

FOR LEASE

488

Almaden Blvd
SAN JOSE

SPACE DETAILS

- 4,255 Square Feet, Ground Floor Suite
- Floor To Ceiling Window Line
- 16'8" Clear Height
- Warm Shell Condition – Tenant Improvement Allowance Available
- Exclusive Outdoor Entrance
- Office / Retail / Medical Use Permitted

FEATURES

- Onsite Gym and Cafe
- Walking Distance to Diridon Station, San Pedro Square
- Parking 3/1000
- 24/7 On Site Security



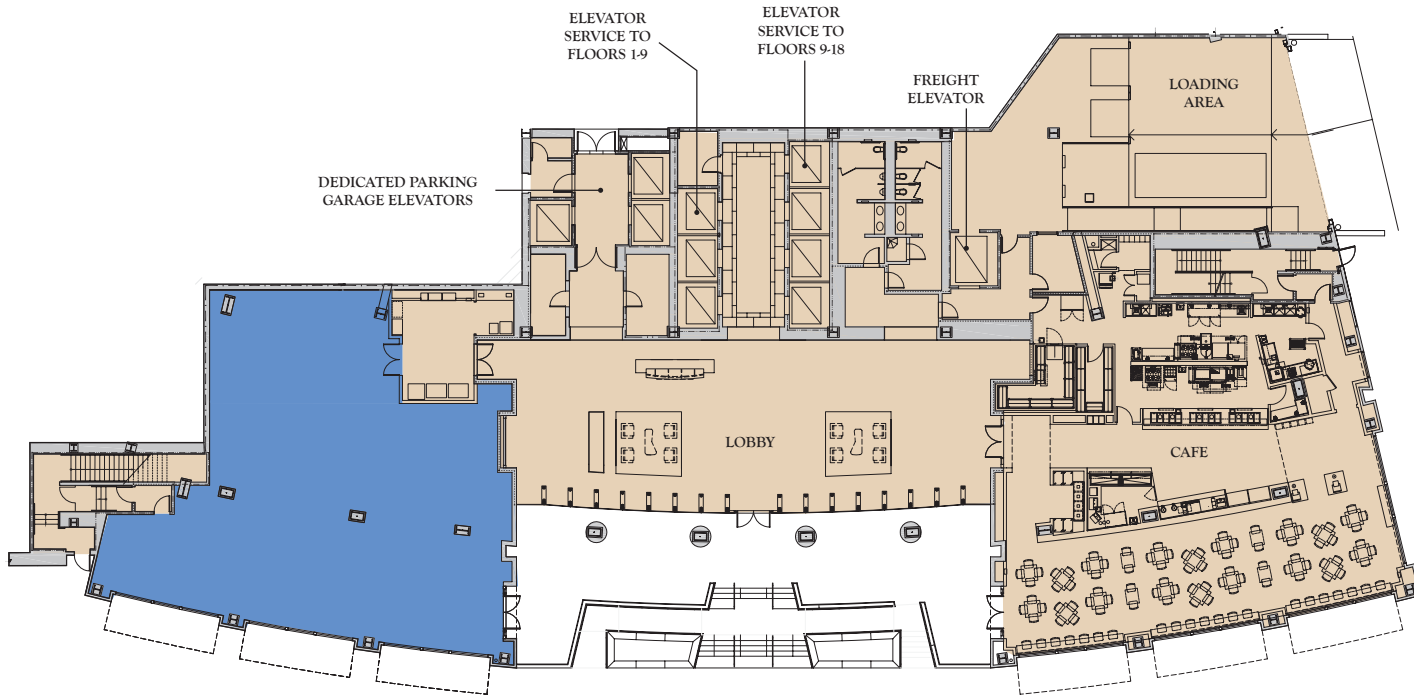
Colliers International
225 W. Santa Clara Street, Suite 1000
San Jose, CA 95113
www.colliers.com/sanjose

Romy Zeid
Executive Vice President
LIC. 01433654
650 492 5206
romy.zeid@colliers.com

Jake Smart
Senior Associate
LIC. 02031308
650 492 5216
jake.smart@colliers.com

Ryan Rosendin
Vice President
LIC. 01883670
408 282 3902
ryan.rosendin@colliers.com

