

# Garden Theatre

## Suites 200 & 225

1165 Lincoln Ave  
San Jose, CA  
[www.cbre.com](http://www.cbre.com)



### Willow Glen Advantages

When your office is at The Garden Theater building, you'll experience all the modern conveniences that allow you to do your best work and look good while doing it!

The suites available allow you quick access from the parking lot to your desk and from your desk to meet your client for a cup of coffee or your colleagues for happy hour. The spaces feature on-site parking, large common conference room, private offices, and open office. San Jose's best amenities for dining, drinking, shopping, and getting your workout in are literally in our backyard. Officing at The Garden Theater building is a no brainer comfortable, convenient, inspirational.

### Property Highlights

- Second and third floor office space available for lease in downtown Willow Glen.
- Office Spaces Available:  
Suite 200:  $\pm$ 1,095 RSF  
Suite 225:  $\pm$ 1,597 RSF
- Prime office space in mixed use Garden Theater building.
- Join other Garden Theater Tenants like Vitality Bowls Café, Dolce Sicilia, Mesh Salon, Kiss and Makeup and many professional office Tenants.
- Elevator Served to second and third floors.
- Abundant parking in rear of the building for tenants and their patrons.
- Neighboring Tenants In downtown Willow Glen Include: The Table Restaurant, LaMella Tavern, Aqui Tex Mex, Susie Cakes, OPA, Noahs Bagels, Peets Coffee, Willow Street Pizza, The Black Sheep Brasserie and many more.
- Parking Available on site.
- Common Area Conference Room Available for Tenants Use.

