

1520-1590 THE ALAMEDA, SAN JOSE, CA

GARDEN ALAMEDA

±947 - ±6,144 SF OFFICE SUITES FOR LEASE
PREMIER LOCATION | MOVE-IN READY OPTIONS



A CONNECTED OFFICE CAMPUS ON THE ALAMEDA

FLEXIBLE SUITES

WALKABLE AMENITIES

EXCEPTIONAL ACCESS

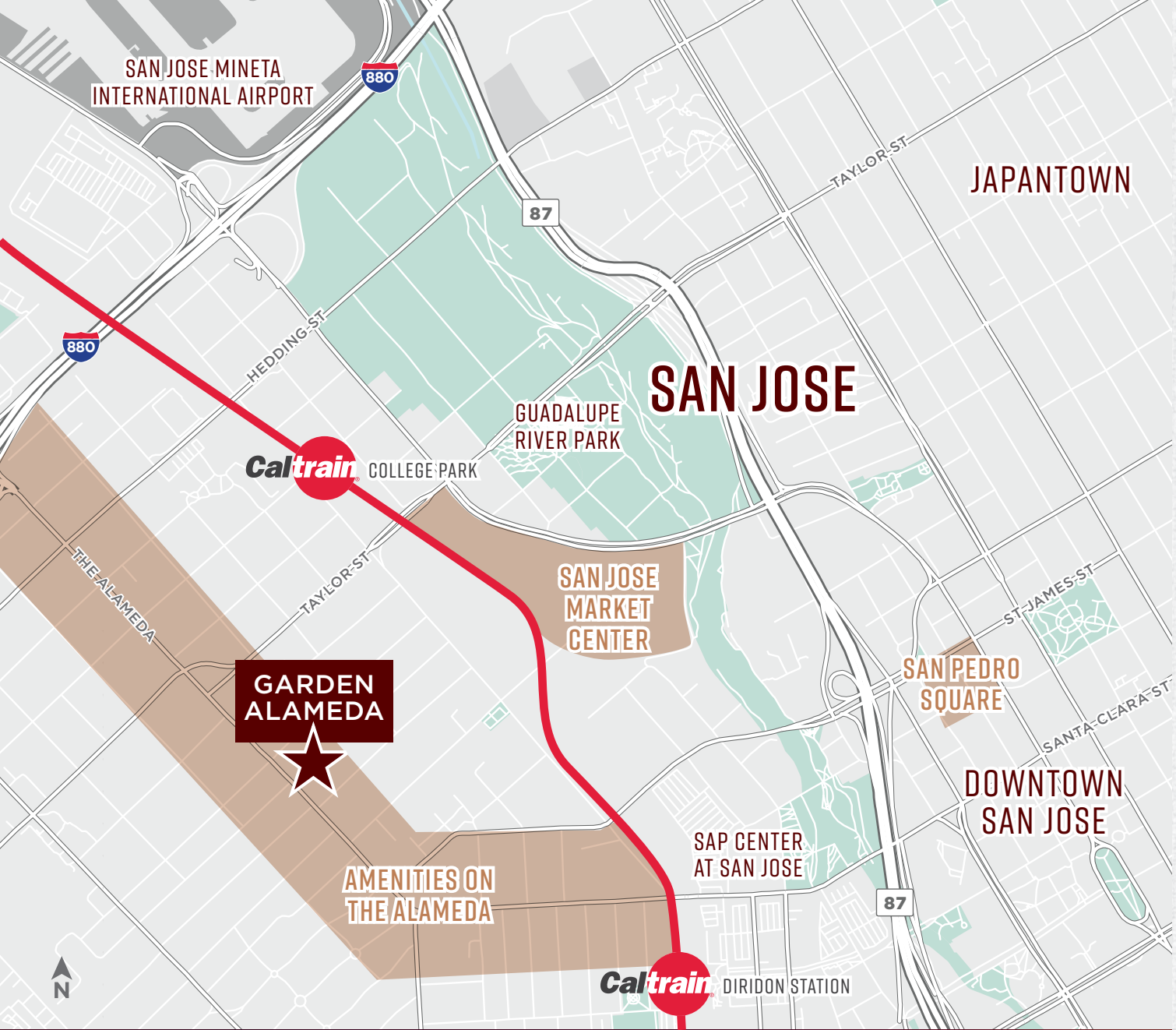
Garden Alameda is a six-building, ±150,000 SF office campus positioned along San Jose's highly walkable Alameda corridor. The project delivers a professional, modern work environment with upgraded common areas, countless outdoor seating areas, and water features that create an serene campus feel. Tenants 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 200 | ±2,713 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 215 | ±1,593 SF |
| 1570 THE ALAMEDA | SUITE 216 | ±3,079 SF |
| 1570 THE ALAMEDA | SUITE 221 | ±947 SF |
| 1570 THE ALAMEDA | SUITE 316 | ±2,527 - 6,144 SF |





