

Colliers

303 ALMADEN

CLICK FOR WEBSITE

BOUTIQUE CLASS A BUILDING IN DOWNTOWN SAN JOSE



Offering downtown businesses
office incentives

[CLICK TO VIEW](#) 



Premier Class A downtown
office space



Gensler-designed lobby renovation



On-site café serving breakfast
and lunch



Outdoor amenity and collaboration
area



Fitness center with showers



Professionally managed by Orchard
Commercial with responsive, well-
established ownership



Convenient and ample covered
parking 2.4/1,000



Easy access to highways 87, 280 &
101



Walkable to all downtown San Jose
amenities



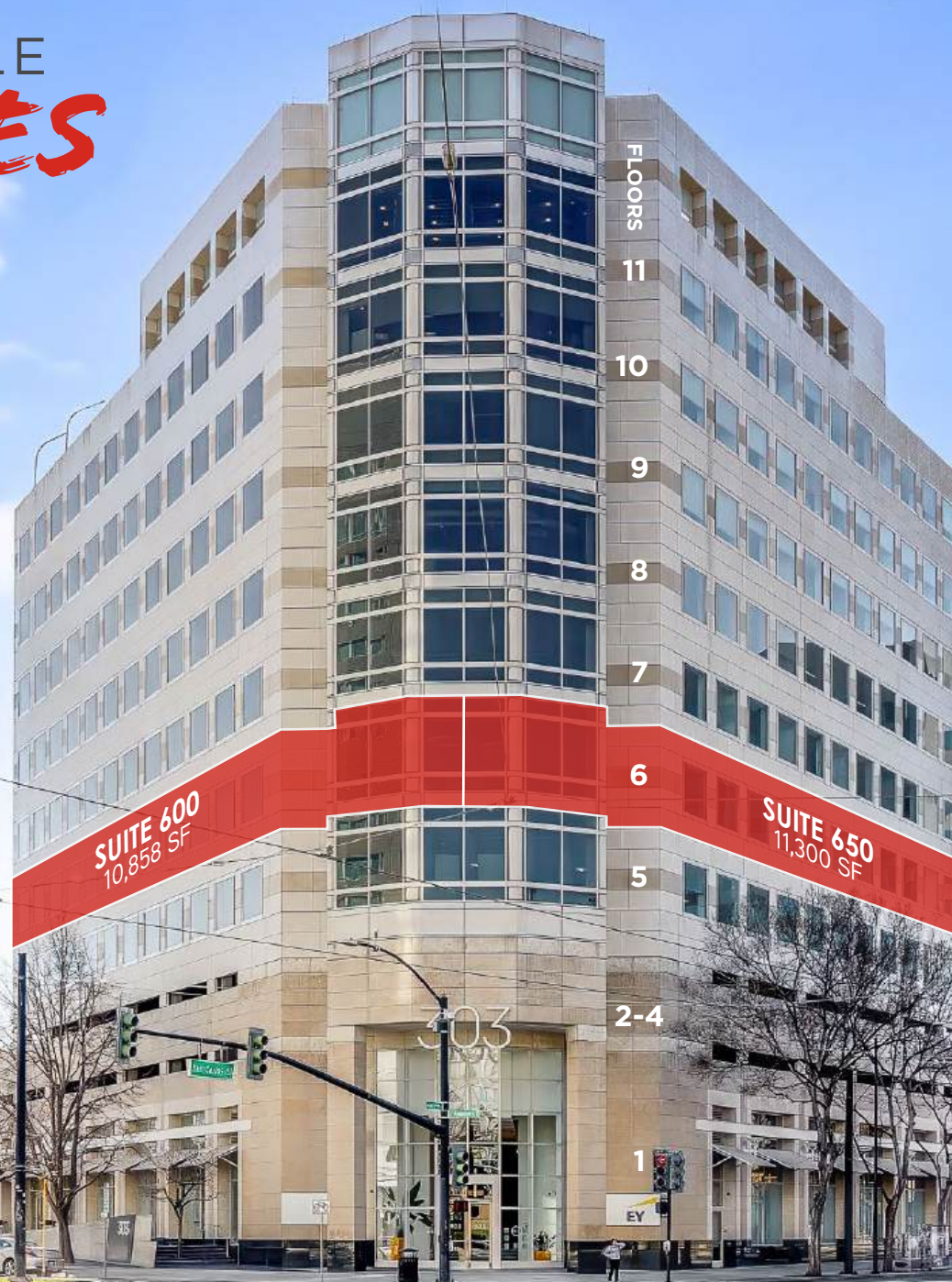
Walkable to Diridon Station for
Caltrain & VTA access



