

GARDEN ALAMEDA

±577 - ±6,457 SF OFFICE SUITES FOR LEASE
PREMIER LOCATION | MOVE-IN READY OPTIONS



A CONNECTED OFFICE CAMPUS ON THE ALAMEDA FLEXIBLE SUITES WALKABLE AMENITIES EXCEPTIONAL ACCESS

Garden Alameda is a six-building, ±150,000 SF office campus positioned along San Jose's highly walkable Alameda corridor. The project delivers a professional, modern work environment with upgraded common areas, countless outdoor seating areas, and water features that create an serene campus feel. Tenants benefit from immediate access to a deep retail amenity base, short bike ride times to Diridon Station, and a strong mix of **move-in ready suites** ranging from ±577-±6,457 SF. Garden Alameda is ideal for teams prioritizing convenience, connectivity, and operational efficiency.

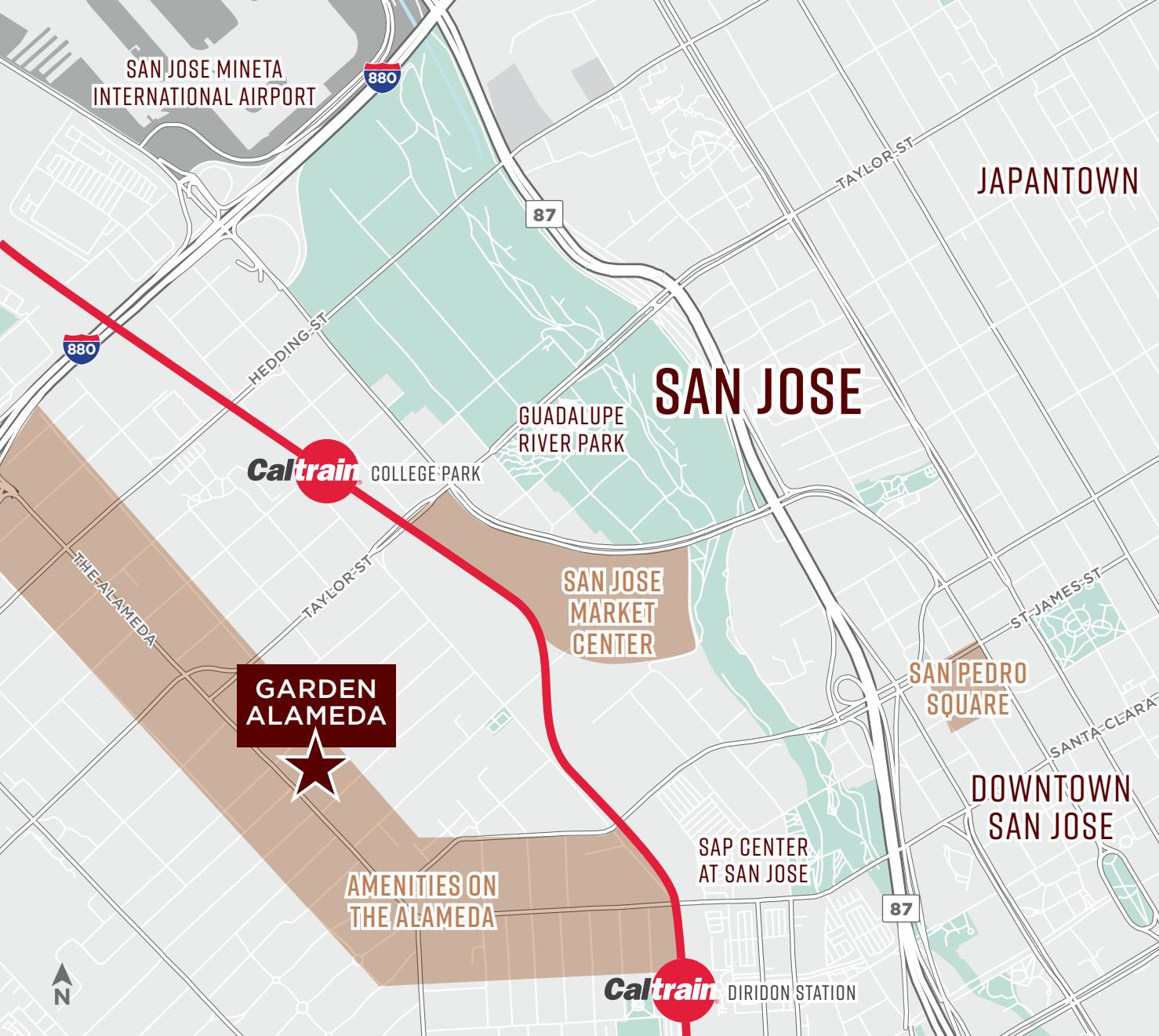
- + Move-in ready suites from ±577 - ±6,457 SF
- + Expansive outdoor common areas & collaboration zones
- + ±150,000 SF across six freestanding office buildings
- + Comcast & AT&T fiber connectivity
- + 4/1,000 parking ratio
- + Immediate access to HWY 880, 280, 87
- + Minutes to SJC Airport, offering unmatched connectivity.
- + Walk to: Whole Foods, Crema Coffee, LUNA Mexican Kitchen, and More!
- + T-T Deli on-site & open daily (1520 The Alameda Ste #105)
- + Flexible layouts designed for efficiency