GARDEN ALAMEDA

AMENITIES ON THE ALAMEDA

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

SAN PEDRO SQUARE

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

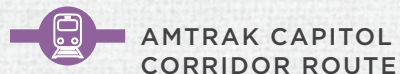
SAN JOSE MARKET CENTER

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

NEARBY AMENITIES



UNBEATABLE ACCESS



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

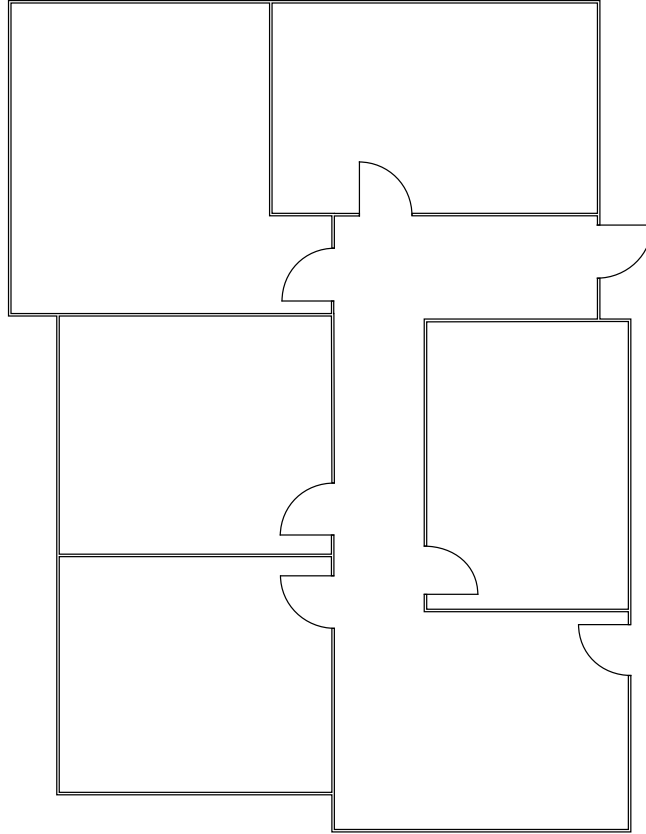


1530 THE ALAMEDA

GARDEN ALAMEDA

SUITE 200 | ±1,460 SF

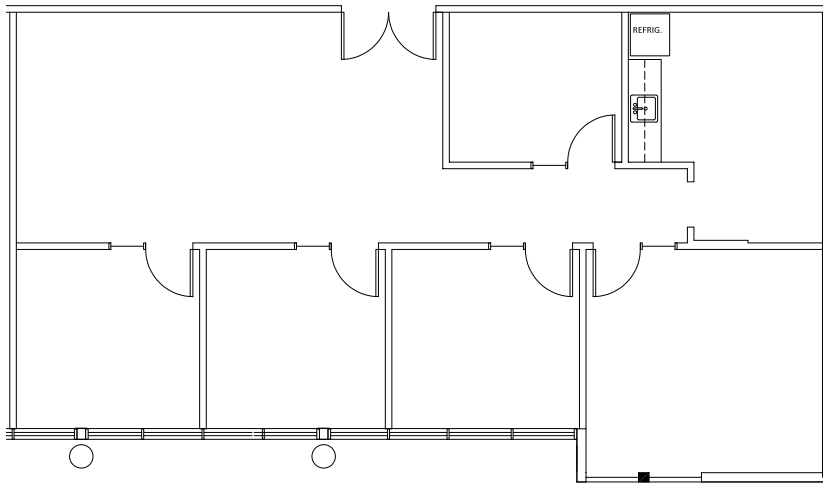
- + Lobby
- + 4 Offices
- + 1 Conference Room



