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**ALMADEN BOULEVARD
SAN JOSE, CALIFORNIA**

CENTRAL DOWNTOWN LOCATION

AMENITY RICH ENVIRONMENT

PREMIER OFFICE
3,689 TO 8,794 SF AVAILABLE

Owned by an affiliate of



Contact Exclusive Leasing Agents:

Susan Gregory, SIOR

+1 408 282 3940

susan.gregory@colliers.com

CA License No. 01217517

Jim Beeger

+1 408 282 3942

jim.beeger@colliers.com

CA License No. 00786078

Dion Campisi, SIOR

+1 408 922 3875

dion.campisi@colliers.com

CA License No. 01321946

450 West Santa Clara Street, San Jose, CA 95113 • +1 408 282 3800 • +1 408 292 8100 Fax • www.colliers.com



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**ALMADEN BOULEVARD
SAN JOSE, CALIFORNIA**

Spectacular Renovation

New fitness center and conference center
New Plaza fountain and surrounded by new landscape

Premier Office Building offering:

Central Downtown location
Beautiful views
Monument and building signage available
Garaged Parking
Efficient floor plates
On-site security 24/7
On-site management
Minutes from San Jose International Airport
Easy commute to executive housing and quick access to Highways 87 and 280

Amenity Rich Environment

40,000 sf of on-site Retail Amenities including Specialty's Bakery & Café, Morton's Steakhouse, Scott's Seafood, Peggy Sue's, Bank of America, Heritage Bank and Wells Fargo Bank.

Free Wi-Fi access on the Plaza and in the conference center

Free shuttle service to Caltrain Station

Walk to Fairmont, Hilton and Marriott hotels in addition to many other unique Downtown amenities.



CITYVIEW PLAZA
Connecting Work and Life



Specialty's Café & Bakery



New Conference Center



Morton's Steakhouse



Scott's Seafood



New Fitness Center

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ALMADEN BOULEVARD SAN JOSE, CALIFORNIA

Suite	SF	Comments
400	3,916	Interiors to Suit (Currently in Shell Condition). Double Door Entry.
700	3,474	Great Windowline with Downtown Views. 2 Private Offices, Conference Room, Open Area along Windowline, Double Door Entry. Available 4/1/15.
1300	5,105	Great Windowline with Downtown Views. Interiors to suit. Can Combine with Suite 1380 for 8,794 SF.
1380	3,689	Great Windowline with Downtown Views. 3 Private Offices, 2 Conference Rooms, Kitchen, Reception Area, Double Door Entry. Can Combine with Suite 1300 for 8,794 SF. Available 1/1/15.



