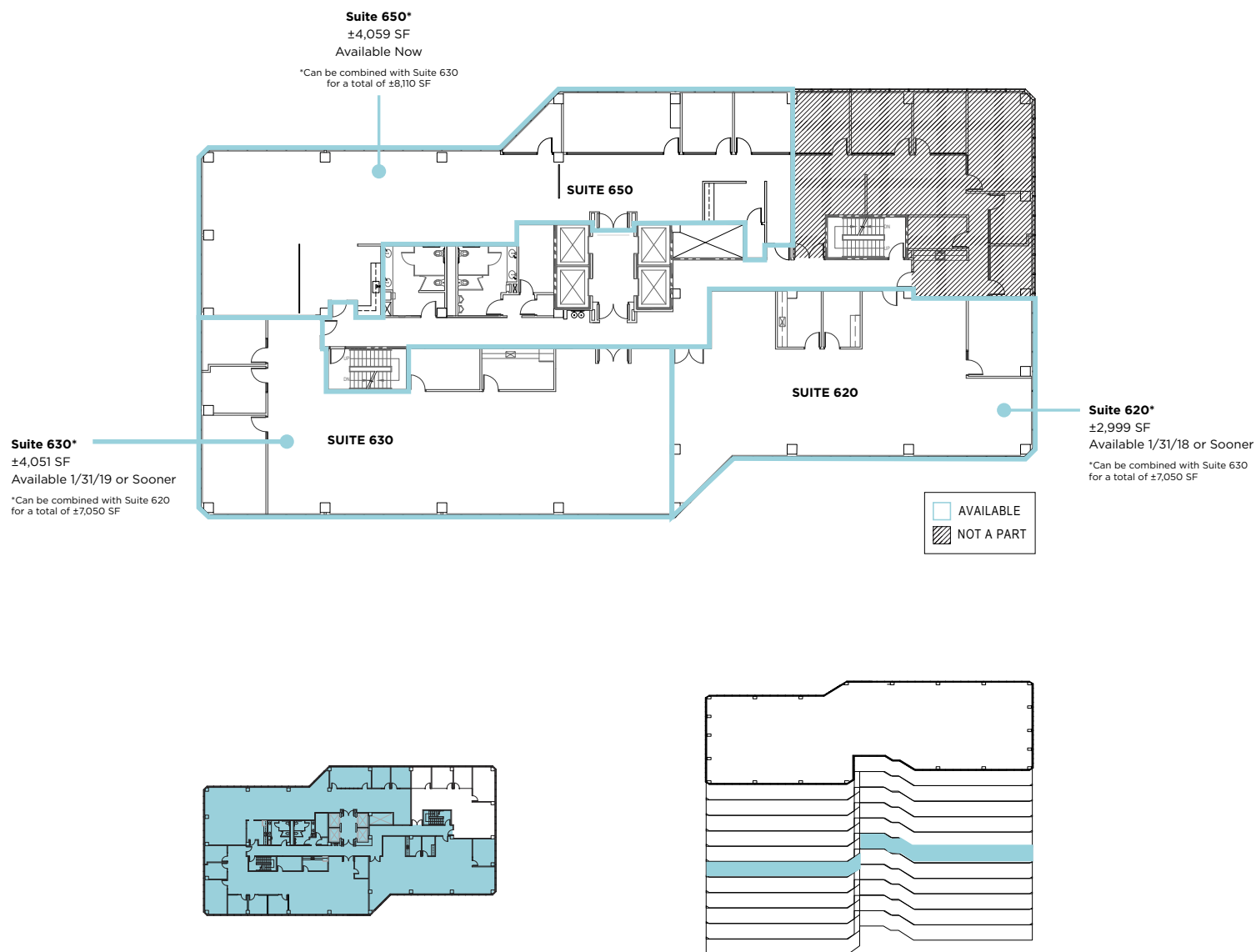
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1 Almaden Boulevard