1ST FLOOR
4,255 SQUARE FEET



■ = Common Area
■ = Available



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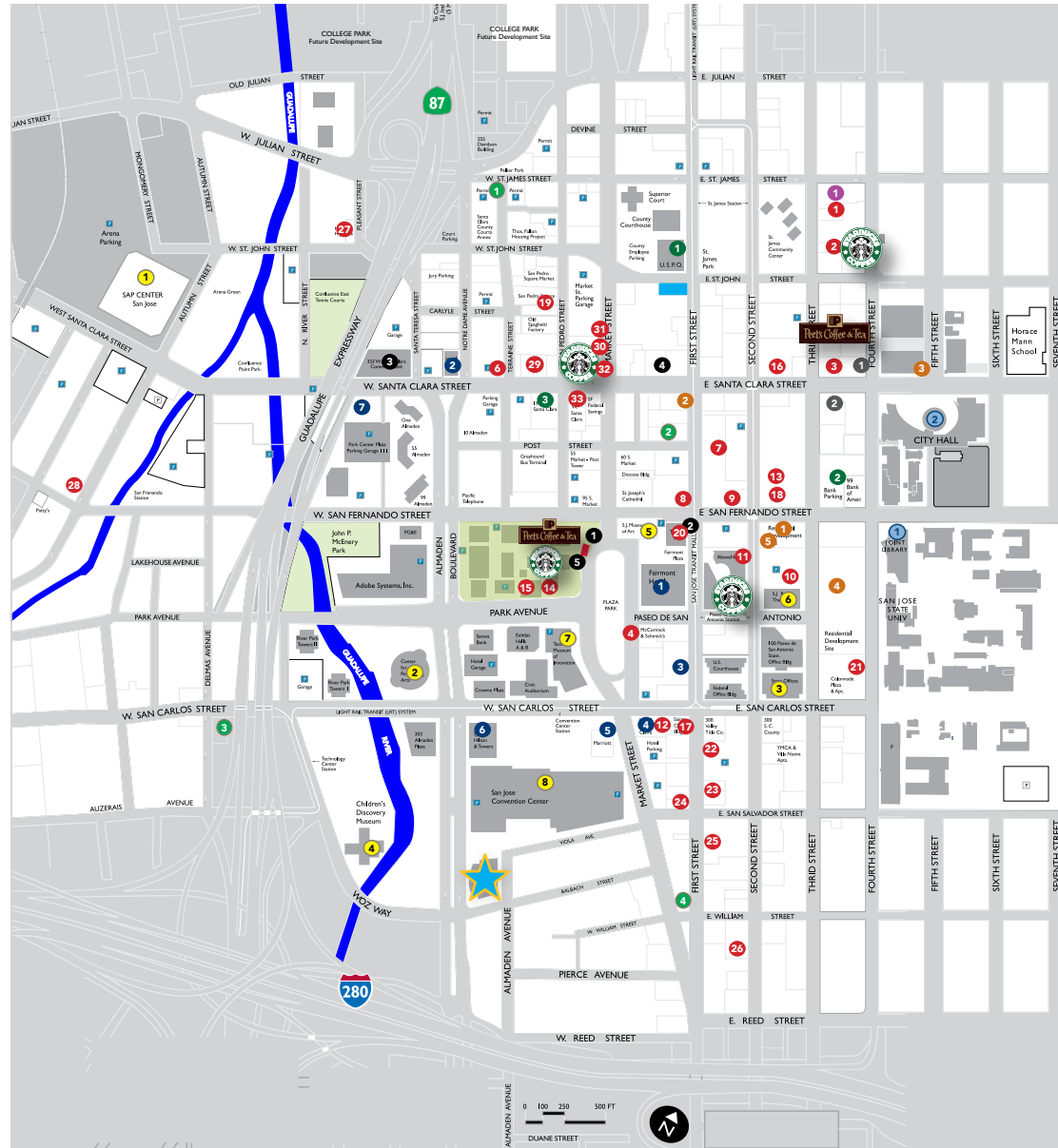
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AMENITIES

- FOOD & DINING**
 - The Freshly Baked Eatery
 - Starbucks
 - Peet's Coffee & Tea
 - McCormick & Schmick's
 - Teske's Germania
 - Restaurant
 - Bella Mia
 - Billy Berk's
 - Gordon Biersch
 - Whispers Café
 - House of Siam
 - Il Fornaio
 - Loft Bar & Grill
 - Morton's Steakhouse
 - Scott's Seafood
 - Muchos
 - Original Joe's
 - Azucar Latin Bistro
 - San Pedro Square:
 - 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
 - Silicon Valley Capital Club
 - Philz Coffee
 - Café Stritch
 - Motif
 - Avery Lounge
 - Café Babylon
 - Emile's Restaurant
 - Henry's HiLife
 - Poorhouse Bistro
 - Britannia Arms, AFK Gamer Lounge, Farmers Union
 - Da Kine Island Grill
 - Sushi Confidential
 - La Victoria, Nick the Greek
 - Chipotle, Earl of Sandwich
- HOTELS**
 - Fairmont
 - Hotel De Anza
 - Hotel Montgomery
 - Hyatt-Saint Claire
 - Marriott
 - San Jose Hilton & Towers
 - AC Hotel by Marriott
- POST OFFICES**
 - US Post Office
 - UPS Store
 - FedEx Office
- RETAIL SHOPPING**
 - The Market Safeway
 - Walgreens
 - Art Cleaners Dry Cleaning
 - Rosies & Posies Florist
- BANKS**
 - Bank of America
 - Bank of the West
 - Comerica Bank
 - Chase
 - Wells Fargo
- FITNESS**
 - San Jose Athletic Club
- AUTOMOTIVE**
 - Chevron Gas Station
 - Avis Rent A Car
 - California Car Wash
- DRY CLEANERS**
 - Star Cleaners
 - Angel's Cleaners & Alterations
 - Diamond Laundry & Cleaners
 - Poly Cleaners
- ENTERTAINMENT & ARTS**
 - SAP Center
 - Center for Performing Arts
 - Camera 12 Cinemas
 - Children's Discovery Museum
 - San Jose Museum of Art
 - San Jose Repertory Theatre
 - Tech Museum of Innovation
 - San Jose Convention Center
- COMMUNITY SERVICES**
 - Dr. Martin Luther King, Jr. Library
 - San Jose City Hall