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Views



Finishes



Market Ready

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+1 408 282 3805

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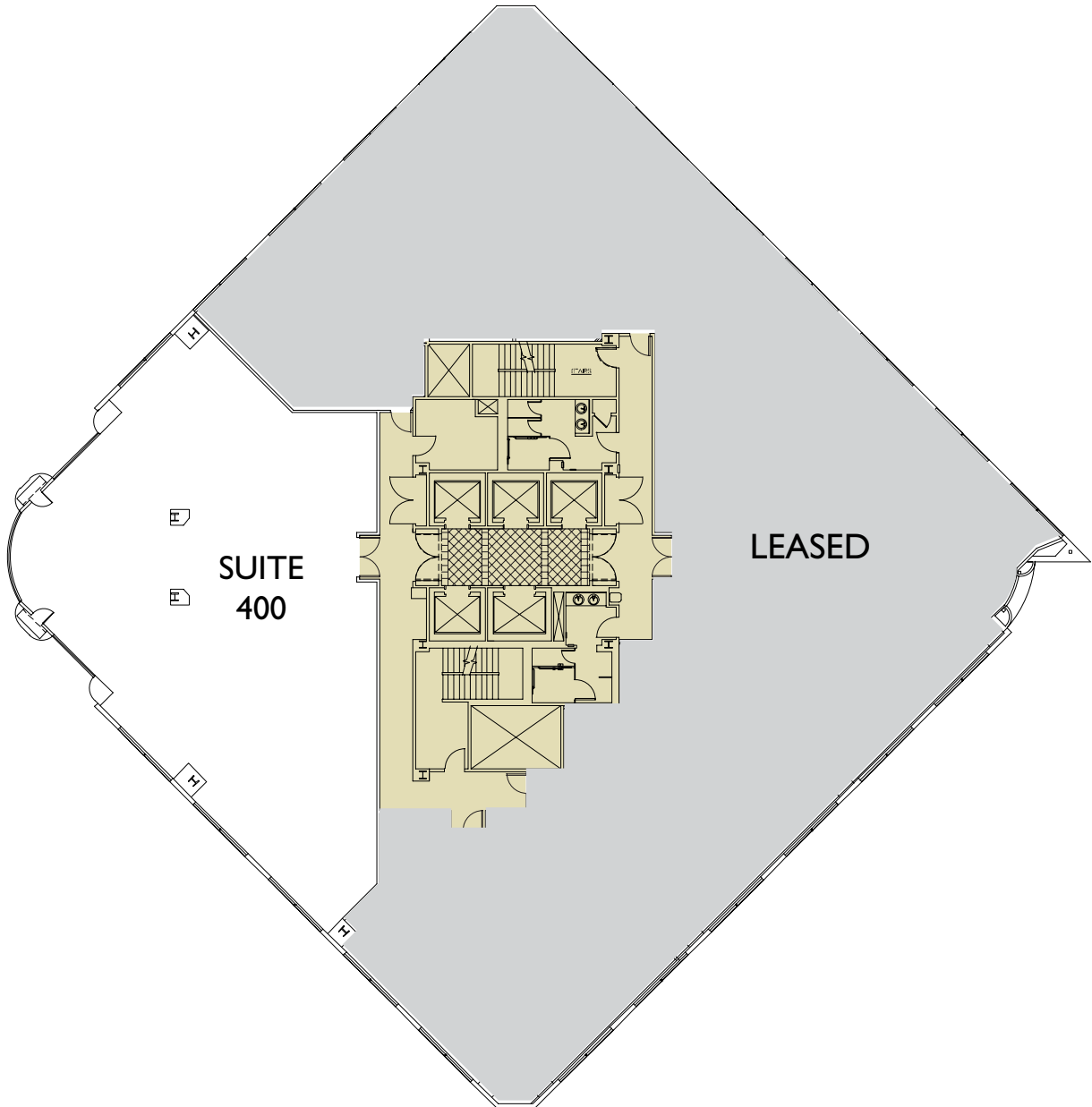


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Suite 400

- 3,916 SF
- Interiors to Suit (Currently in Shell Condition)
- Double Door Entry



Drawings Not Exact/Not To Scale
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Jim Beeger
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CA License No. 00786078