CURRENT AVAILABILITIES

ADDRESS	SUITE	SQUARE FEET
1530 THE ALAMEDA	SUITE 200	±1,460 SF
1550 THE ALAMEDA	SUITE 105	±1,654 SF
1550 THE ALAMEDA	SUITE 201	±2,049 SF
1550 THE ALAMEDA	SUITE 302	±1,563 SF
1550 THE ALAMEDA	SUITE 305	±1,834 SF
1550 THE ALAMEDA	SUITE 310	±1,377 SF
1550 THE ALAMEDA	SUITE 332	±2,257 SF
1570 THE ALAMEDA	SUITE 100	±6,457 SF
1570 THE ALAMEDA	SUITE 215	±1,593 SF
1570 THE ALAMEDA	SUITE 225	±577 SF
1570 THE ALAMEDA	SUITE 316	±2,128 SF
1570 THE ALAMEDA	SUITE 330	±6,304 SF





NEARBY AMENITIES

GARDEN ALAMEDA

AMENITIES ON THE ALAMEDA

- ANYTIME FITNESS
- MEDALLO RESTAURANT
- CAFE ROSALENA
- PAPA JOHN'S PIZZA
- CHIPOTLE MEXICAN GRILL
- PEET'S COFFEE
- CHINA INN
- ROSIE'S NEW YORK PIZZA
- CREMA COFFEE ROASTING CO.
- SUBWAY
- FIVE GUYS
- THE UPS STORE
- FLOODCRAFT BREWING CO.
- UNCLE JOHN'S PANCAKE HOUSE
- GREENLEE'S BAKERY
- UPSHIFT CYCLES
- HANNAH COFFEE
- WHOLE FOODS MARKET
- HOP & VINE
- ZONA ROSA
- LUNA MEXICAN KITCHEN

SAN PEDRO SQUARE

- ALMA TEQUILERIA
- ON A ROLL
- ANCHORS FISH & CHIPS
- PASTA FRESCA
- GAMEDAY
- PIZZA BOCCA LUPO
- THE GELATO SHOP
- PHONEMENAL NOODLE HOUSE
- HELLA GOOD BURGER
- PLAYBACK COFFEE CO.
- ID CAFE
- SAN PEDRO SQUARE MARKET BAR
- LOTERIA TACO BAR
- SUERTE EATERY
- MARKET BEER CO.
- THREE SISTERS WHISKEY BAR
- MARUWU SEICHA
- URBAN MOMO
- MASTER SHIN KOREAN PLATE
- URBAN RITUAL
- MOCHINUT

