

TEN | ALMADEN

Class "A" Office Building | Total ±311,482 SF



VIRTUAL SLIDESHOW
AVAILABILITY UPDATE



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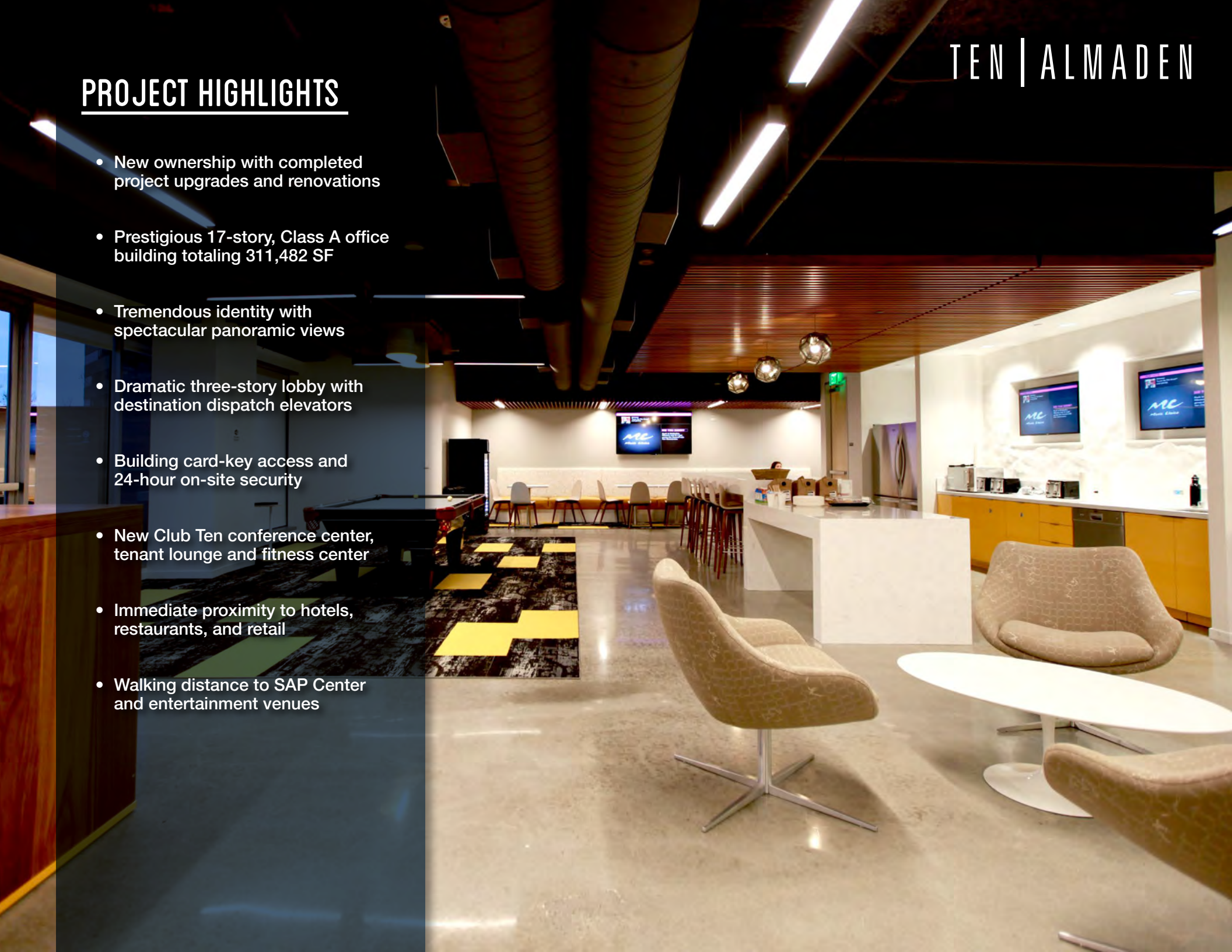
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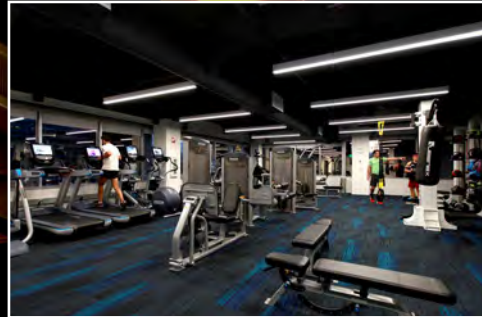
PROJECT HIGHLIGHTS

