



N. Almaden

CLASS A OFFICE FOR LEASE

±4,073 SQUARE FEET



NEWMARK

GERI WONG, CCIM / 408.987.4134 / [gwong@ngkf.com](mailto:gwong@ngkf.com) / CA RE LIC #01142432

±4,073  
SF CLASS A OFFICE

JUST STEPS AWAY FROM LITTLE ITALY



- Up to 10 on-site parking spaces available during business hours
- Walk to Caltrain
- Building signage available
- Open floor plan with 1 conference room, kitchen area and 4 private offices
- Easy access to 280, 87 and 101 freeways
- Located in Little Italy next to numerous restaurants
- 4 minute walk to San Pedro Square Market and SAP Sharks Arena
- Approximately 1/2 mile to Caltrain Diridon Station



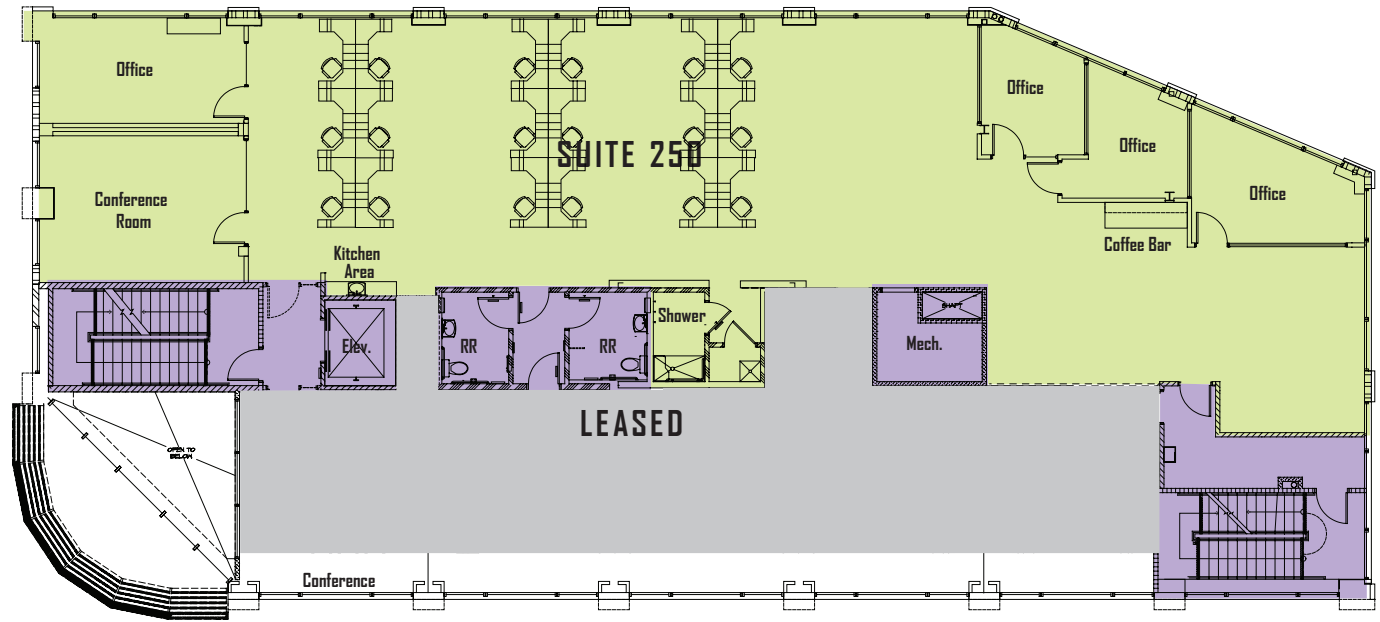
FOR LEASE 200 N. ALMADEN

NEWMARK

# SUITE 250



- 4 private offices
- 1 conference room
- Open area for cubes
- Kitchen area
- Dedicated shower
- Elevator served
- Cubicles depicted are for illustration purposes only
- Coffee Bar