SAN JOSE MARKET CENTER

- BJ'S RESTAURANT
- PETSMART
- BLUE MANGO
- SALLY BEAUTY
- CHASE BANK
- SMASHBURGER
- EL POLLO LOCO
- SPROUTS FARMERS MARKET
- GAMESTOP
- STARBUCKS
- HAPPY LEMON
- TARGET
- JAMBA
- TRADER JOE'S
- L&L HAWAIIAN BARBECUE
- UPS
- MARSHALLS
- WELLS FARGO BANK
- MICHAEL'S
- WEST COAST SOURDOUGH
- PANDA EXPRESS
- WORLD MARKET
- PANERA BREAD

GARDEN ALAMEDA

UNBEATABLE ACCESS



AMTRAK CAPITOL
CORRIDOR ROUTE

VTA GREEN LINE

8 MIN BIKE RIDE
TO SAN JOSE DIRIDON STATION

7 MIN DRIVE
TO SJC AIRPORT

35 MIN DRIVE
TO SFO AIRPORT

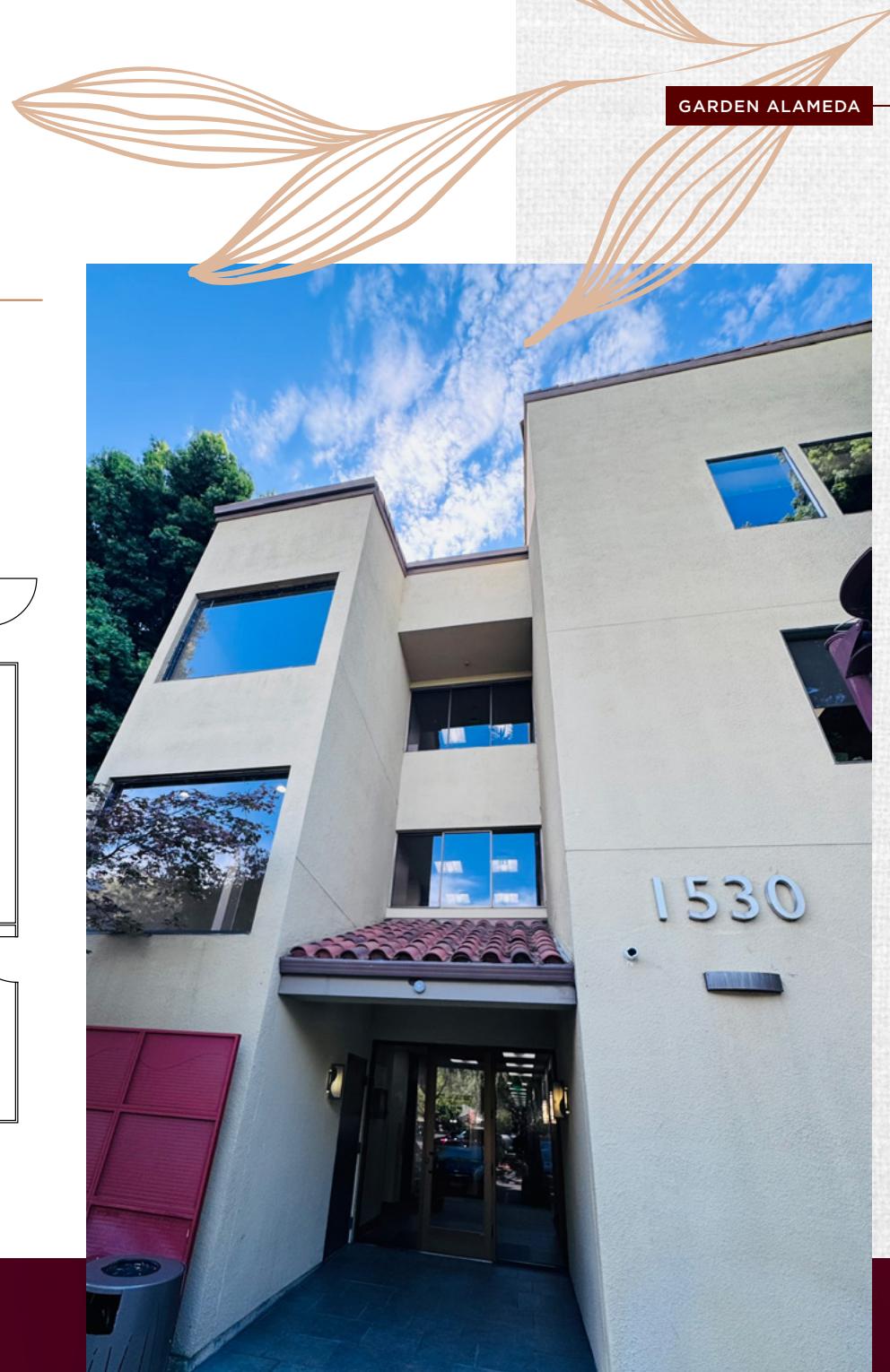
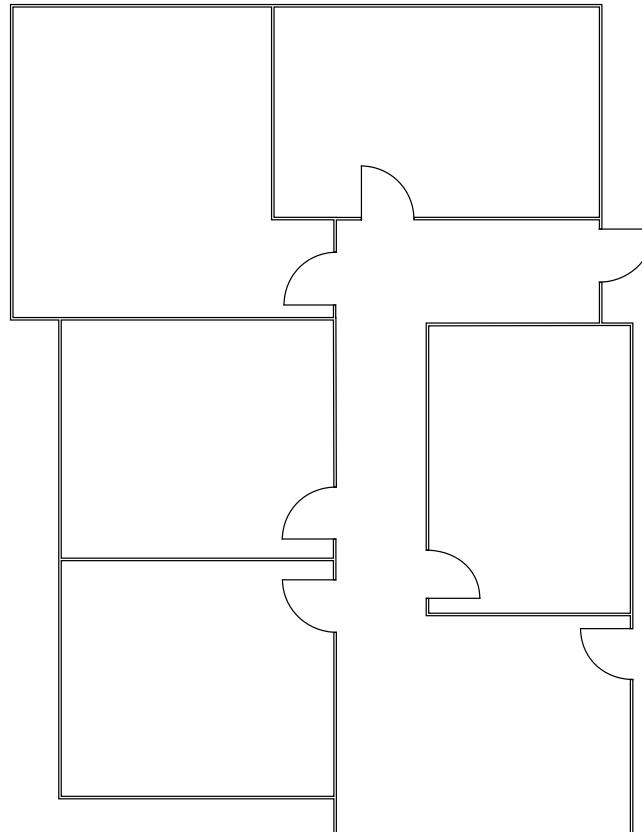
2 MIN DRIVE
TO I-880