- New ownership with completed project upgrades and renovations
- Prestigious 17-story, Class A office building totaling 311,482 SF
- Tremendous identity with spectacular panoramic views
- Dramatic three-story lobby with destination dispatch elevators
- Building card-key access and 24-hour on-site security
- New Club Ten conference center, tenant lounge and fitness center
- Immediate proximity to hotels, restaurants, and retail
- Walking distance to SAP Center and entertainment venues



CLUB TEN AMENITY CENTER

- New state-of-the-art amenity center completed in 2016
- Expansive tenant lounge, training center, and fitness center
- Energized indoor/outdoor high-image tenant lounge
- Flexible format conference and training center
- High-end fitness center with showers and lockers
- Club Ten complimentary high-speed wi-fi service
- Billiards table, putting green, BBQ grill, soft seating etc.
- Exclusive card-key access to all amenity center areas



TEN ALMADEN

Suite 150

8,588± sf

Suite 900

01/20

14,490± sf

TEN | ALMADEN

HOTEL
DE ANZA



UPDATED DECEMBER 2019



Coleman Avenue

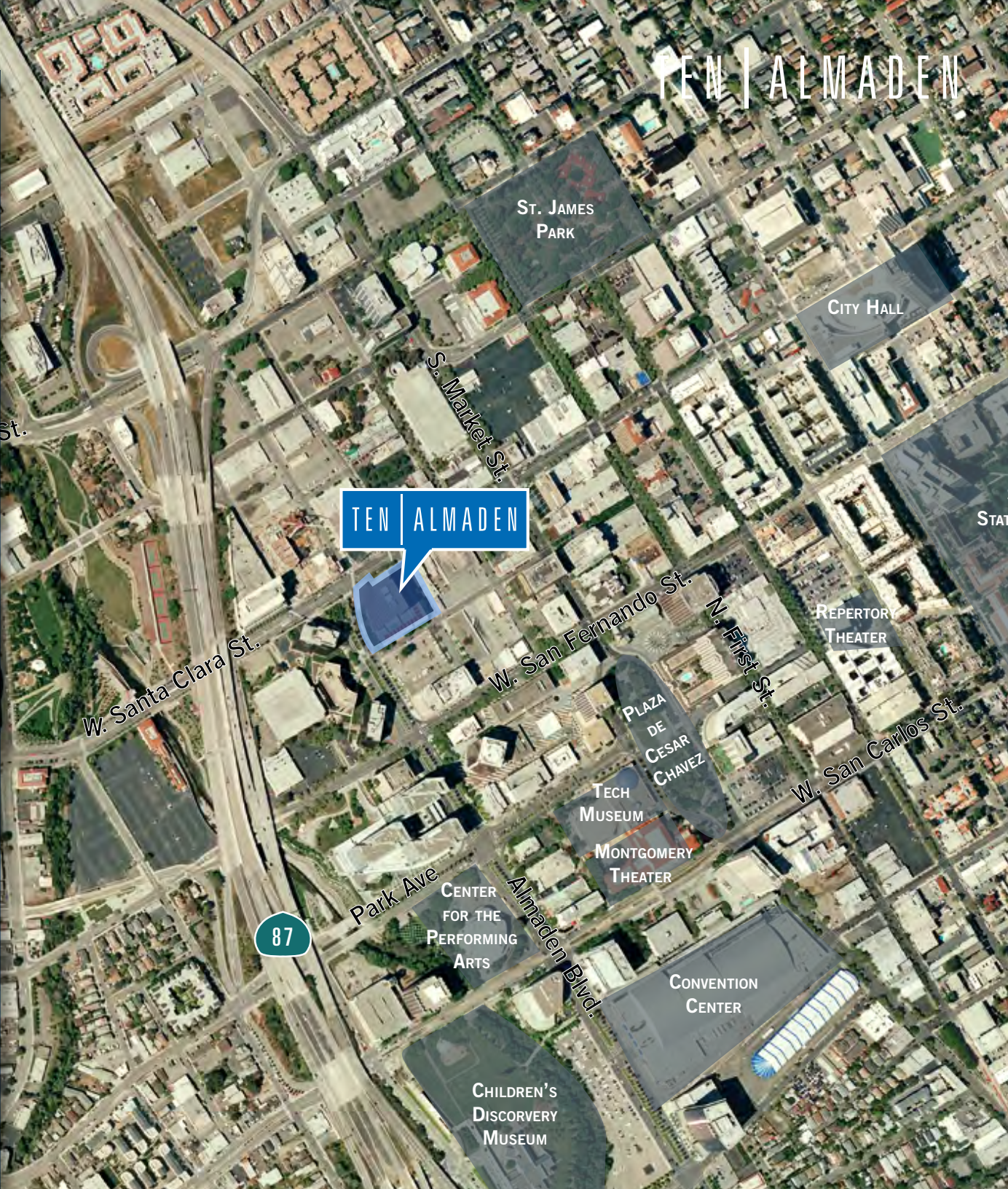
LOCATION

SAN JOSE MARKET CENTER



- Excellent access to Interstate 280/680 and Highway 87
- Walking distance to Diridon Station providing Caltrain and light rail
- Abundant options for high density urban living
- 2.5/1,000 parking ratio with four-story attached parking garage