Suites 620, 630 & 650: $\pm 11,109$ sq. ft.**Existing Layout**
Available Now

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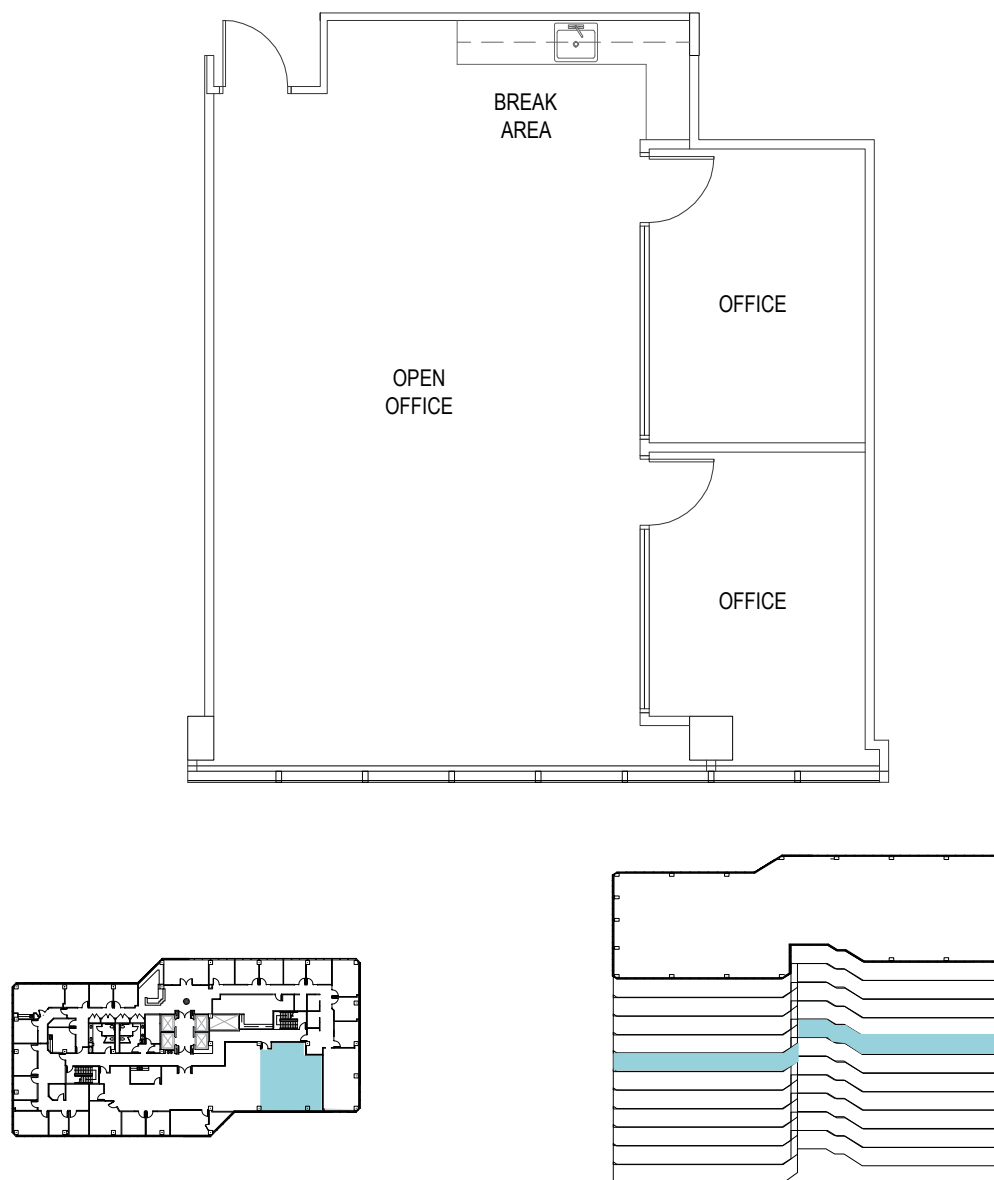
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1 Almaden Boulevard
Suite 715: ±1,236 sq. ft.
Existing Layout
Market Ready Complete