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CA License No. 01321946

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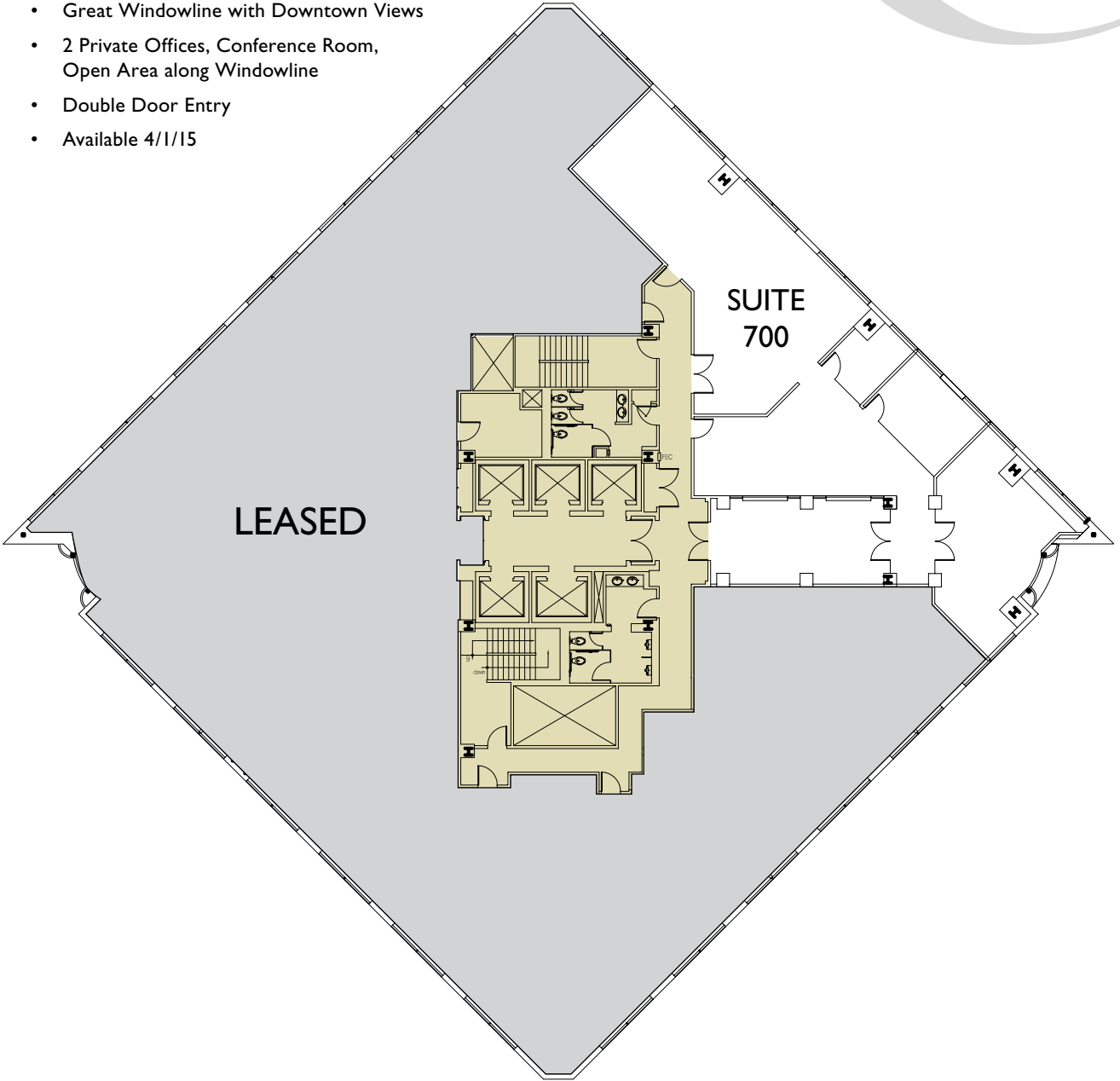


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Suite 700

- 3,474 SF
- Great Windowline with Downtown Views
- 2 Private Offices, Conference Room, Open Area along Windowline
- Double Door Entry
- Available 4/1/15