1530 THE ALAMEDA

SUITE 200 | $\pm 1,460$ SF

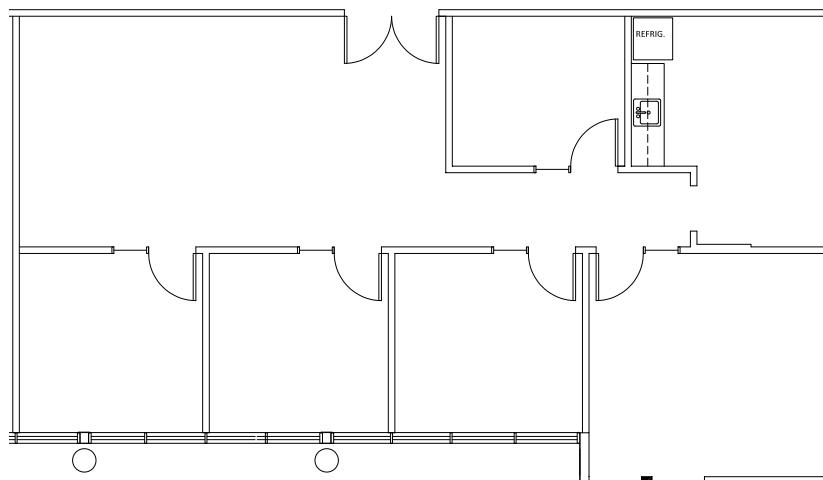
- + Lobby
- + 4 Offices
- + 1 Conference Room