SAN JOSE DIRIDON STATION



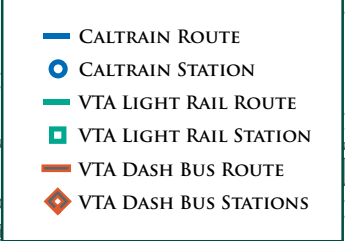
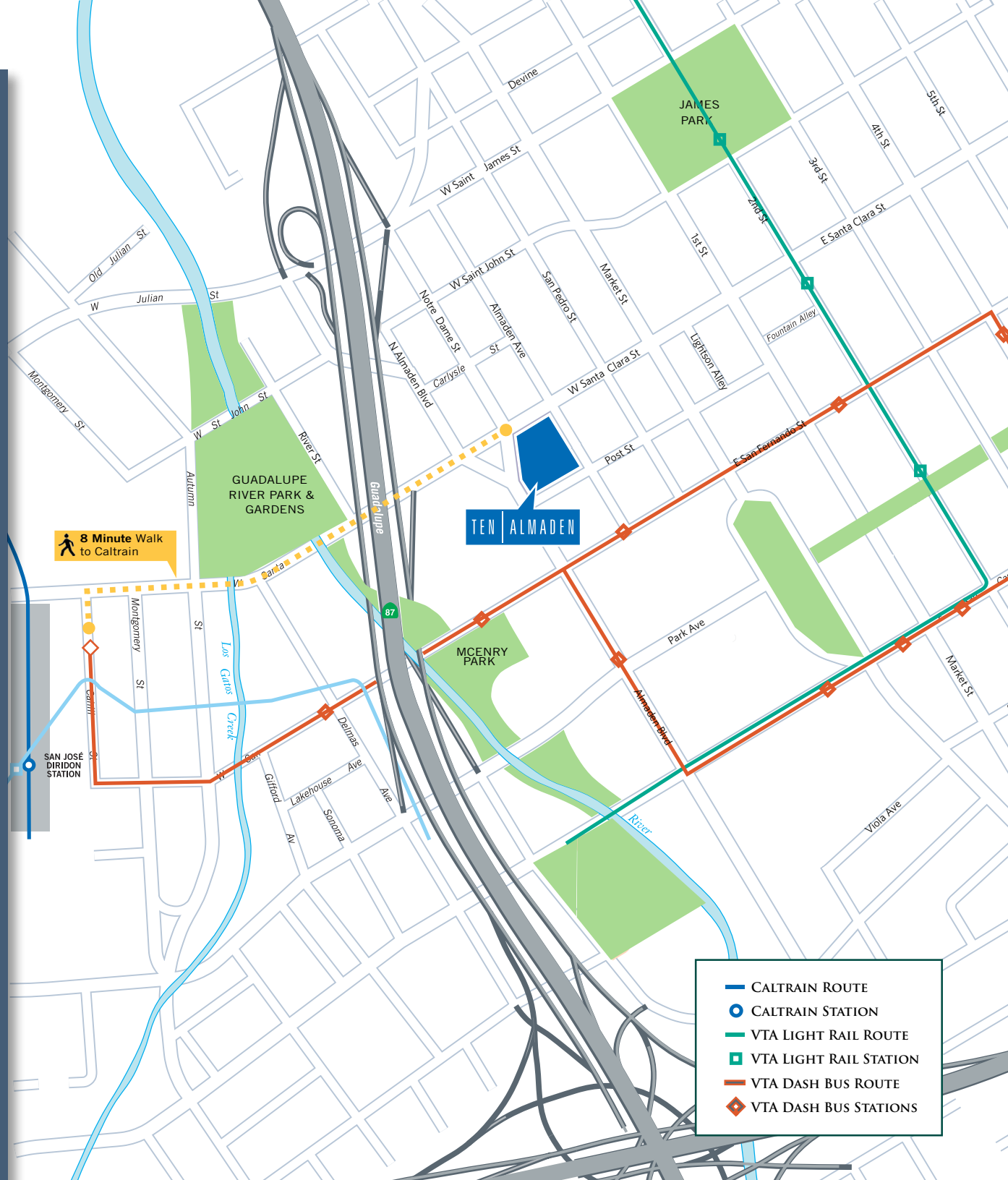
TRANSPORTATION MAP

- Diridon Station connections to Caltrain, Amtrak, Ace, and VTA Light Rail/Dash
- Caltrain services from San Francisco to Gilroy
- Over 80 Caltrain local and Baby Bullet weekday stops
- San Francisco: 57 min, Palo Alto: 20 min, and Mountain View: 12 min
- VTA Light Rails services from Mountain View to South San Jose
- VTA Bus services including Santa Cruz, Palo Alto, and Gilroy
- Over 60+ free VTA Dash shuttle buses into Downtown San Jose

Caltrain Schedule

VTA LightRail Schedule

VTA Dash Schedule



AMENITIES MAP

CAFÉS & DELI

- 1 City Bagels & Donuts
- 2 Court Café
- 3 Erik's Deli Café
- 4 Laurel's Delights
- 5 Starbucks Coffee
- 6 Subway Sandwich
- 7 Taza Bistro & Café
- 8 Togo's
- 9 Towers Café

CASUAL DINING

- 1 Britannia Arms
- 2 Carl's Jr.
- 3 China Wok
- 4 Don Pedro's
- 5 Extreme Pizza
- 6 Firehouse
- 7 Fuji Sushi
- 8 La Victoria Taqueria
- 9 Mezcal Bistro
- 10 Morocco's
- 11 O'Flaherty's Pub
- 12 Olla Cucina
- 13 Peggy Sue's
- 14 Peking House
- 15 San Pedro Square Market
- 16 Sushi Confidential
- 17 The Old Spaghetti Factory
- 18 The Old Wagon Grill

FINE DINING

- 1 71 Saint Peter Mediterranean Grill
- 2 Bella Mia Restaurant & Bar
- 3 Farmers Union
- 4 La Pastaia Ristorante & Enoteca



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