



303

a l m a d e n



TAKE THE
VIRTUAL TOUR

DOWNTOWN
REIMAGINED



THE BUILDING

- Premier Class A Downtown Office Space
- Gensler-designed lobby renovation.
- On-site café serving breakfast and lunch and offering outdoor seating
- Fitness Center with Showers
- On-site property management
- Convenient and ample covered parking 2.4/1,000
- Easy access to Highways 87, 280 & 101
- Walking distance to a variety of restaurants
- Gourmet food trucks on-site every other Wednesday
- Easy access to VTA



WORKIN' IN SUNSHINE

Outdoor Collaborative Area



One of the select few
downtown properties
with an outdoor area



Both covered and
uncovered seating



Food truck
once a week



Adjacent to
Guadalupe River Trail

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AVAILABLE SPACE

Floor 6: 10,858 SF

TOTAL: 10,858 SF

FOR MORE INFORMATION, PLEASE CONTACT:

JEFF HOUSTON

Vice Chairman
Lic. 00993274
+1 408 453 7497
jeff.houston@cbre.com

VINCENT SCOTT

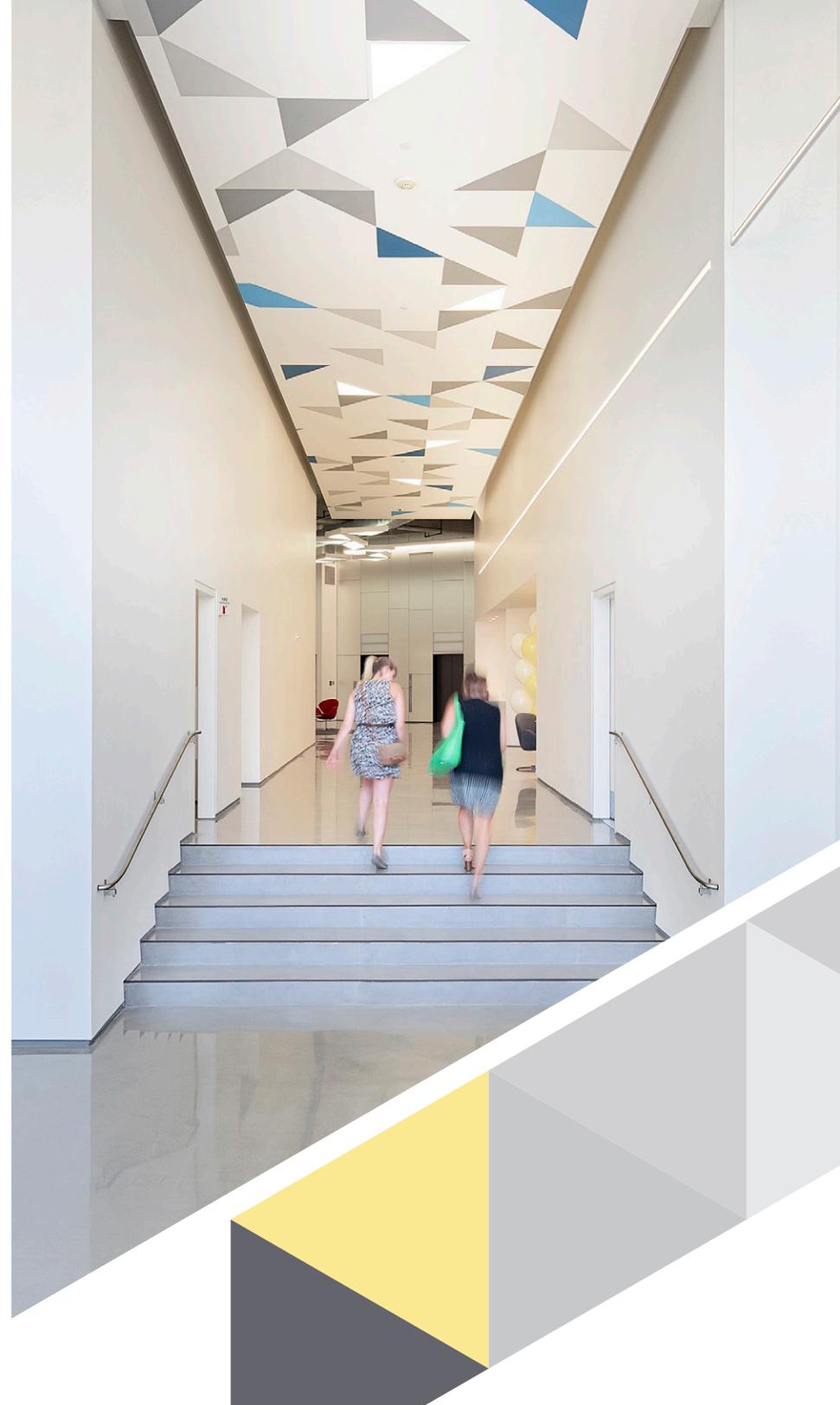
Executive Vice President
Lic. 01833636
+1 408 453 7433
vincent.scott@cbre.com