1550 THE ALAMEDA

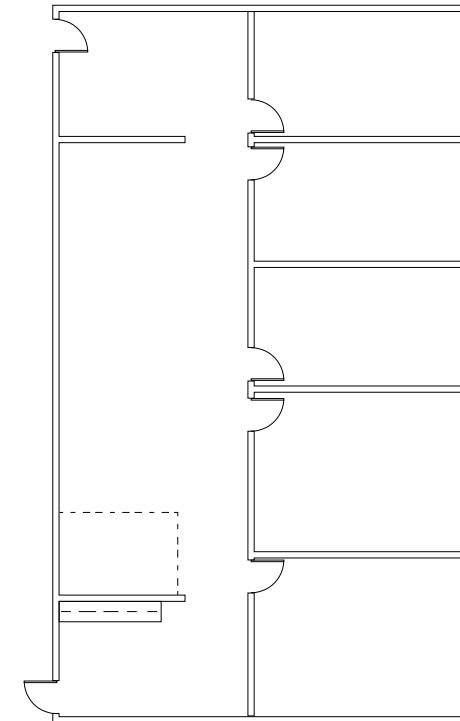
SUITE 105 | ±1,654 SF

- + Lobby
- + 3 Offices
- + 1 Conference Room
- + Kitchen
- + IT/Server Room



SUITE 201 | ±2,049 SF

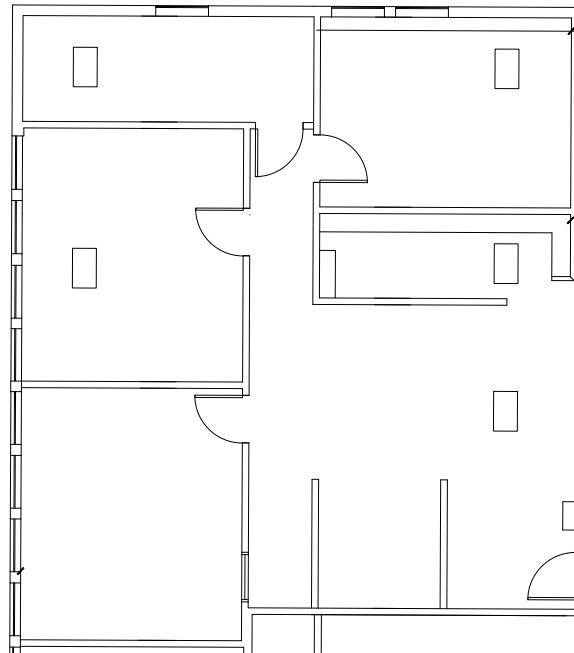
- + Lobby
- + 3 Offices
- + 2 Conference Rooms
- + Kitchen



