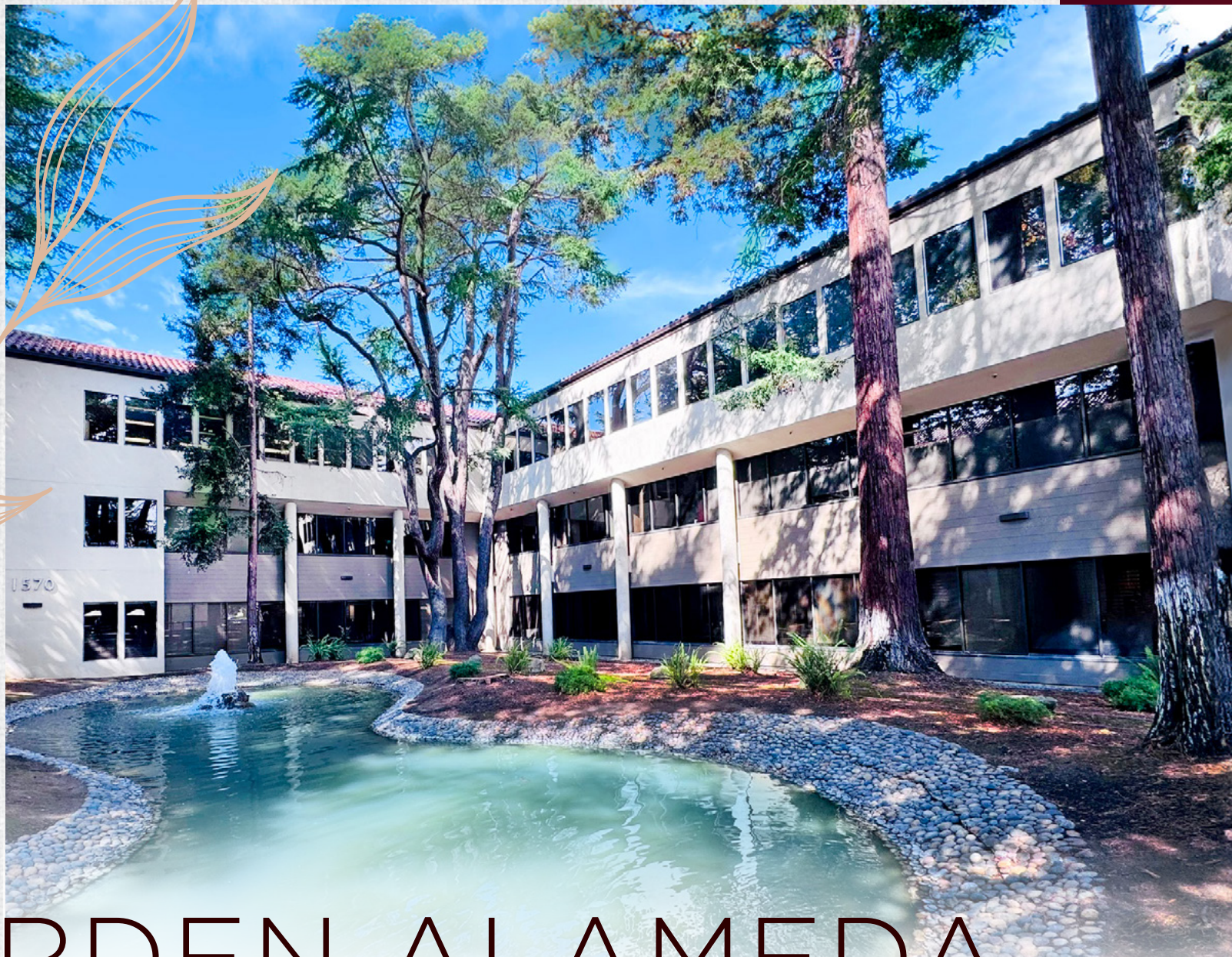


1520-1590 THE ALAMEDA, SAN JOSE, CA



# 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,  $\pm 150,000$  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  $\pm 577$ – $\pm 6,457$  SF. Garden Alameda is ideal for teams prioritizing convenience, connectivity, and operational efficiency.