1550 THE ALAMEDA

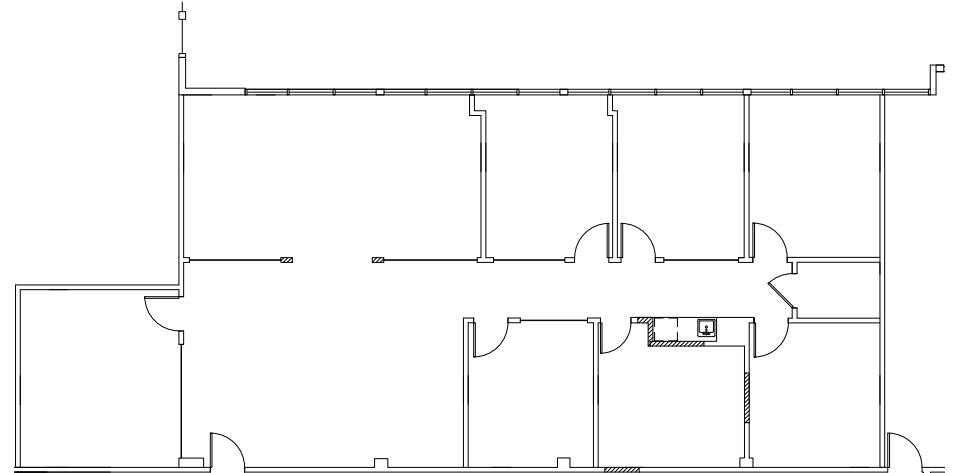
SUITE 105 | ±1,654 SF

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



SUITE 200 | ±2,713 SF

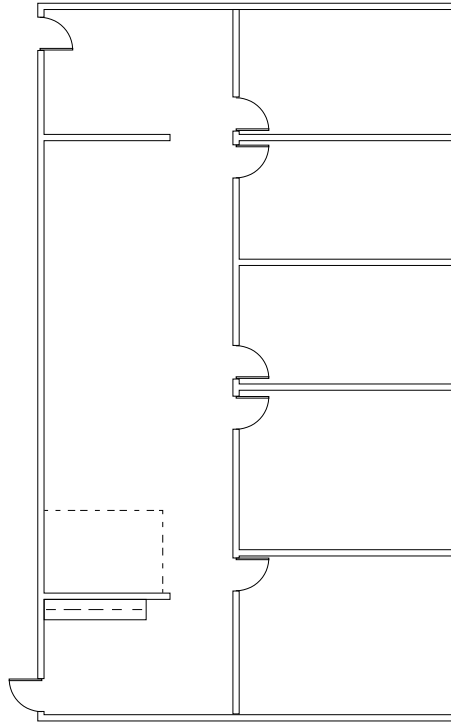
- + Lobby
- + 5 Offices
- + 1 Conference Room
- + 1 Kitchen
- + Break Room
- + IT/Server Room



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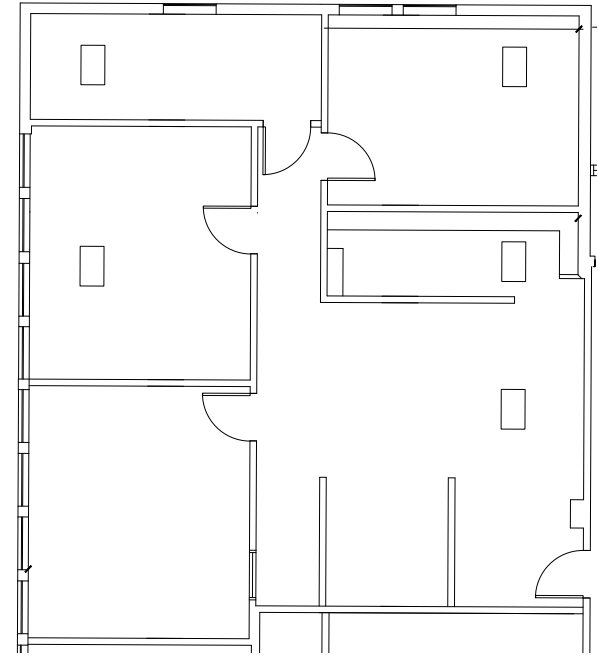
SUITE 201 | ±2,049 SF