1550 THE ALAMEDA

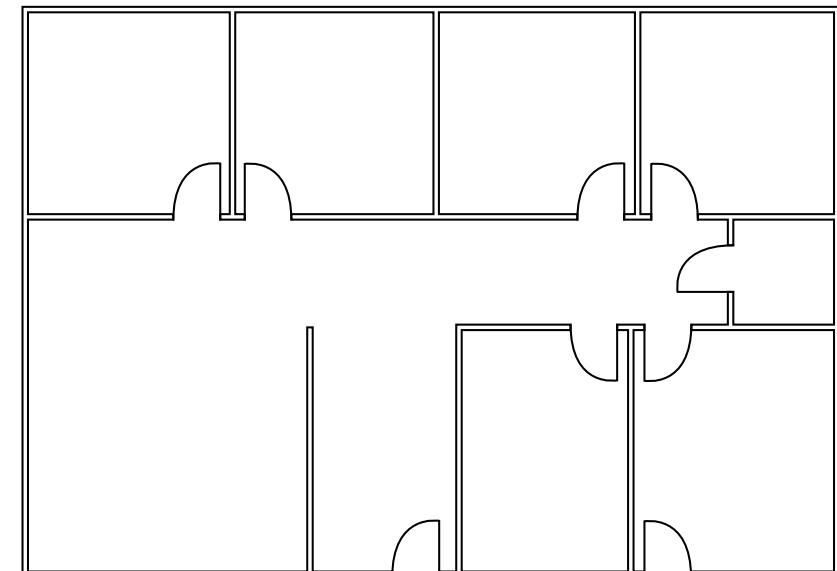
SUITE 302 | ±1,561 SF

- + Lobby
- + 2 Offices
- + 1 Conference Room
- + IT/Server Room



SUITE 305 | ±1,834 SF

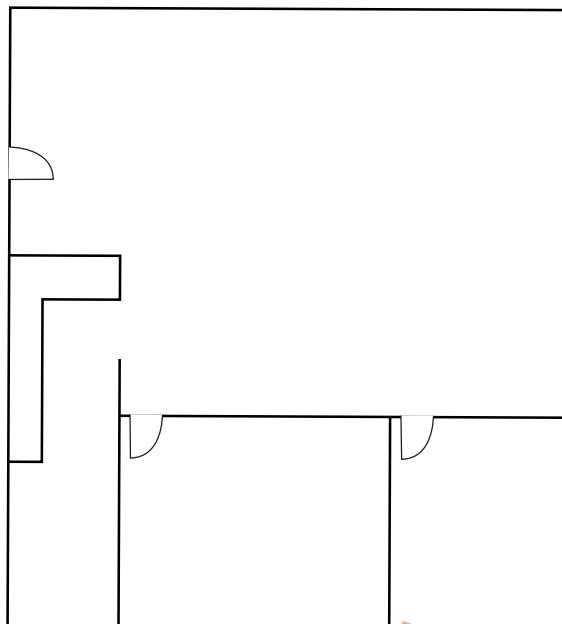
- + Lobby
- + 4 Offices
- + 1 Conference Room
- + Open Office
- + IT/Server Room



1550 THE ALAMEDA

SUITE 310 | ±1,377 SF

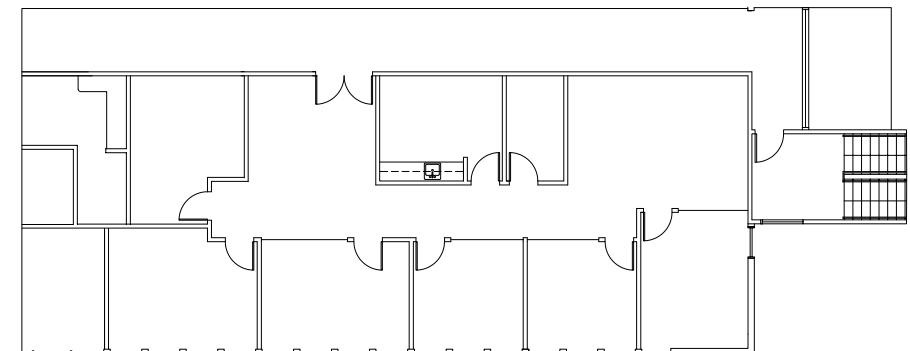
- + Lobby
- + 1 Office
- + 1 Conference Room
- + Open Office