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CA License No. 01321946

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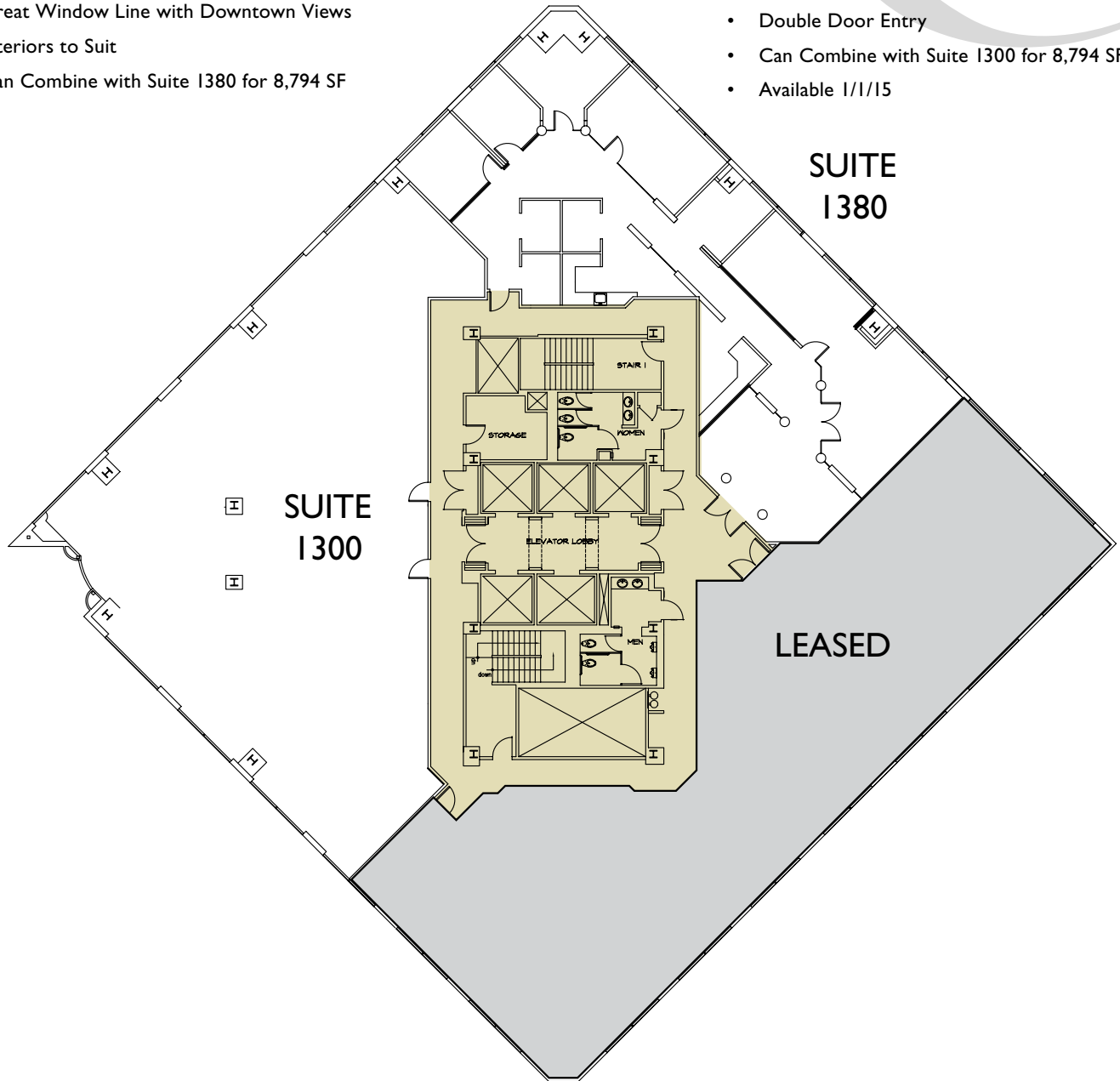


Suite 1300

- 5,105 SF
- Great Window Line with Downtown Views
- Interiors to Suit
- Can Combine with Suite 1380 for 8,794 SF

Suite 1380

- 3,689 SF
- Great Windowline with Downtown Views
- 3 Private Offices, 2 Conference Rooms, Kitchen, Reception Area
- Double Door Entry
- Can Combine with Suite 1300 for 8,794 SF
- Available 1/1/15