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LEGEND

- Bus —
- DASH - - -
- Light Rail —
- Caltrain —
- Parking P

WEEKDAY BABY BULLET SERVICE

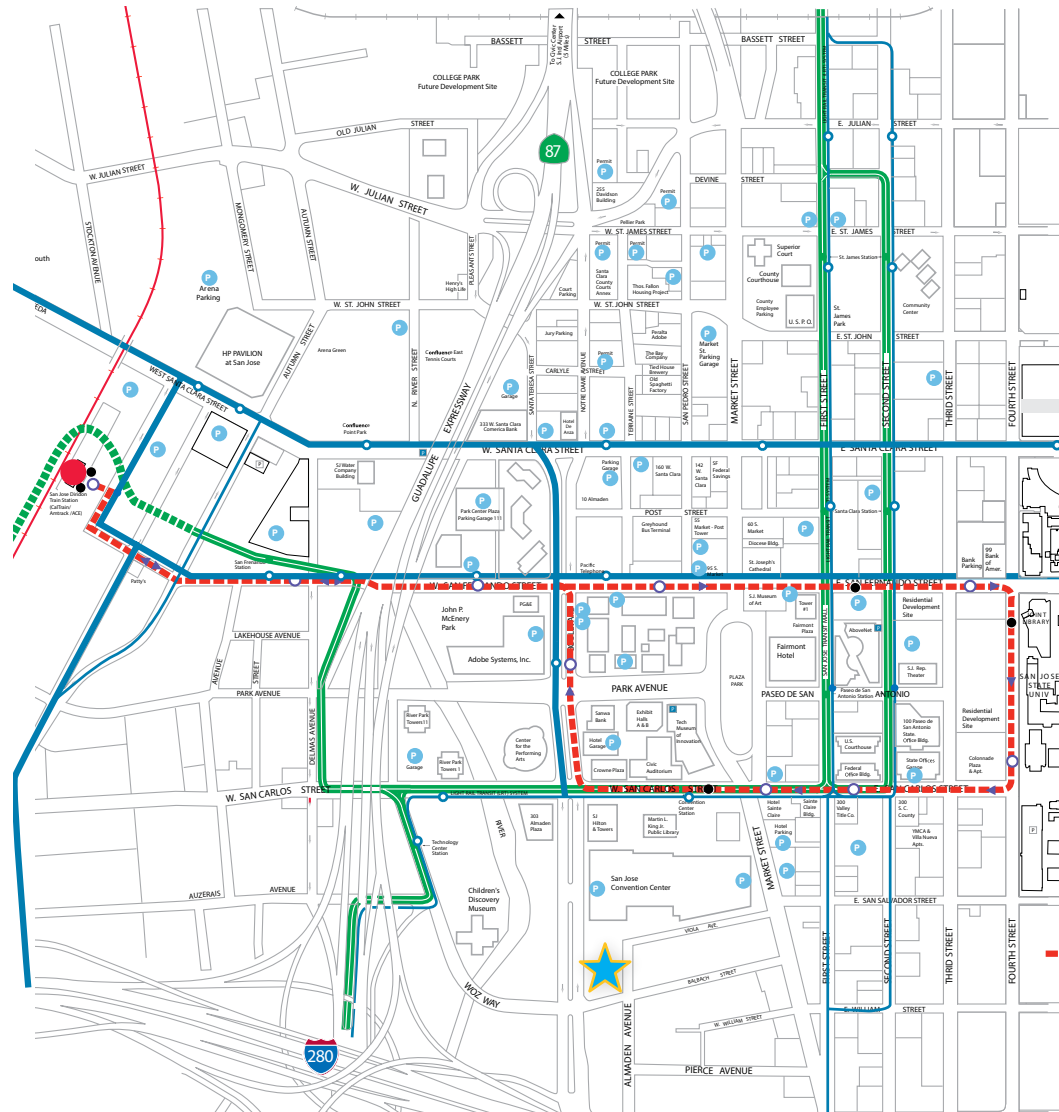
5 Southbound Trains

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

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