SUITE 332 | ±2,257 SF

AVAILABLE: MARCH 01, 2026

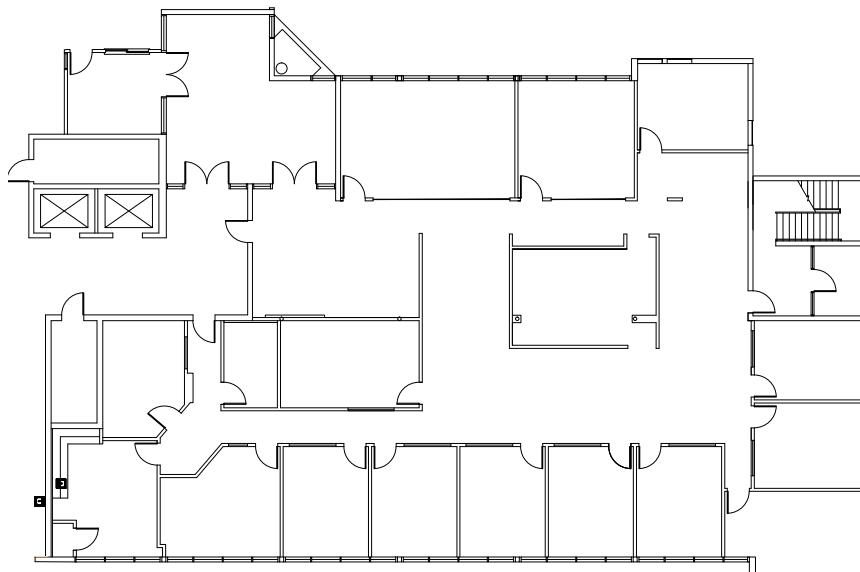
- + Lobby
- + 5 Office
- + 1 Conference Room
- + Break Room
- + Server Room
- + Open Office



1570 THE ALAMEDA

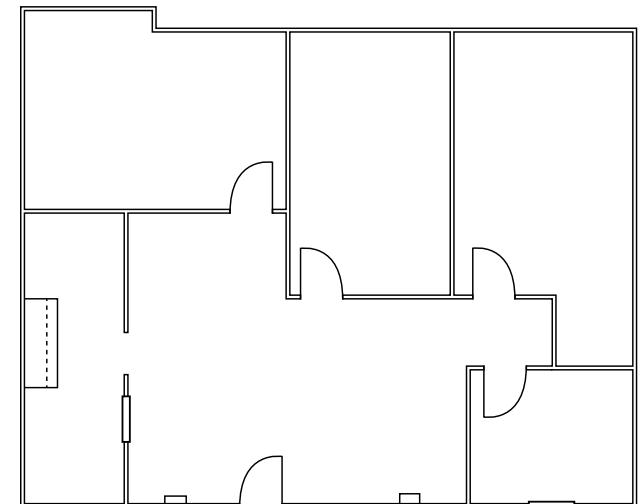
SUITE 100 | ±6,457 SF

- + Lobby
- + 12 Offices
- + 4 Conference Rooms
- + Open Office
- + Work Room
- + IT/Server Room
- + Storage



SUITE 215 | ±1,593 SF

- + Lobby
- + 2 Offices
- + 1 Conference Room
- + Open Office
- + Kitchen
- + IT/Server Room