## HIGHLIGHTS

Onsite, Secure  
Parking



Easy Highway  
Access



Walk to  
SAP Center



Building  
Signage



Walk to  
Diridon Station



Walk to Downtown  
San Jose



Little Italy  
District



Over 200+ dining  
options in Downtown

# Suite 250







## RESTAURANTS

1. Subway
2. Pho Y
3. Mudai Restaurant
4. iJava Café
5. El Grullense
6. Patty's Inn
7. Poor House Bistro
8. Paolo's Restaurant
9. Bluefin Sushi
10. Zapata's
11. Henry's World Famous Hi-Life
12. Piazza Piccola Italia
13. Paesano Ristorante Italiano
14. Teske's Germania
15. The Old Spaghetti Factory
16. Sonoma Chicken Coop
17. Britannia Arms
18. Amici's
19. La Pastaia
20. Da Phuc
21. Carl's Jr
22. Loft Bar & Bistro
23. Café Too
24. Tengu
25. Morton's Steakhouse
26. Starbucks
27. Café Stritch
28. Bo Town
29. Kukar's House of Pizza
30. Iguanas
31. La Victoria Taqueria
32. Vyne Bistro
33. Gordon Biersch
34. Flames Eatery & Bar
35. Peanuts Deluxe Café
36. Lee's Sandwiches
37. Taqueria San Jose
38. Toffo Com Chay
39. Vegetarian House
40. TK Noodle Inc
41. Dakao Restaurant
42. Emile's
43. Arcadia
44. Starbucks
45. Il Fornaio
46. Subway
47. Starbucks
48. Affinity
49. Original Joe's
50. Philz Coffee
51. Jack in the Box
52. Mezcal
53. Pizza Chicago
54. 4th St Pizza

## SERVICES

55. Ike's Love & Sandwiches
  56. New Tung Kee Noodle House
  57. La Penita Restaurant
  58. SP2 Communal Bar + Restaurant
  59. San Pedro Square Bistro & Wine
  60. Nick the Greek
  61. La Victoria Taqueria
  62. The Farmers Union
  63. Erik's DeliCafe
  64. Café Eden
  65. Angelou's Mexican Grill
  66. Uncle Bernie's Chicken & Fish
  67. Muchos!
  68. Seven Seas Sushi
  69. El Agave Mexican Grill
  70. Chacho's Restaurant
  71. Fahrenheit Restaurant & Lounge
  72. Inca Gardens Peruvian Catering
  73. Pizza My Heart
  74. Palermo Ristorante Italiano
  75. SA By Thai Cuisine
  76. Café Pomegranate
  77. Hoi An Bistro
  78. Nick's Pizza & Italian Restaurant
  79. Com Ga Nam An Restaurant
  80. Punjab Café
  81. Hawaiian Drive Inn
  82. Taurinus Brazilian Steak House
1. City Auto Care Gas
  2. Chevron
  3. Bank of America
  4. Wells Fargo Bank
  5. Golden 1 Credit Union
  6. Heritage Bank of Commerce
  7. Union Bank
  8. Bridge Bank
  9. City National Bank
  10. Comerica Bank
  11. CitiBank
  12. Bank of the West
  13. Bank of America
  14. Meriwest Credit Union
  15. Fremont Bank
  16. Whole Foods Market
  17. Delmas Market
  18. 7-Eleven
  19. Grocery Outlet
  20. 7-Eleven
  21. Safeway
  22. The Studio Climbing
  23. ClackFit
  24. ThirdSpace Fitness

## SHOPPING CENTERS

1. **San Jose Market Center**  
Target, Marshalls, Cost Plus World Market, Michaels, L&L Hawaiian Barbecue, Wingstop, BJ's Restaurant, Chili's, Panda Express, Smashburger, Una Mas, The Pasta Market, PetSmart, Office Depot, T-Mobile, Chase Bank, Tutti Frutti, Mattress Firm, Sweet Tomatoes, Blue Mango, Trader Joe's, Carl's Jr., El Pollo Loco, Jamba Juice, Subway, Starbucks, GNC, Panera Bread
2. **San Pedro Square Market**  
Little Chef Counter, Vino Vino, Pizza Bocca Lupo, Bellano Coffee, Robee's Falafel, CaliDog, Treatbot, Blush Raw Bar & Lounge, On A Roll, Loteria Taco Bar, Pasta Fresca, Phonomenal, Chocaroo, Konjoe Burger Bar, Arepa Swing, Spuds Potato Bar
3. **Pavilion At San Jose**  
Tandoori Oven, Subway, Pita Pit, Whispers Cafe, Baja Fresh, Johnny Rockets, Asian Gourmet Express, Thirst Tea, Fitness Evolution
4. **SoFA Market**  
Vero's Coffee Bar, The Fountainhead, Pizzetta 408, Habana Cuba, Vitamina Juices & Blends, Vietnoms

## HOTELS

1. City Center Motel
2. Town House Motel
3. Ramada San Jose Downtown
4. America Suite
5. The Sainte Claire
6. San Jose Marriott
7. Hilton San Jose
8. Hyatt Place
9. Four Points by Sheraton
10. The Fairmont San Jose
11. Hotel De Anza
12. Hotel Web
13. America Suite

SUITE 250



SAP center  
at san jose

Caltrain

Diridon Station

200  
N. Almaden

87

FOR LEASE 200 N. ALMADEN

NEWMARK



GERI WONG, CCIM  
408.987.4134  
gwong@ngkf.com  
CA RE LIC #01142432

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 19-0679 / 11/20

**Newmark / 3055 Olin Avenue, Suite 2200 / San Jose, CA 95128**