TIFFANY BIRD

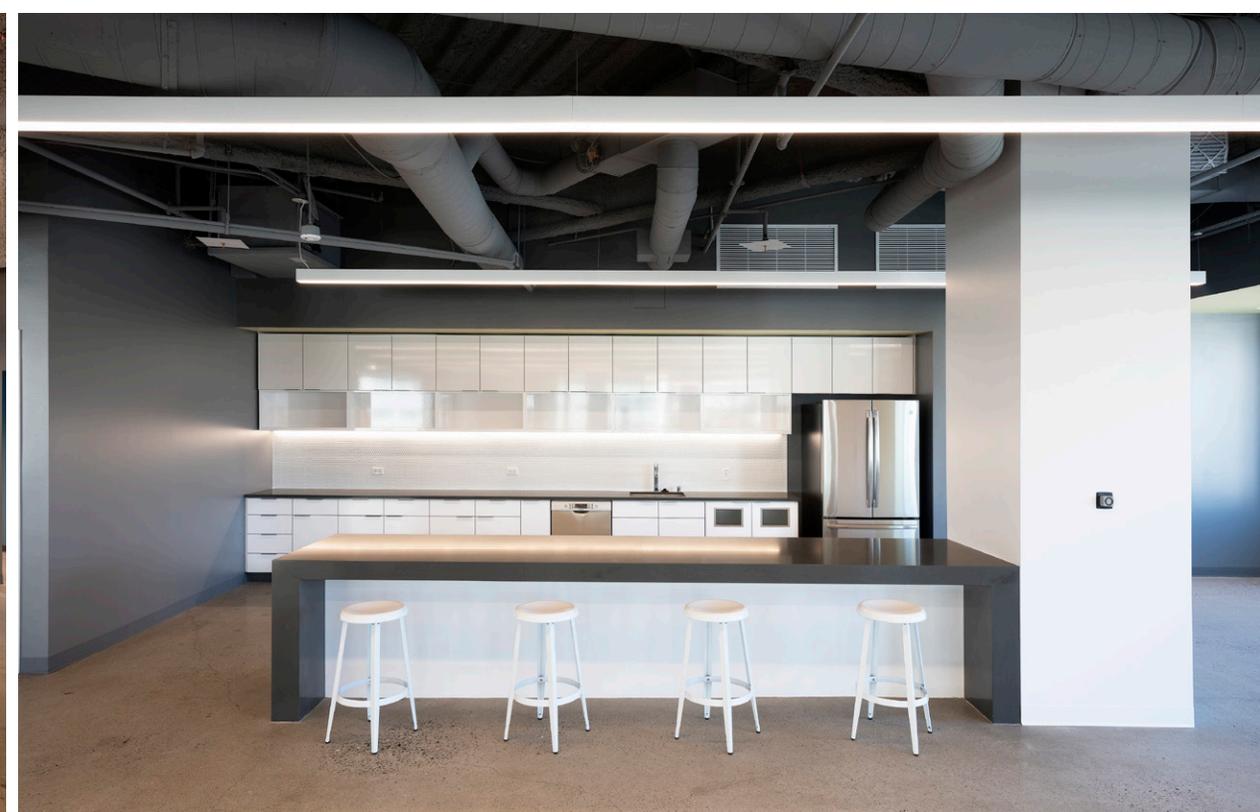
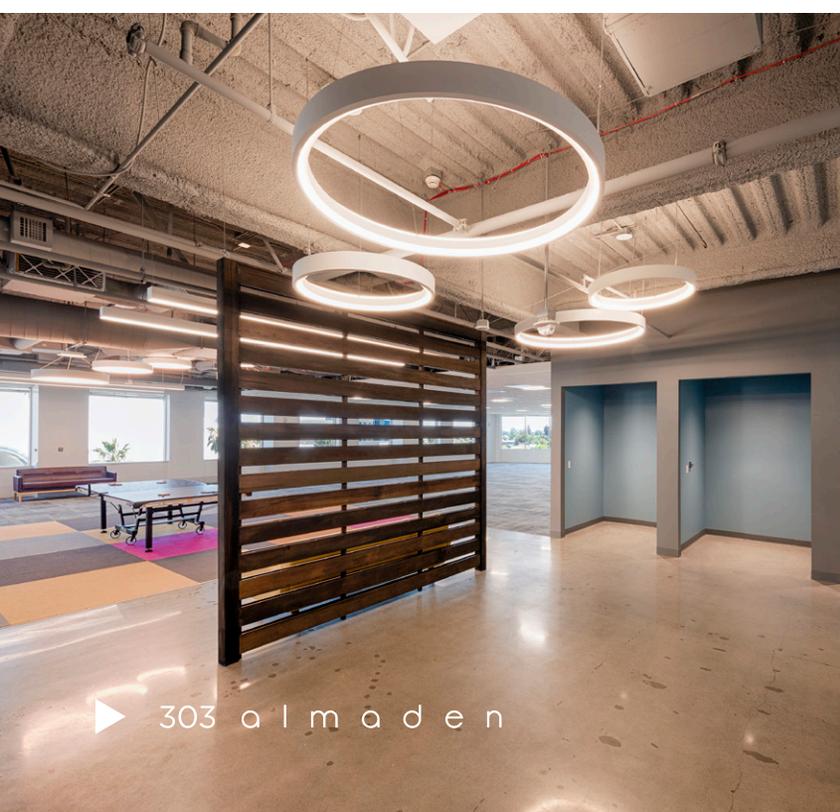