- + Move-in ready suites from  $\pm 577$  –  $\pm 6,457$  SF
- + Expansive outdoor common areas & collaboration zones
- +  $\pm 150,000$  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

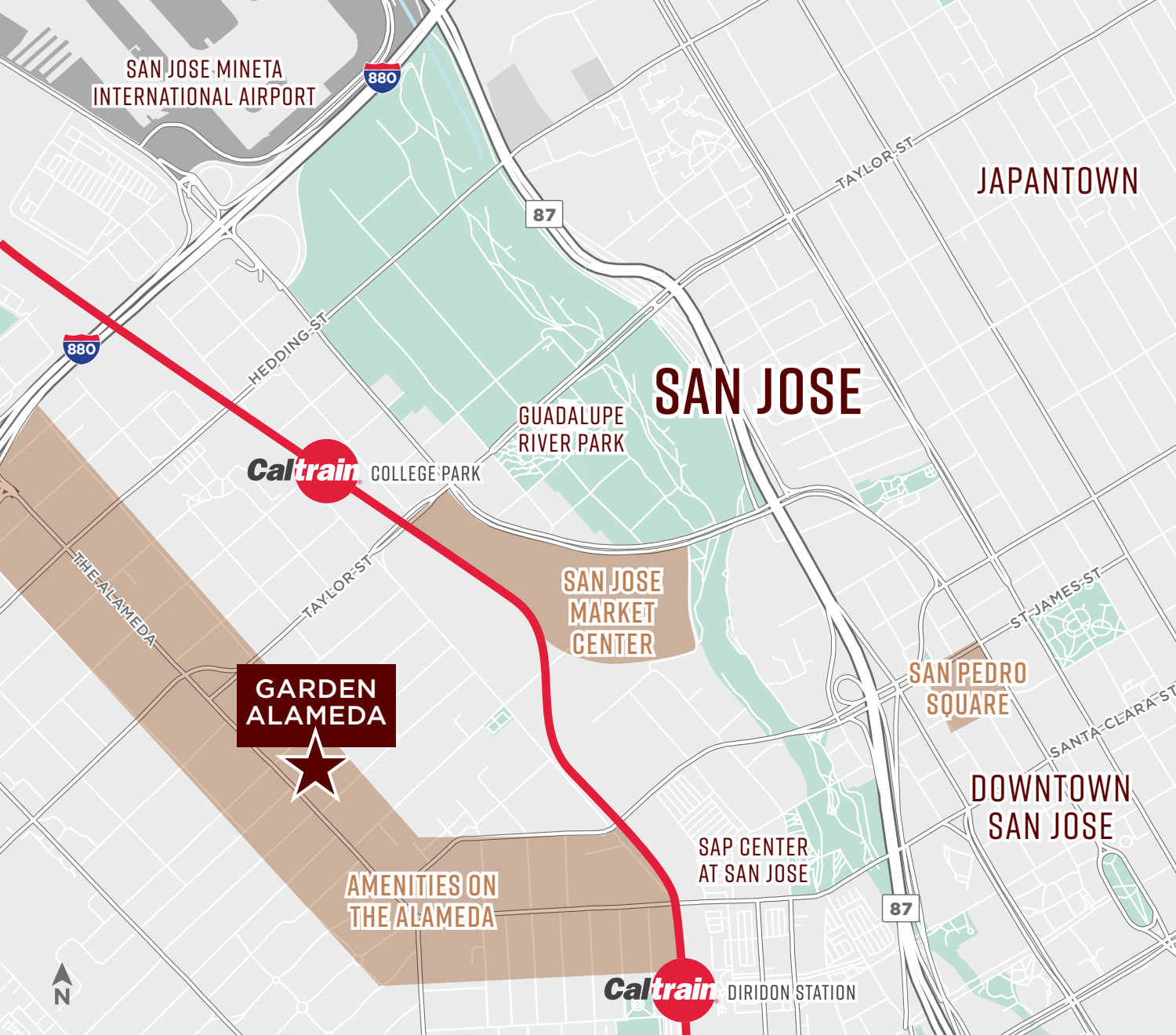


# CURRENT AVAILABILITIES

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







## 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          | PHONOMENAL 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       |
| MICHAELS              | WEST COAST SOURDOUGH   |
| PANDA EXPRESS         | WORLD MARKET           |
| PANERA BREAD          |                        |