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



SUITE 302 | ±1,561 SF

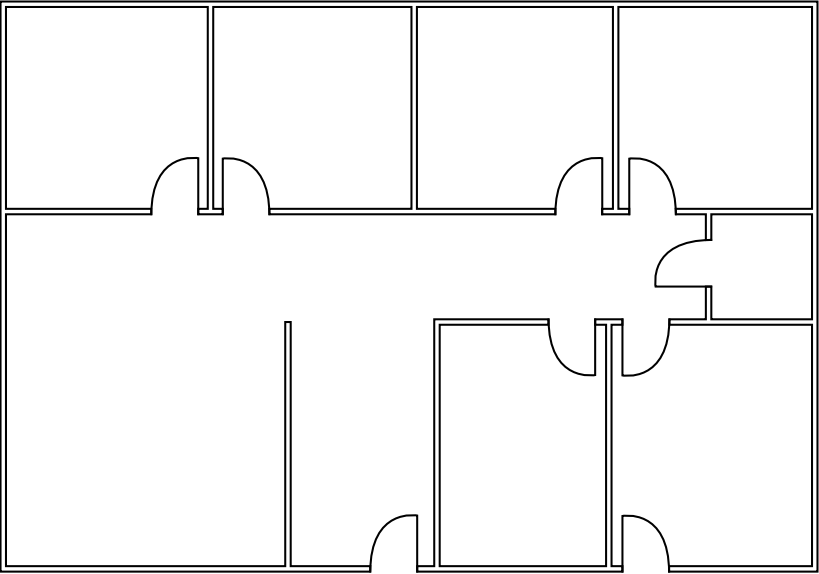
- + Lobby
- + 2 Offices
- + 1 Conference Room
- + IT/Server Room



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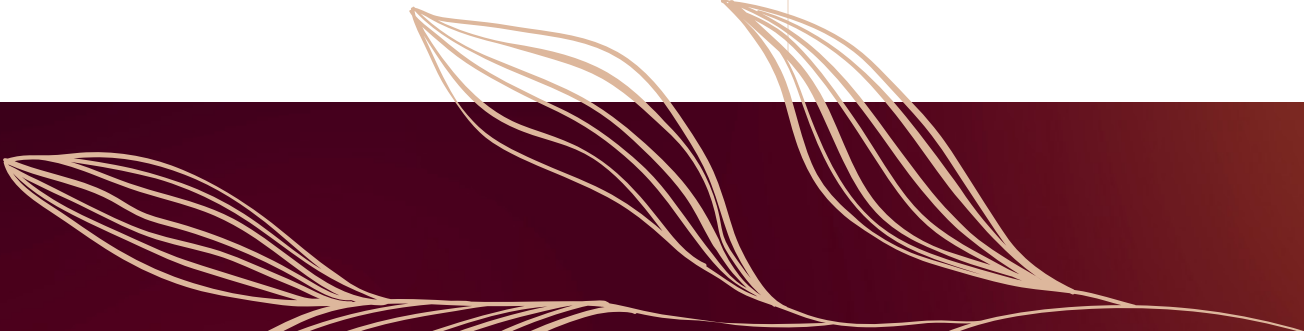
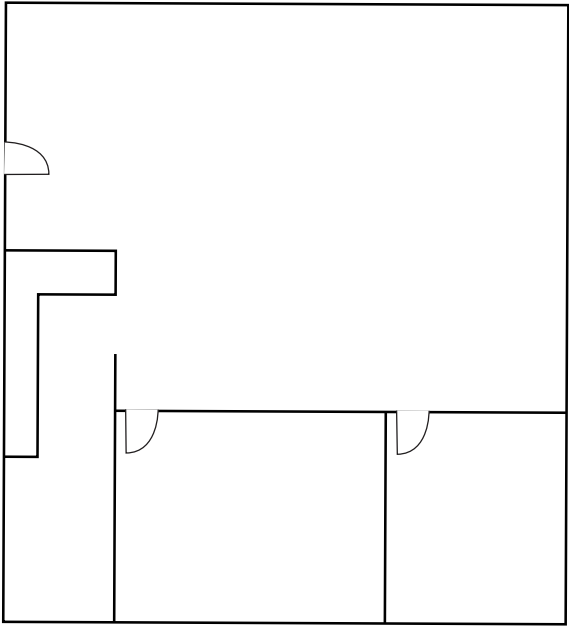
SUITE 305 | ±1,834 SF