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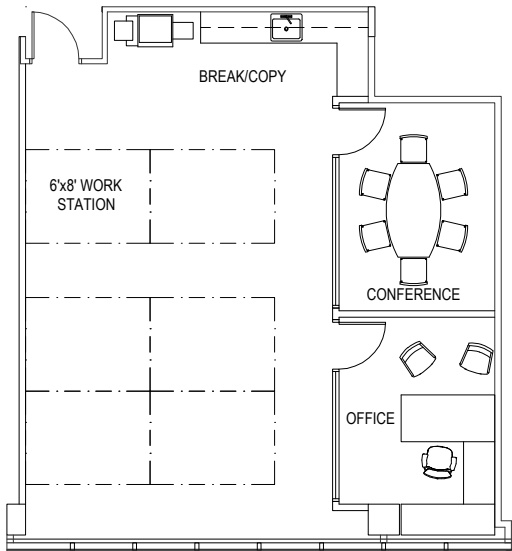
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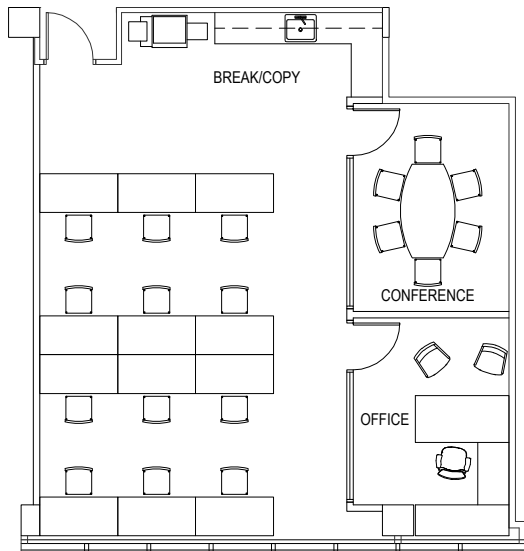
1 Almaden Boulevard
Suite 715: ±1,236 sq. ft.
Hypothetical Layout

Hypothetical Layout 1



8'x 6' Standard Workstations:	6
Offices:	1
Conference Room:	1
Break/Copy Area:	1

Hypothetical Layout 2



30" x 60" Bench Style Workstations:	12
Offices:	1
Conference Room:	1
Break/Copy Area:	1



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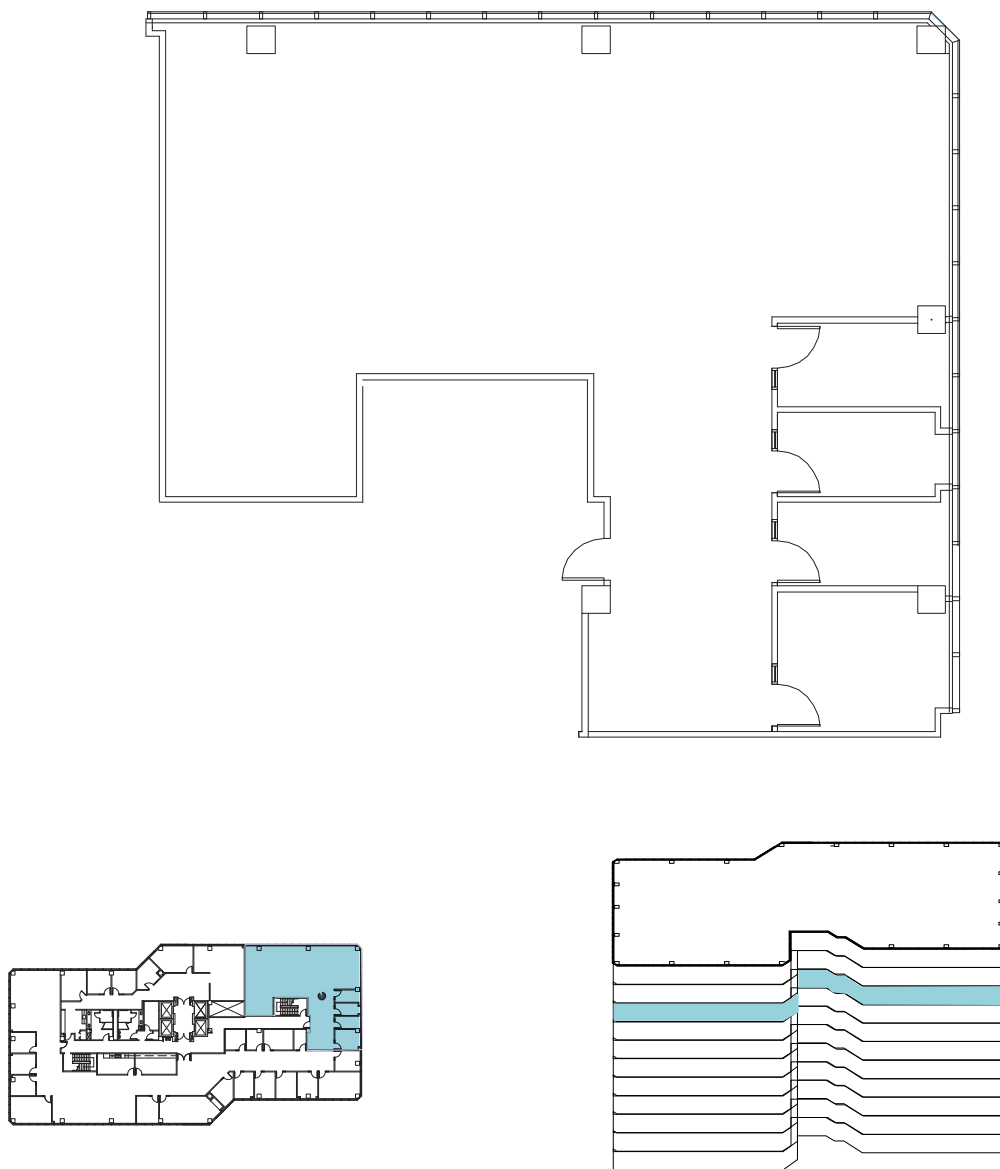
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1 Almaden Boulevard
Suite 940: ±2,716 sq. ft.
Existing Layout
Available 3/31/18