## NEARBY AMENITIES



## 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

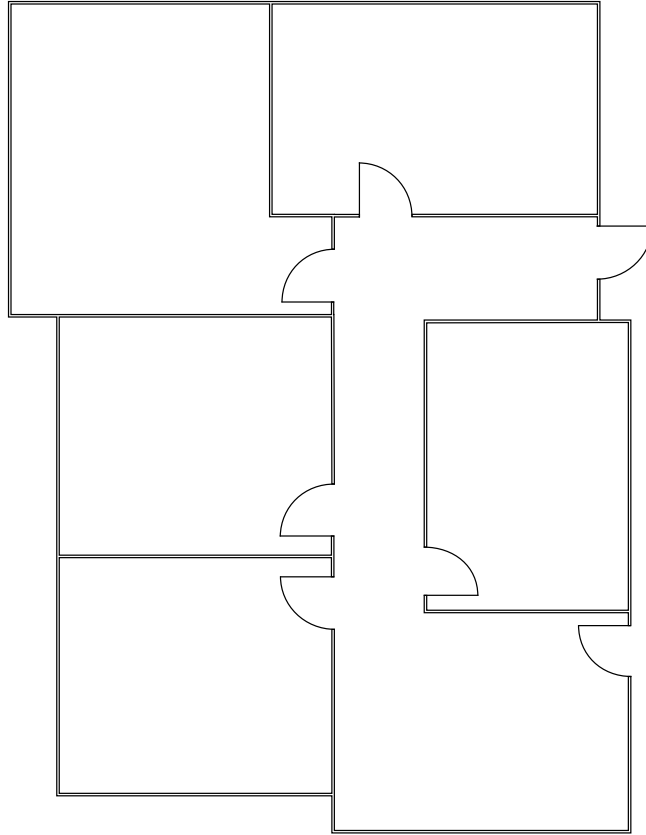


# 1530 THE ALAMEDA

GARDEN ALAMEDA

SUITE 200 | ±1,460 SF

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

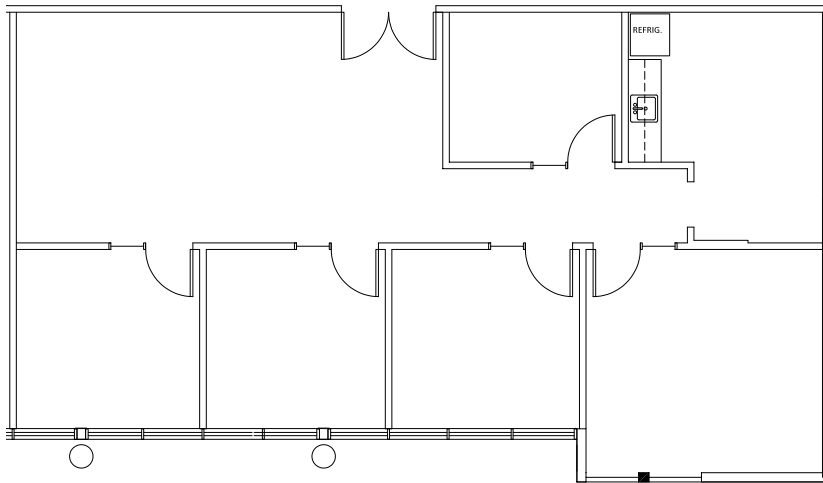


# 1550 THE ALAMEDA

GARDEN ALAMEDA

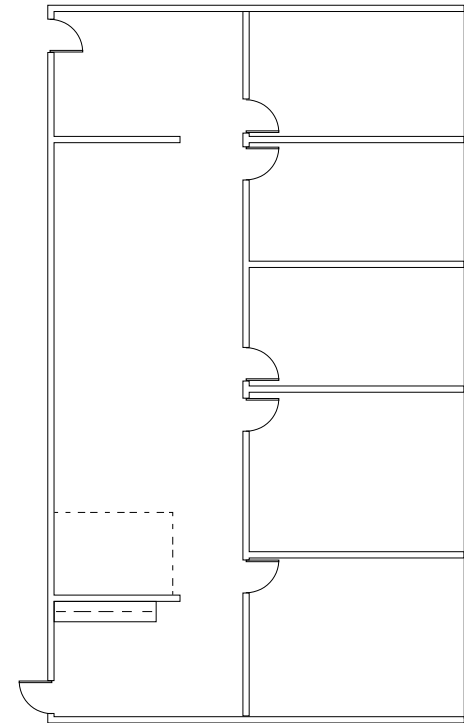
## SUITE 105 | ±1,654 SF

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