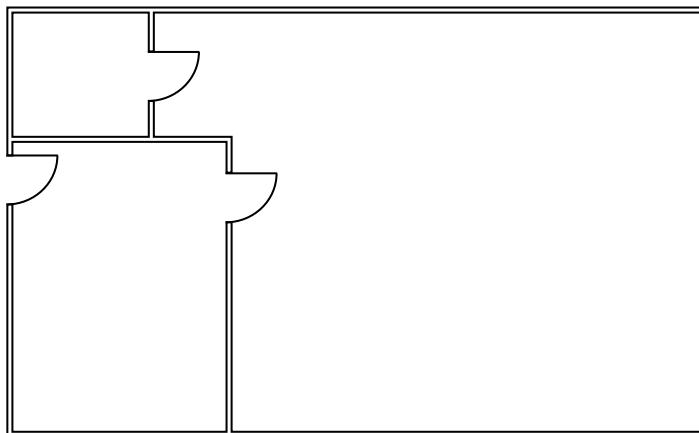


1570 THE ALAMEDA

GARDEN ALAMEDA

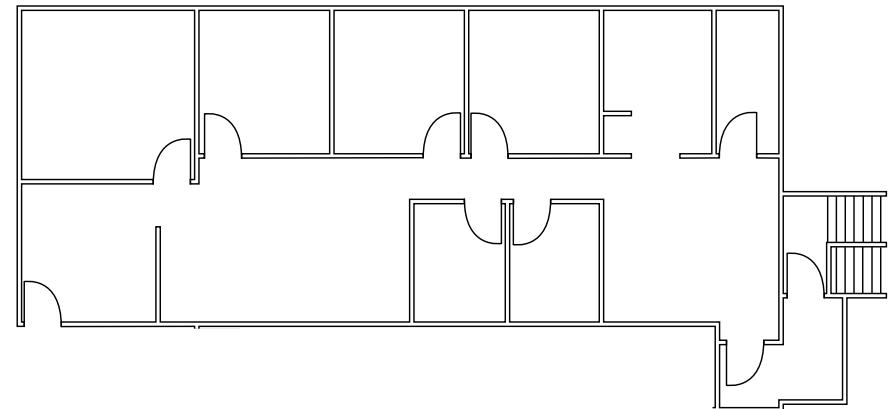
SUITE 225 | ±577 SF

- + Lobby
- + Open Office
- + IT/Server Room



SUITE 316 | ±2,128 SF

- + Lobby
- + 4 Offices
- + 1 Conference Room
- + 2 Call Rooms
- + Open Office
- + IT/Server Room

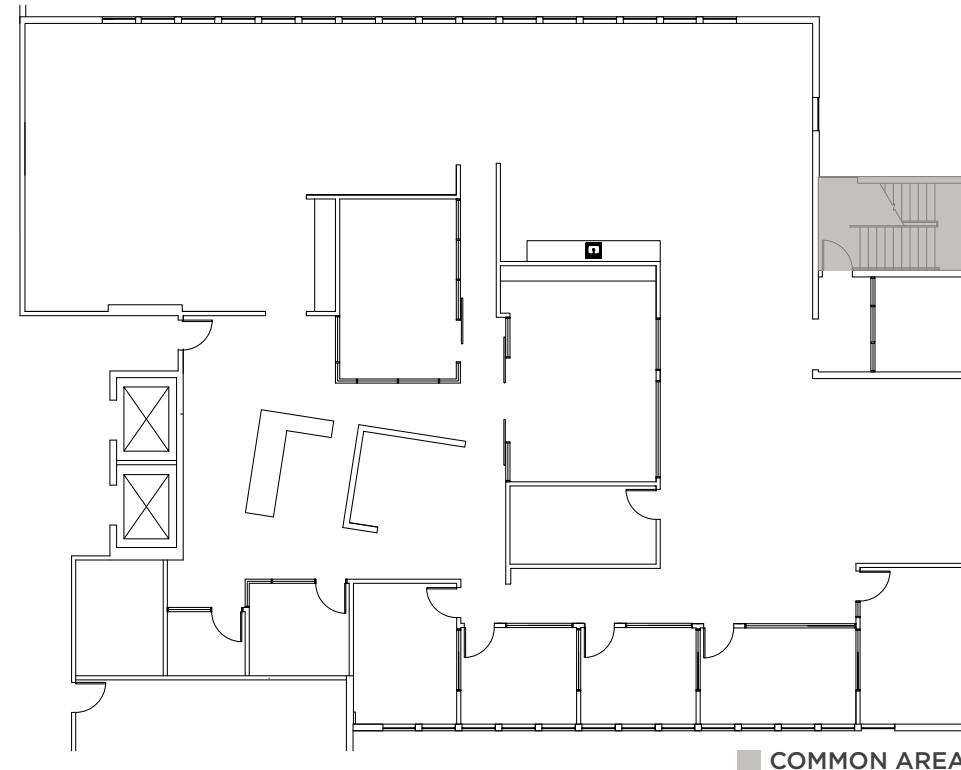


1570 THE ALAMEDA

SUITE 330 | ±6,304 SF

AVAILABLE WITH 30 - 60 DAYS NOTICE

- + Market Ready!
- + Lobby
- + 6 Offices
- + 2 Conference Rooms
- + Server/IT
- + Open Kitchen & Break Area
- + Open Office



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GARDEN ALAMEDA