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



SUITE 310 | ±1,377 SF

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



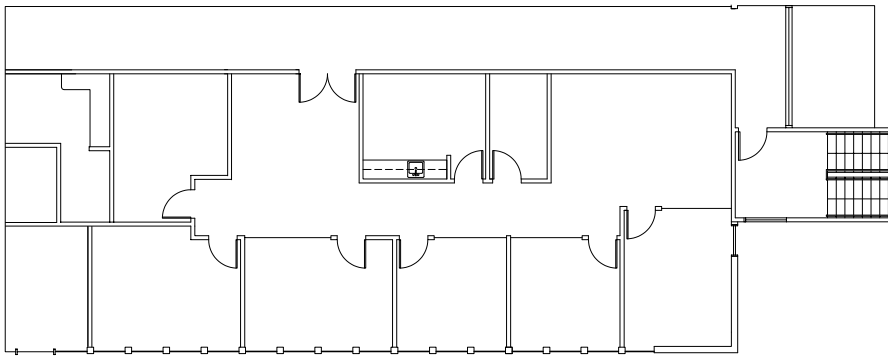
1550 THE ALAMEDA

GARDEN ALAMEDA

SUITE 332 | ±2,257 SF

AVAILABLE: MARCH 31, 2026

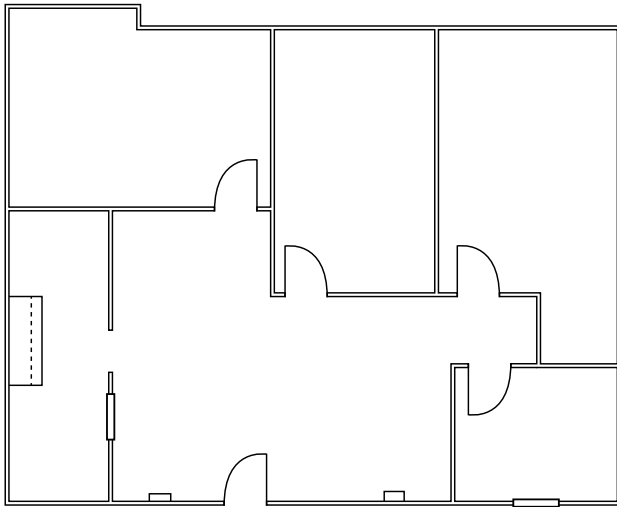
- + Lobby
- + 5 Offices
- + 1 Conference Room
- + Break Room
- + Server Room
- + Open Office