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- FOOD & DINING**
 1. The Freshly Baked Eatery
 2. Starbucks
 3. Peet's Coffee & Tea
 4. Zanotto's Downtown Market
 5. Teske's Germania
 6. Amici's East Coast Pizzeria
 7. Bella Mia
 8. Billy Berk's
 9. Gordon Biersch
 10. Whispers Café
 11. House of Siam
 12. Il Fornaio
 13. Loft Bar & Grill
 14. Morton's Steakhouse
 15. Scott's Seafood
 16. Muchos
 17. Original Joe's
 18. Azucar Latin Bistro
 19. San Pedro Square:
 - Sonoma Chicken Coop
 - Firehouse No 1
 - The Old Wagon Saloon
 - 71 Saint Peter
 - Old Spaghetti Factory
 - Peggy Sue's
 - O'Flaherty's Pub
 - SP2 Communal Bar
 - San Pedro Square Market
 20. Silicon Valley Capital Club
 21. Philz Coffee
 22. Eulipia Restaurant & Bar
 23. Motif
 24. Agenda Restaurant & Lounge
 25. Café Babylon
 26. Emile's Restaurant
 27. Henry's HiLife
 28. Poorhouse Bistro
 29. Los Cubanos, Britania Arms, Los Gatos Brewing Company, Farmers Union
- POST OFFICES**
 1. US Post Office
 2. UPS Store
 3. FedEx Office
- RETAIL SHOPPING**
 1. The Market Safeway
 2. Walgreens
 3. Art Cleaners Dry Cleaning
 4. Rosies & Posies Florist
- BANKS**
 1. Bank of America
 2. Bank of the West
 3. Comerica Bank
 4. Chase
 5. Wells Fargo
- FITNESS**
 1. San Jose Athletic Club
- AUTOMOTIVE**
 1. Chevron Gas Station
 2. Avis Rent A Car
 3. California Car Wash
- DRY CLEANERS**
 1. Star Cleaners
 2. Angel's Cleaners & Alterations
 3. Diamond Laundry & Cleaners
 4. Poly Cleaners
- ENTERTAINMENT & ARTS**
 1. SAP Center
 2. Center for Performing Arts
 3. Camera 12 Cinemas
 4. Children's Discovery Museum
 5. San Jose Museum of Art
 6. San Jose Repertory Theatre
 7. Tech Museum of Innovation
 8. San Jose Convention Center
- HOTELS**
 1. Fairmont
 2. Hotel De Anza
 3. Hotel Montgomery
 4. Hyatt-Saint Claire
 5. Marriott
 6. San Jose Hilton & Towers
- COMMUNITY SERVICES**
 1. Dr. Martin Luther King, Jr. Library
 2. San Jose City Hall

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CA License No. 00786078

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+1 408 282 3875
dion.campisi@colliers.com
CA License No. 01321946