# Suite 200 Photos



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# Suite 200 Photos





# Suite 225 Photos



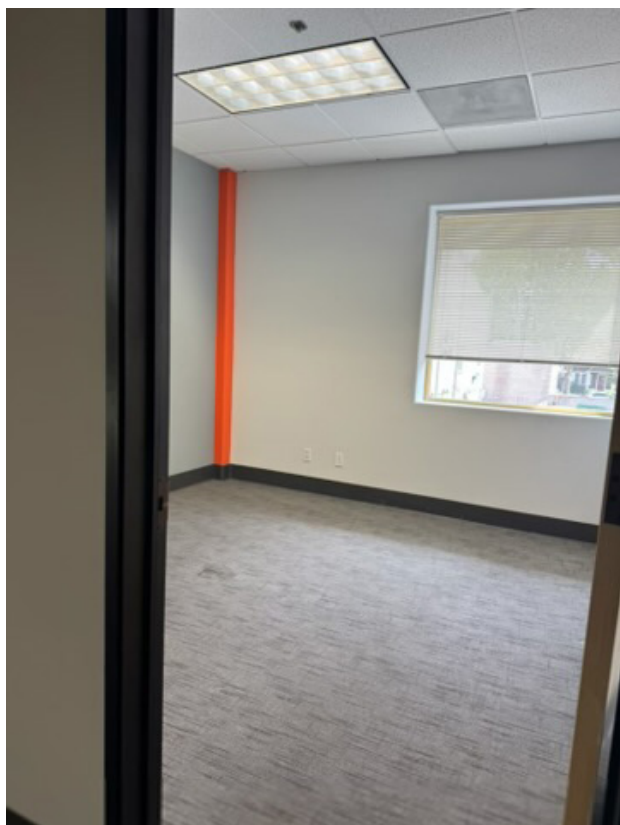


**Garden Theatre**

1165 Lincoln Ave | San Jose, CA 95125

For Lease

# Suite 225 Photos

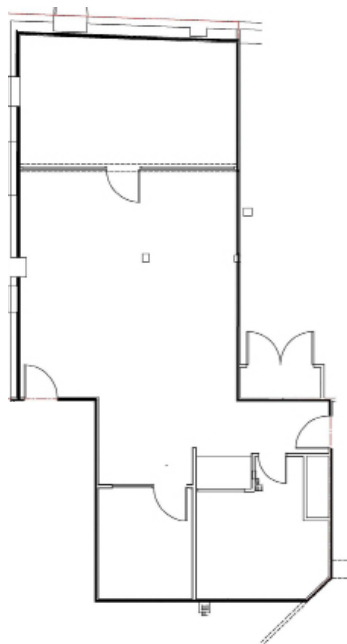




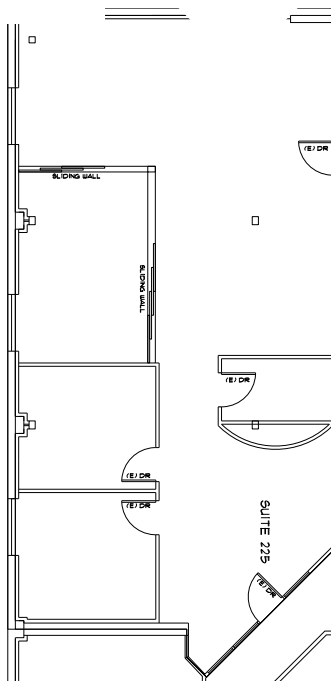
# Floor & Site Plans

## SECOND FLOOR OFFICE SPACE

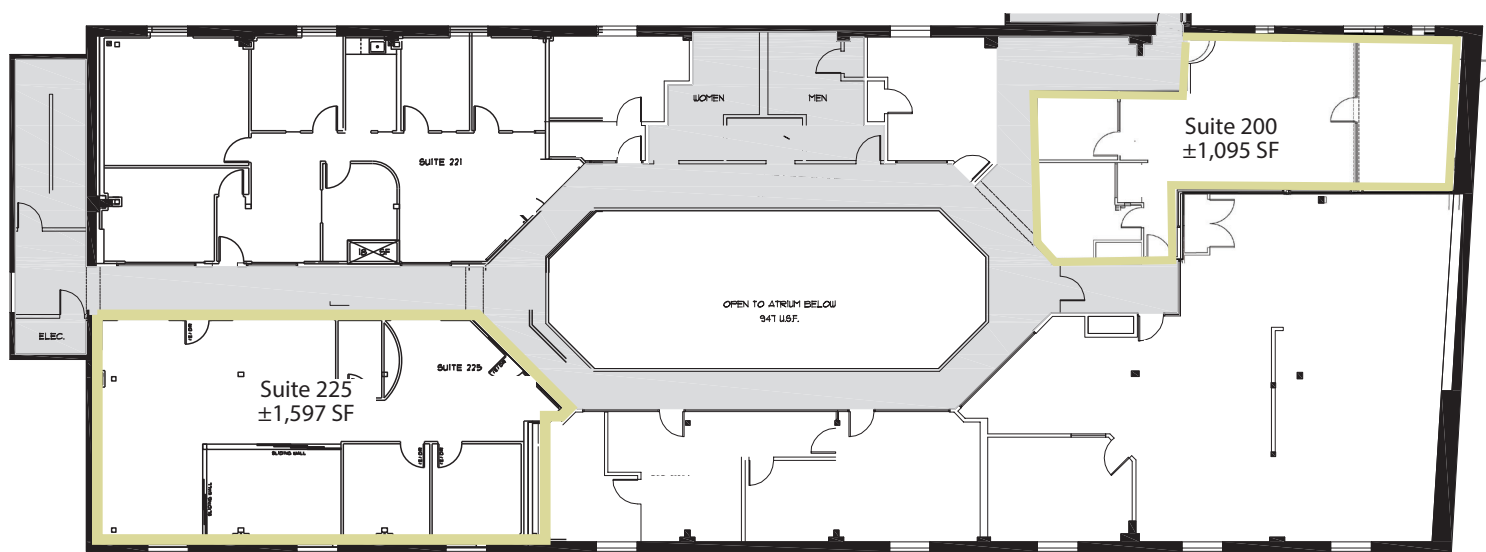
**Suite 200**  
**±1,095 RSF**



**Suite 225**  
**+1,597 RSF**



## SECOND FLOOR





# Amenities Map



## Willow Glen

Willow Glen is a quaint, family-friendly neighborhood located just a few miles southwest of Downtown San Jose. Known for its tree-lined streets, historic homes, unique architecture, and thriving small business scene, Willow Glen offers a unique blend of small-town charm and big-city amenities.

Willow Glen's main thoroughfare is Lincoln Avenue — "San Jose's local treasure." Here you'll discover a bustling downtown that's home to over 250 businesses, including restaurants serving up delicious fare from around the world. From American to Italian, Greek, Japanese, and Latin, there's something to fill every craving. Grab a delicious brunch and a mimosa at The Table or make a stop for Italian classics at Bertucelli's La Villa Delicatessen, a local favorite. If you're looking for lighter bites and craft cocktails, Lamella Tavern is your spot. When you're done with your meal, walk it off with a little shopping. Willow Glen has a variety of locally-owned businesses that make it easy to find whatever you need. A Saturday farmers' market runs

year-round, offering local produce and prepared food. Casual dining options include family-friendly restaurants, bakeries and pizzerias, and the neighborhood frequently holds downtown festivals, including art and wine events. All this and more with free, convenient parking on the street and in the public parking lots, including a large number of public parking spaces located in the Bank of America lot. Downtown Willow Glen offers more than 250 retail, dining, service and professional businesses waiting to give you that personal service that only a small business owner can provide. Annual street festivals showcase our area to the greater San Jose and Bay Area to thousands of attendees.



## Contact

### Marie Anderson

First Vice President

+1 408 453 7468

marie.anderson@cbre.com

Lic. 00919144



# Demographics

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	26,050	245,126	683,128
Household Income	\$215,713	\$180,251	\$176,848
Housing Units	11,100	103,654	255,903



## Contact

**Marie Anderson**  
First Vice President  
+1 408 453 7468  
marie.anderson@cbre.com  
Lic. 00919144

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