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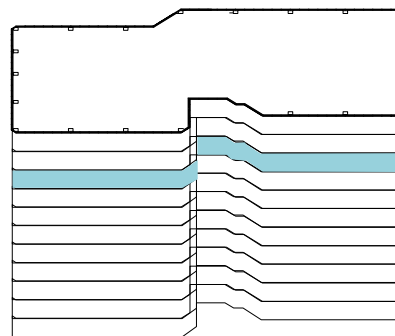
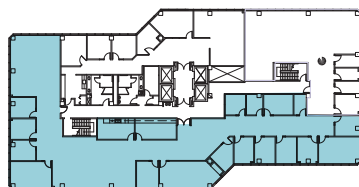
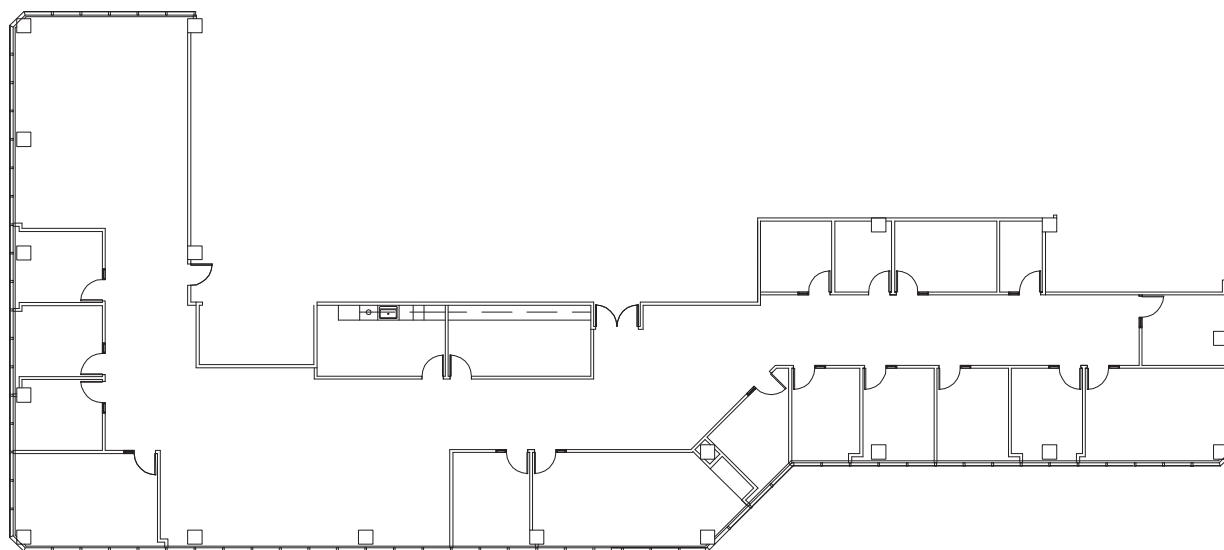
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1 Almaden Boulevard
Suite 960: ±7,821 sq. ft.