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TRANSPORTATION MAP

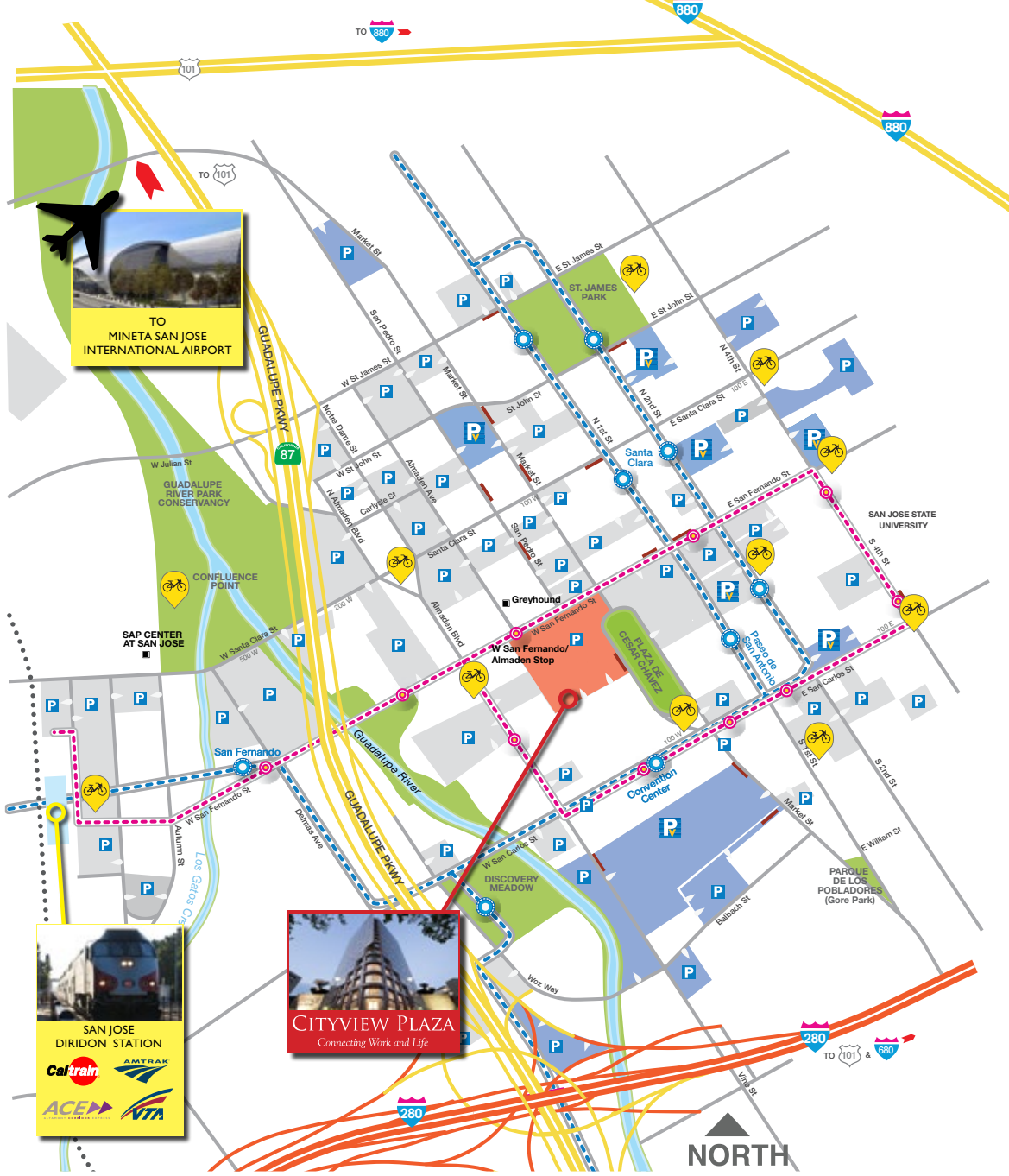
WEEKDAY BABY BULLET SERVICE

5 SOUTHBOUND TRAINS
SJ Arrival Times
7:58, 8:13, 8:58, 9:13 & 9:58 AM

ESTIMATED TRAVEL TIMES
San Francisco to San Jose: 59 min.
Milbrae to San Jose: 41 min.
Palo Alto to San Jose: 22 min.
Mountain View to San Jose: 14 min.

5 NORTHBOUND TRAINS
SJ Departure Times
4:23, 4:45, 5:23, 5:45 & 6:23 PM

WALKING TIME = 12 MINUTES | DASH SHUTTLE TIME = 10 MINUTES | 46 ARRIVALS / DEPARTURES / DAY



HIGHWAYS & STREETS

- Highways 87 & 280 / 680**
Less than 1 mile - 3 min. drive
- City Streets
 - State Roads
 - Interstate Highways

PUBLIC GROUND TRANSPORTATION

- DASH / Bus**
W San Fernando / Almaden Stop
0.2 miles - 4 min. walk
- DASH (Free Shuttle)
 - VTA Light Rail
 - Light Rail Line
 - Caltrain
 - San Jose Diridon Station
0.7 miles - 12 min. walk

AIRPORT

- Mineta San Jose International Airport**
3.6 miles - 7 min. drive

PARKING

- P SJ City Operated Parking
- P Privately Operated Parking
- P SJ City Validated Parking
- P Privately Operated Validated Parking