Rotating Food Truck on site
every Wednesday



AVAILABLE *SPACES*



Suites 600 and 650 can be combined into a full floor at 22,158 SF

SUITE 600*

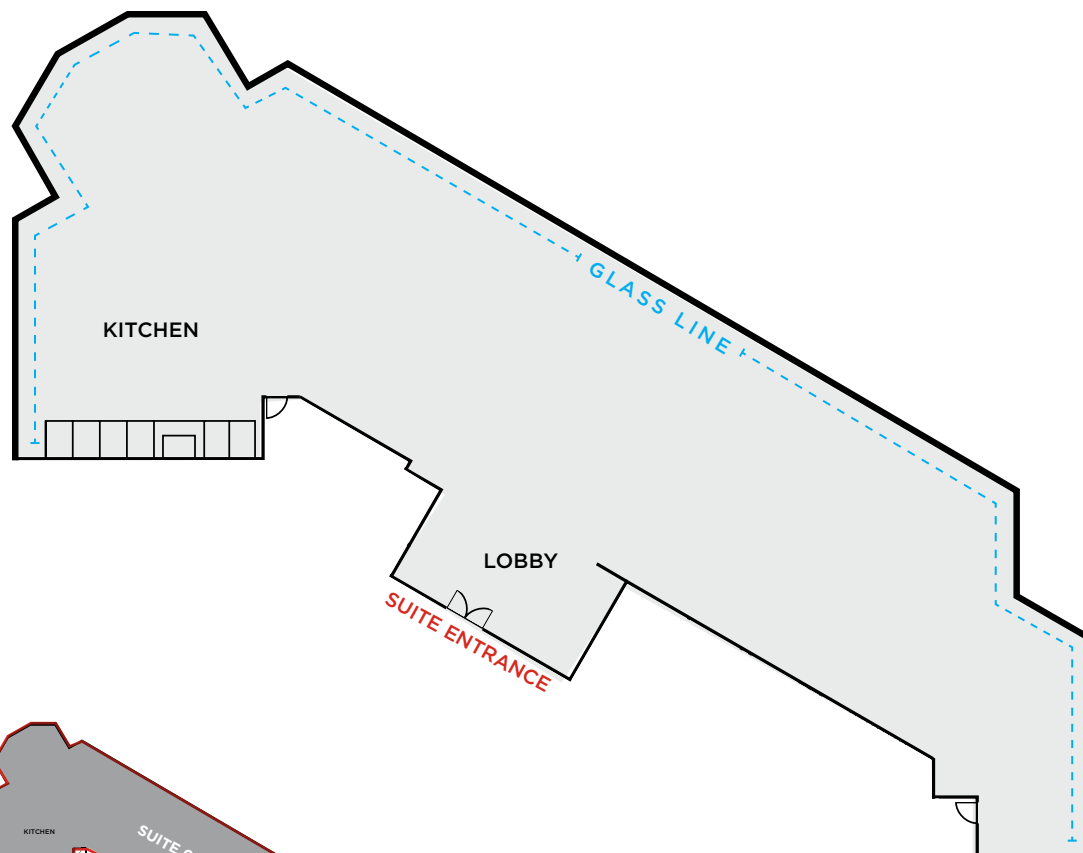
±10,858 SF

- Market Ready
- Kitchen
- Open Plan
- Divisible
- Available Now



West San Carlos Street

Almaden Boulevard



*Suites 600 and 650 can be combined into a full floor at 22,158 SF

303
ALMADEN

SUITE 650* ±11,300 SF

- 2 Conference Rooms
- 3 Offices
- 1 Kitchen
- 2 Storage/IT Rooms
- Divisible
- Available Now