Existing Layout

Available 3/1/18



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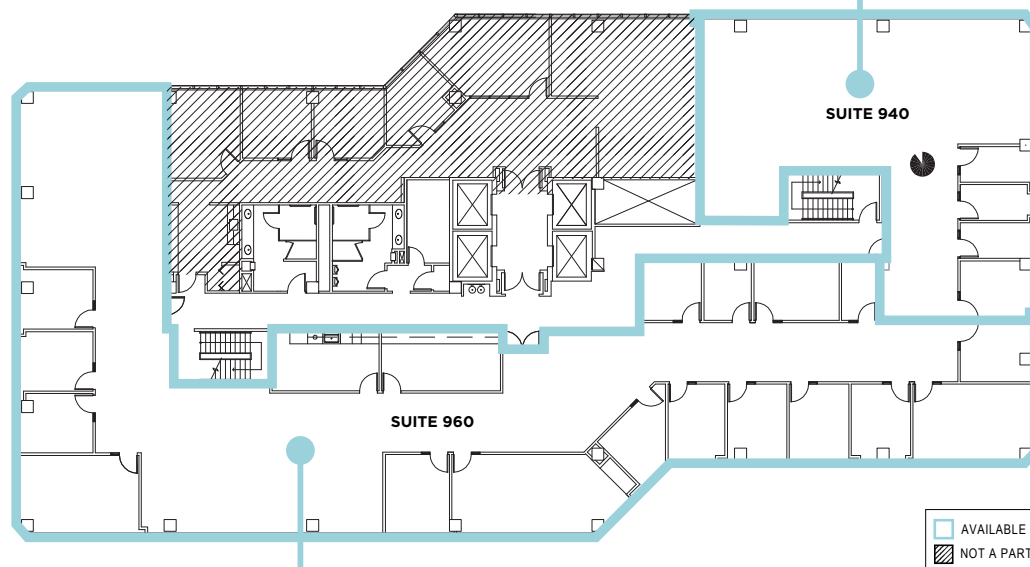
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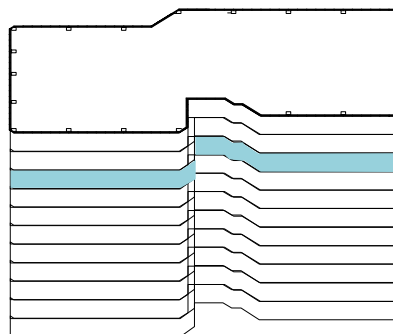
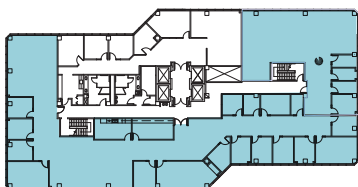
1 Almaden Boulevard

Suite 940 & 960: $\pm 10,537$ sq. ft.**Existing Layout****Available 3/31/18****Suite 940*** $\pm 2,716$ SF

Available 3/31/18

*Can be combined with Suite 960
for a total of $\pm 10,537$ SF**Suite 960*** $\pm 7,821$ SF

Available 3/1/18

*Can be combined with Suite 940
for a total of $\pm 10,537$ SF**Brittain Cheney**
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1 Almaden Boulevard
Suite 1150: ±7,734 sq. ft.
Existing Layout



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An aerial photograph of a modern office building complex at dusk. The buildings have dark facades and many windows are illuminated from within, creating a warm glow. The complex is surrounded by green lawns, trees, and a multi-lane road in the foreground. In the background, a cityscape and distant mountains are visible under a twilight sky.

THE ALMADEN