## SUITE 201 | ±2,049 SF

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



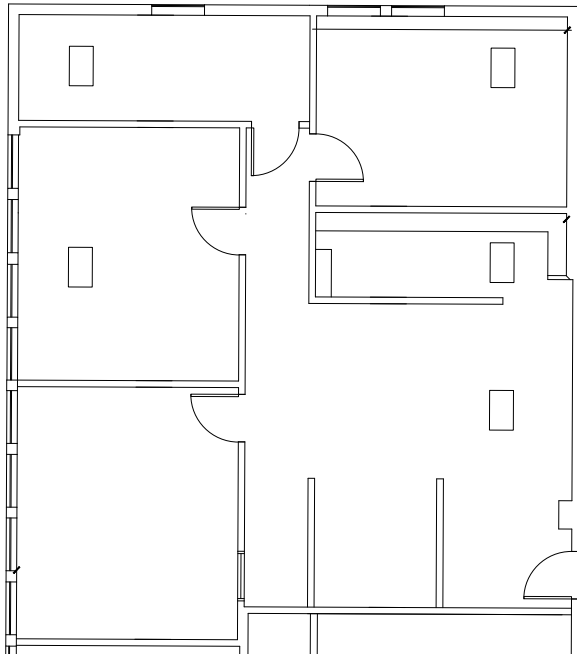


# 1550 THE ALAMEDA

GARDEN ALAMEDA

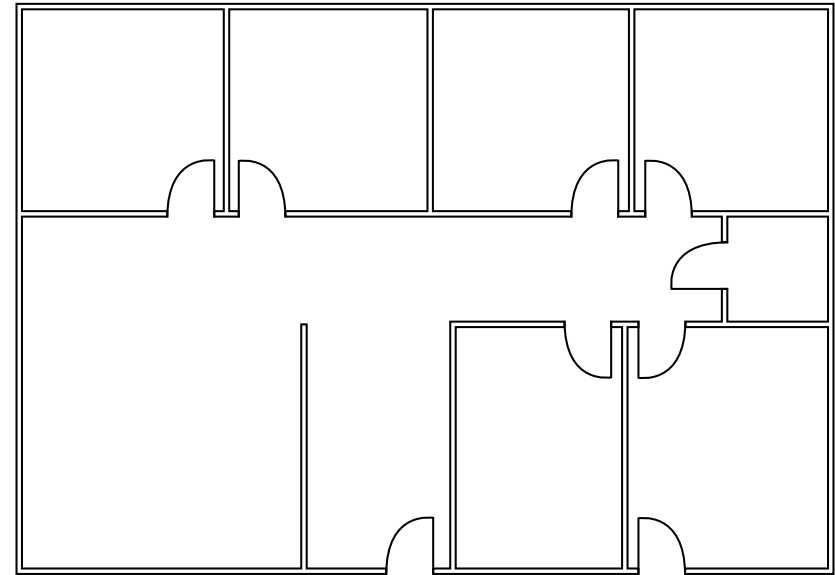
## SUITE 302 | ±1,561 SF

- + 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



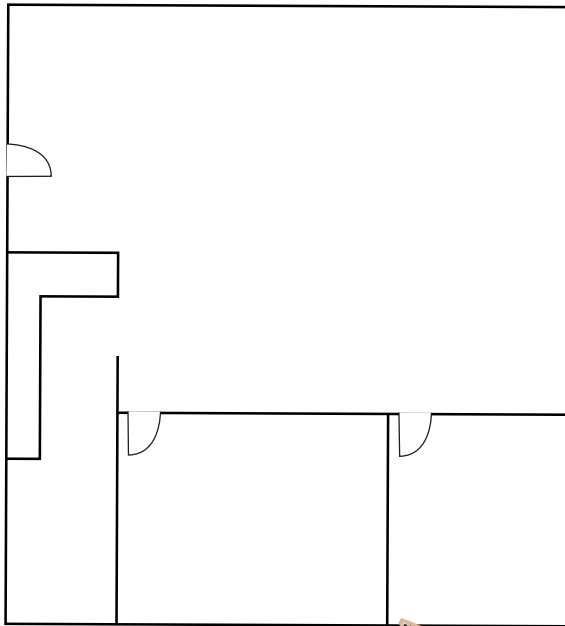


# 1550 THE ALAMEDA

GARDEN ALAMEDA

## SUITE 310 | ±1,377 SF

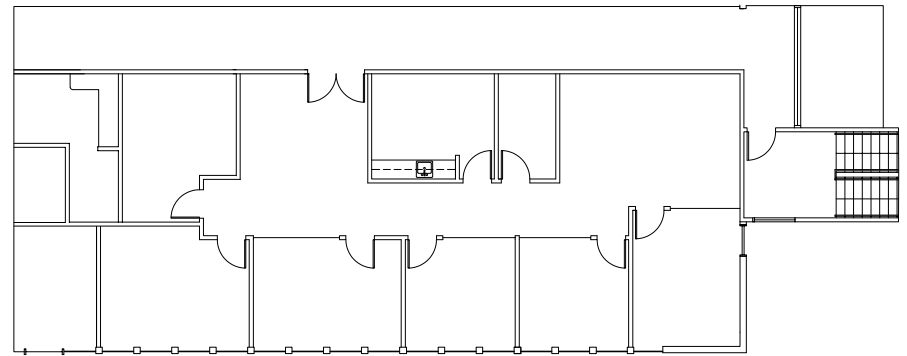
- + Lobby
- + 1 Office
- + 1 Conference Room
- + Open Office