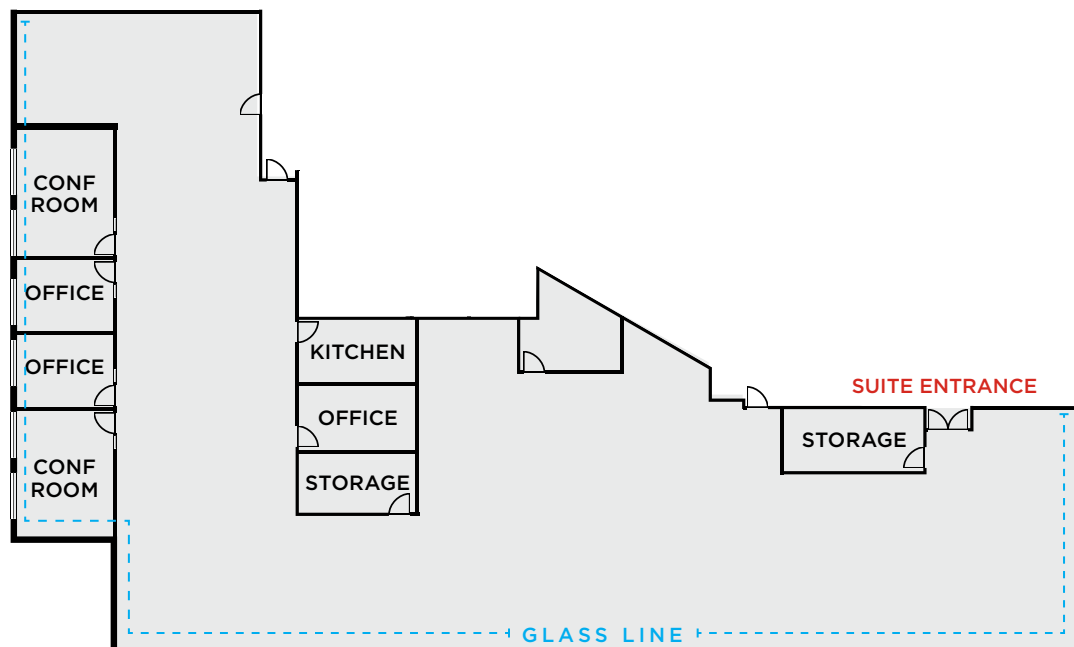


303

ALMADEN

Almaden Boulevard

West San Carlos Street



*Suites 600 and 650 can be combined into a full floor at 22,158 SF

PHOTO GALLERY



STEPS AWAY

FROM SAN JOSE'S BEST



BIKE TO
WORK



CAFE & OUTDOOR
COLLABORATION
AREA



TAKE A WALK
IN THE PARK

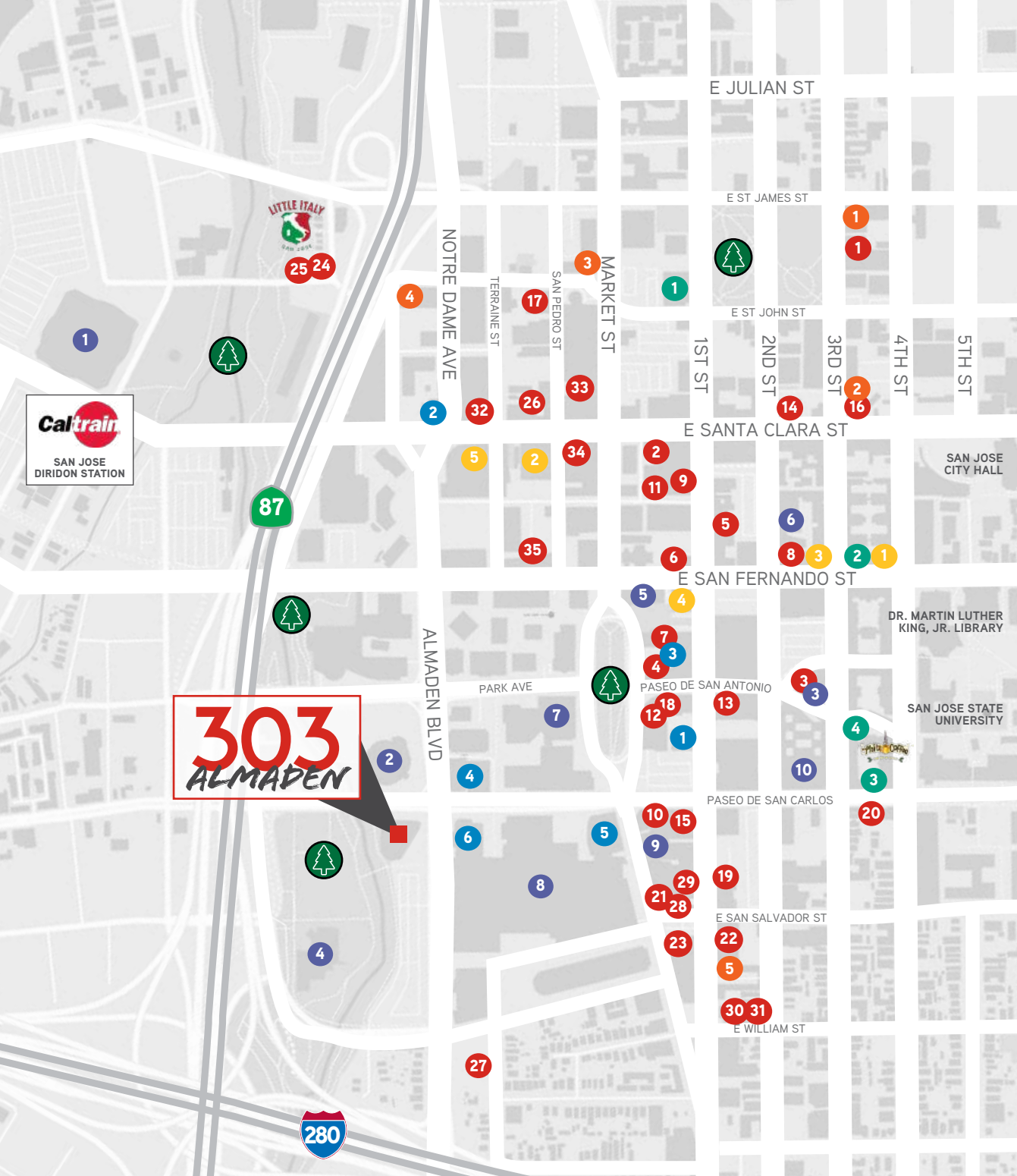


EASY ACCESS
TO HIGHWAYS



EASY ACCESS
TO PUBLIC
TRANSPORTATION





LEGENDS

FOOD & DINING

- Freshly Baked Eatery
- SA BY THAI
- Whispers Cafe & Creperie
- The Grill on the Alley
- Paper Plane
- Mezcal
- Fountain Restaurant
- Loft Bar & Bistro
- Good Karma
- Il Fornaio
- Splash Bar San Jose
- Morton's The Steakhouse
- Scott's Seafood
- Ike's Love & Sandwiches
- Nirvana Soul Coffee
- Con Azucar Cafe
- San Pedro Square Market
- Firehouse No. 1 Gastropub
- The Old Wagon Saloon
- The Old Spaghetti Factory
- O'Flaherty's Pub
- SP2 Communal Bar + Restaurant
- Bijan Bakery & Cafe
- Mama Kin
- La Victoria Taqueria
- Voltaire Coffee Roasters
- Guildhouse
- Back Bar SoFA
- Henry's Hi-Life
- Poor House Bistro
- The Brit
- Dr. Funk
- Olla Cocina
- The Farmers Union
- San Pedro Social
- Kukar's House of Pizza
- Haberdasher
- SoFA Market
- Orchestra Palm Court Restaurant
- Academic Coffee
- Opa! Authentic Greek
- Sushi Confidential
- Chipotle