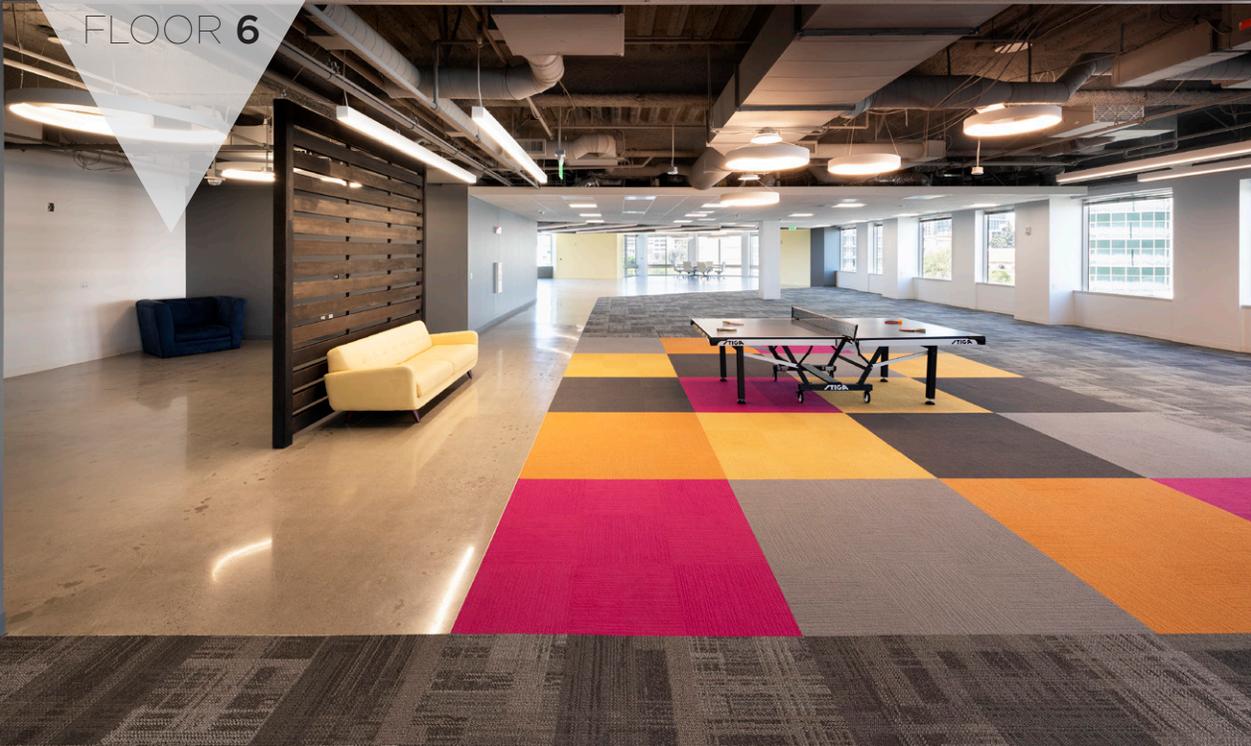
Associate
Lic. 01936335
+1 408 453 7450
tiffany.bird@cbre.com