## SUITE 332 | ±2,257 SF

AVAILABLE: MARCH 01, 2026

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



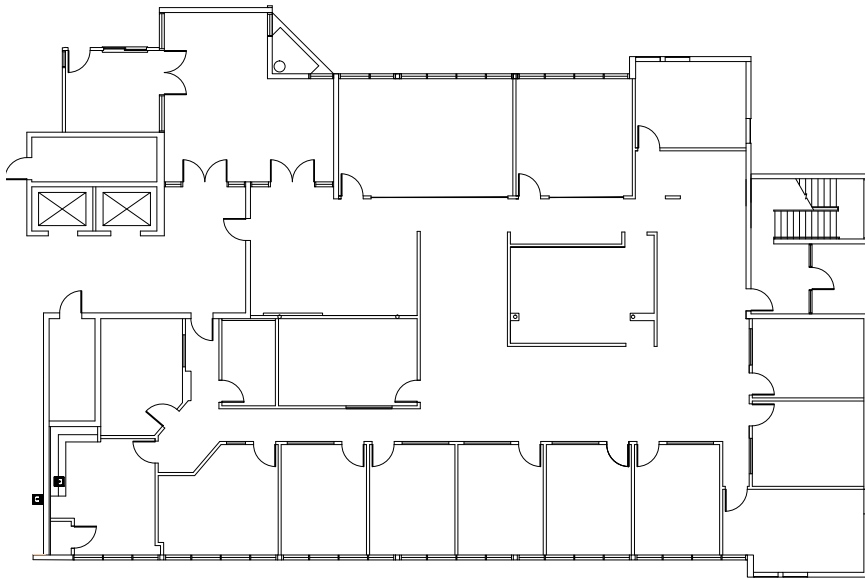


# 1570 THE ALAMEDA

GARDEN ALAMEDA

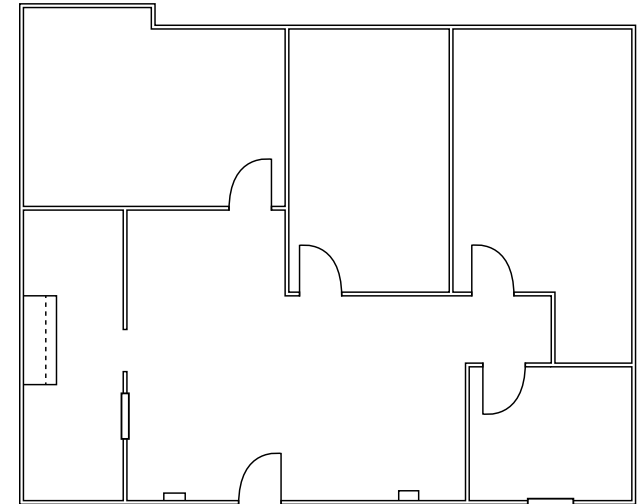
## SUITE 100 | ±6,457 SF

- + 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