- Taurinus Brazilian Steakhouse

HOTELS

- Four Points by Sheraton
- Hotel De Anza
- Signia by Hilton
- Hyatt Place
- Marriott
- Hilton

ENTERTAINMENT | ARTS

- SAP Center
- Center for the Performing Arts
- Hammer Theatre
- Children's Discovery Museum
- San José Museum of Art
- San Jose Improv
- The Tech Interactive
- San Jose Convention Center
- Opera San Jose
- 3Below Theaters

MAILING SERVICES

- USPS Post Office - 1st St
- UPS Store
- FedEx Office
- USPS Post Office - 3rd St

BANKS

- Bank of America
- Fremont Bank
- Chase Bank
- Wells Fargo Bank
- Citibank

FITNESS | HEALTH

- San Jose Athletic Club
- WESTCA
- Orangetheory
- Dark Horse Gym
- YBX Fitness

WALK
SCORE

88

Very
Walkable

TRANSIT
SCORE

71

Excellent
Transit

BIKE
SCORE

90

Biker's
Paradise

303

ALMADEN



Professionally Managed by:



CRAIG FORDYCE SIOR, CCIM
Vice Chair
+1 408 282 3911
Craig.Fordyce@colliers.com
CA Lic . No. 00872812

JOHN COLYAR
Executive Vice President
+1 408 282 3913
John.Colyar@colliers.com
CA Lic . No. 01918293

KYLE PORTAL SIOR
Executive Vice President
+1 408 282 3954
Kyle.Portal@colliers.com
CA Lic . No. 01928964

RYAN MCLAUGHLIN
Associate
+1 408 282 3947
Ryan.McLaughlin@colliers.com
CA Lic . No. 02233856



This marketing piece has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.