MISCELLANEOUS

- Parks
- Motorcycle Parking
- Bay Area Bike Share Stations

SAN JOSE DIRIDON STATION
Caltrain, Amtrak, ACE, VTA

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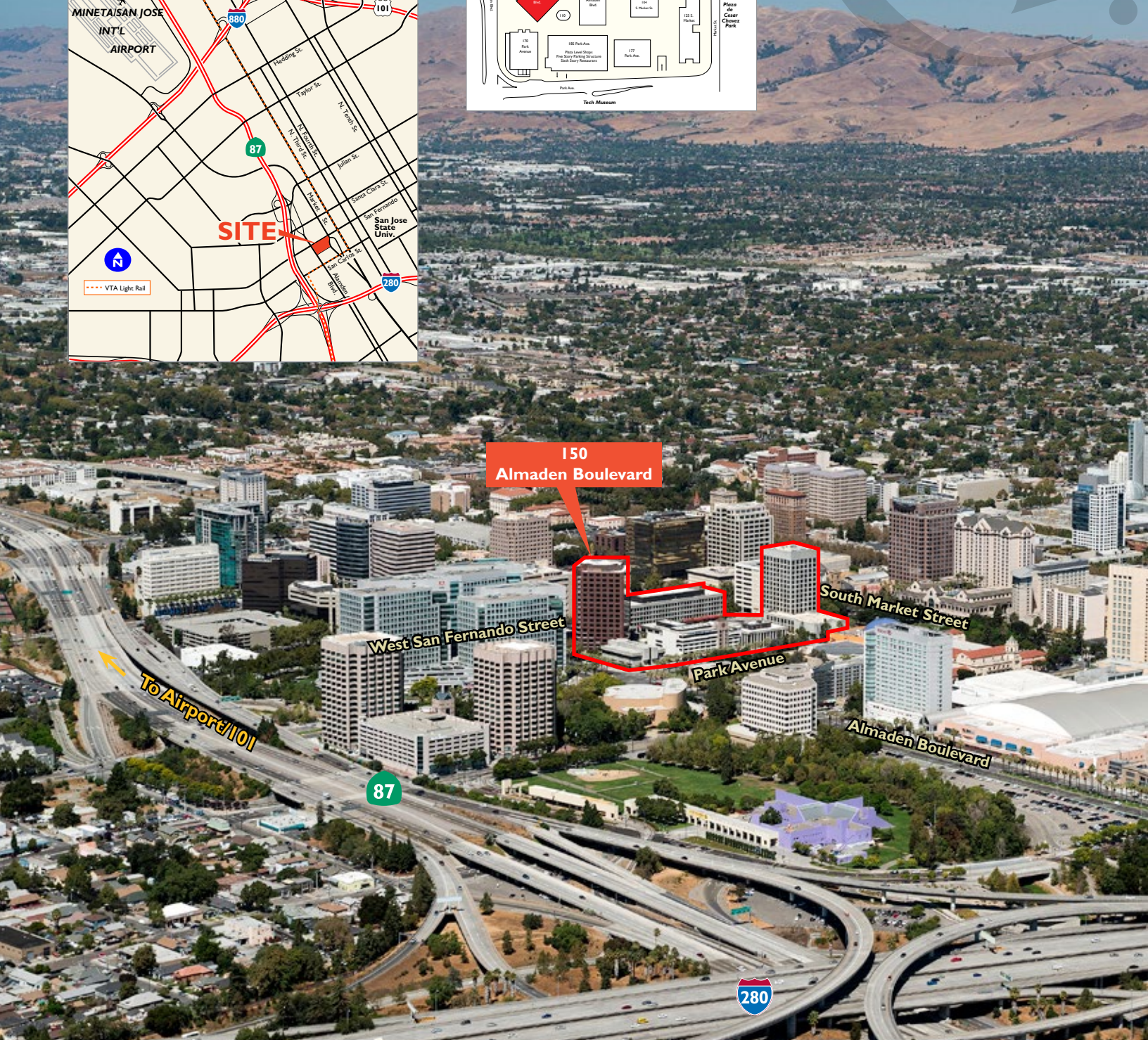
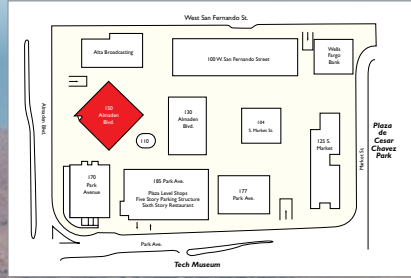


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