CBRE

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FLOOR 6



THE AREA

Short distance to numerous hotels, restaurants and cultural amenities.

HIGH DENSITY RESIDENTIAL AND MIXED USE

Downtown is experiencing a huge rise in residential and mixed use development. In 2017 alone, there are over 20 new developments under construction, and an additional 50+ proposals under consideration. They include high rise residential and mixed-use projects.

ENHANCED RETAIL AMENITIES

San Pedro Square offers something for everyone: a variety of great restaurants, night life, live music, theatre, sports bars and a farmer's market every Friday. European style seating is scattered throughout the square. The popular San Pedro Market features over 20 vendors in an indoor/outdoor setting with everything from coffee to pizza to homemade desserts. The Market presents weekly entertainment and showcases beautiful art created by first-rate artists and craftsmen.

PUBLIC TRANSIT HUB

Walking distance to light rail, and half a mile from major Caltrain with a Baby Bullet, Lightrail and Amtrak hub at Diridon Station. Easy access to Highways 87, 280 and 101 and the San Jose International Airport.

ENTERTAINMENT AND CONVENTIONS

Next to the McEnery Convention Center, which recently went through a \$120 million renovation and expansion. 303 Almaden is close to the new SJ Earthquake stadium. Walking distance to SAP Pavilion, home to the San Jose Sharks and venue for many concerts. Also, plenty of music spots throughout downtown San Jose.

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EXPLORE DOWNTOWN

THE BEST OF SAN JOSE IS RIGHT OUTSIDE THE OFFICE



SEE

- San Pedro Square Market 1.
- SAP Center 2.
- McEnergy Convention Center 3.
- The Tech Museum 4.
- Children's Discovery Museum 5.
- California Theatre 6.
- Anno Domin Gallery 7.

THINGS TO SEE

Life after work never looked so good! Enjoy local galleries and attractions right outside the office

EAT & DRINK

15+ Popular restaurants within a 10 minute walk from the office



BANKS

Stopping by the bank has never been so convenient



HOTELS

Out of town guest will sleep easy knowing they are staying near by

THINGS TO DO

Get active in your work neighborhood



To 101

87



SAP Center

To Caltrain at Diridon Station

Guadalupe Park

San Jose Center for Performing Arts

VTA LIGHT RAIL

303 almaden

Discovery Meadow

303 almaden

ST JOHN STREET

San Pedro Square

SANTA CLARA STREET

ALAMADEN AVENUE

SAN PEDRO STREET

MARKET STREET

FIRST STREET

SECOND STREET

THIRD STREET

SAN FERNADO STREET

Plaza de César Chávez

Convention Center

SAN CARLOS STREET

SoFA District

Convention Center

SAN SALVADOR STREET

To 280

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Lic. 00993274

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VINCENT SCOTT

Executive Vice President

Lic. 01833636

+1 408 453 7433

vincent.scott@cbre.com

TIFFANY BIRD

Associate

Lic. 01936335

+1 408 453 7400

tiffany.bird@cbre.com

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