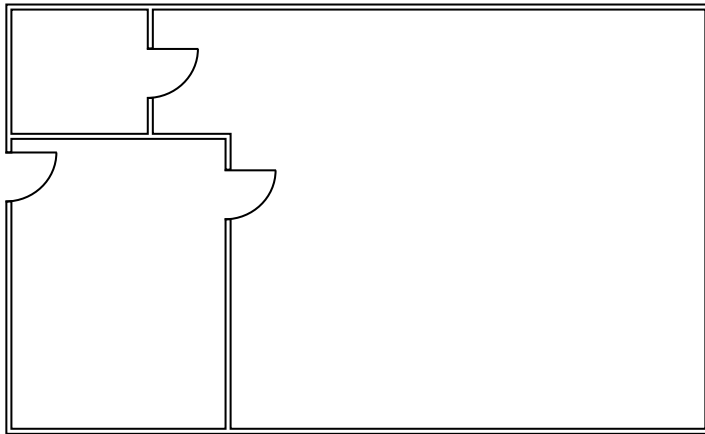


# 1570 THE ALAMEDA

GARDEN ALAMEDA

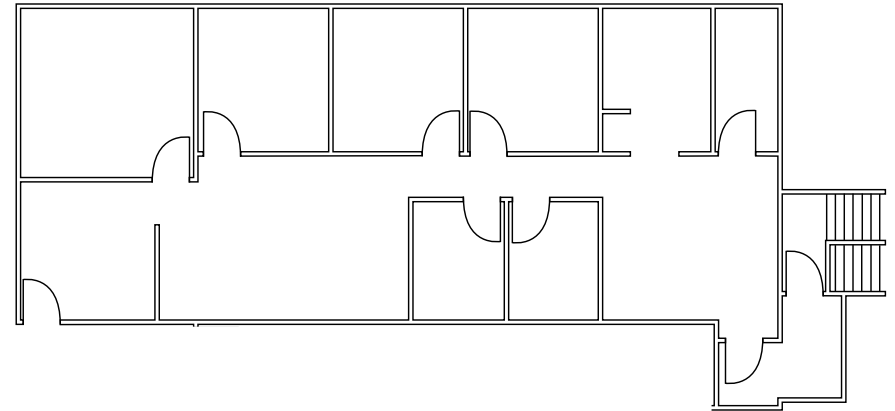
## SUITE 225 | ±577 SF

- + 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





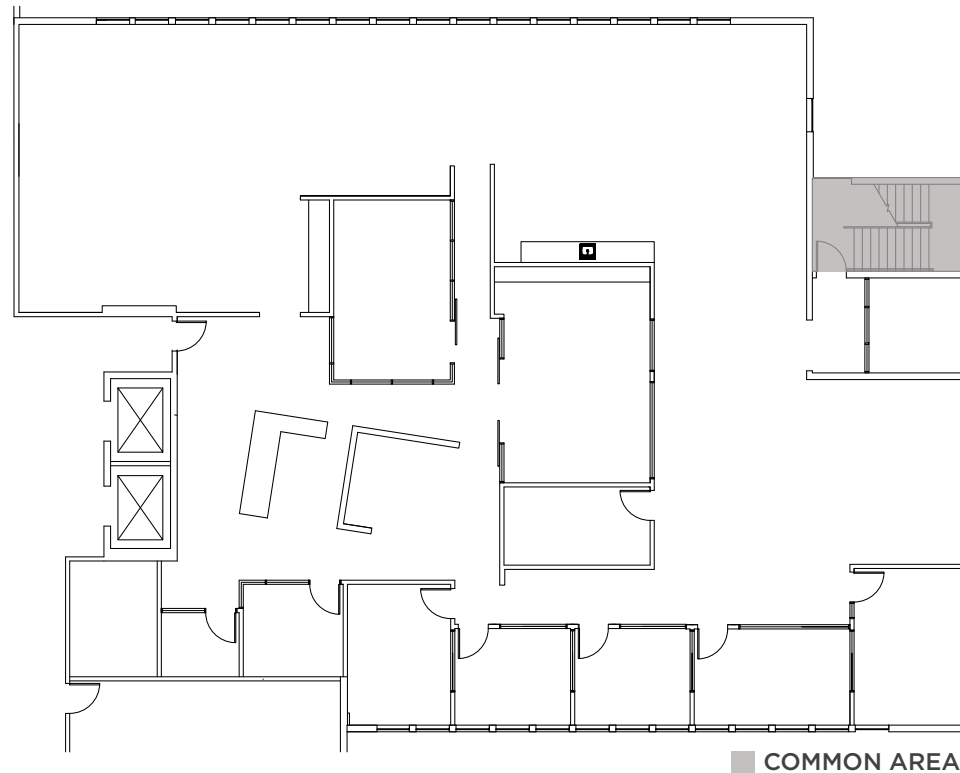
# 1570 THE ALAMEDA

GARDEN 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