1570 THE ALAMEDA

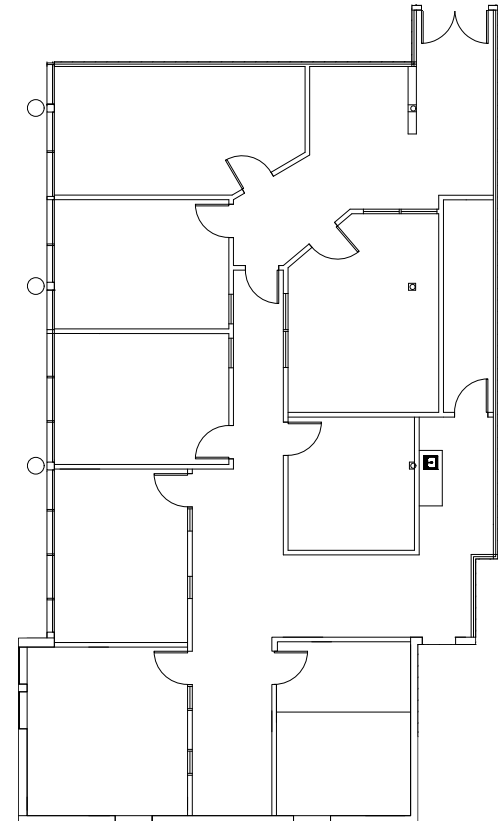
SUITE 215 | ±1,593 SF

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



SUITE 216 | ±3,079 SF

- + Lobby
- + 5 Offices
- + 1 Conference Room
- + Kitchen
- + Storage Room

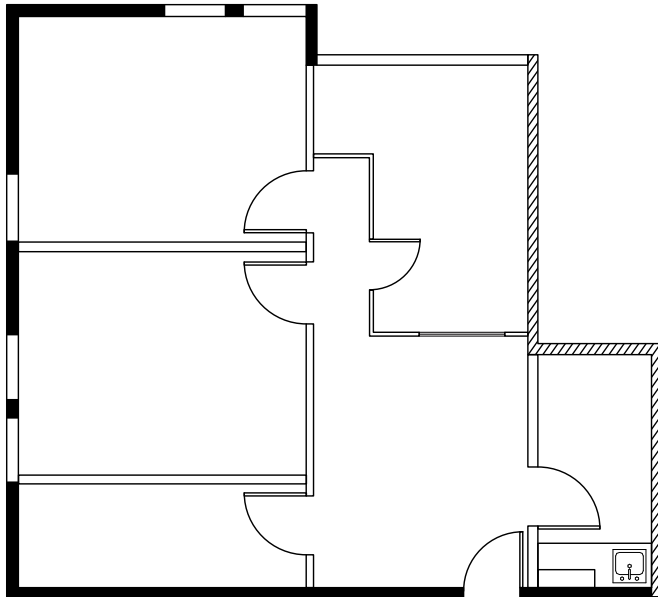


1570 THE ALAMEDA

GARDEN ALAMEDA

SUITE 221 | ±947 SF

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

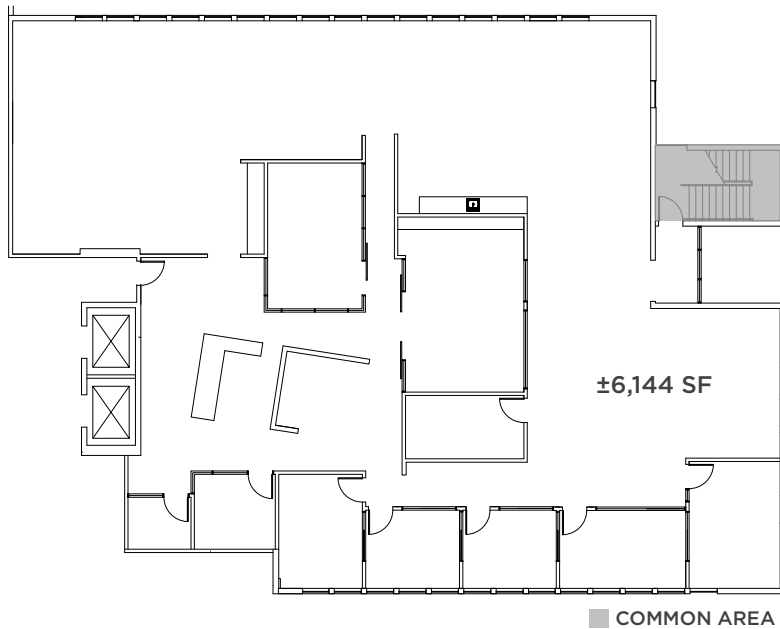


1570 THE ALAMEDA

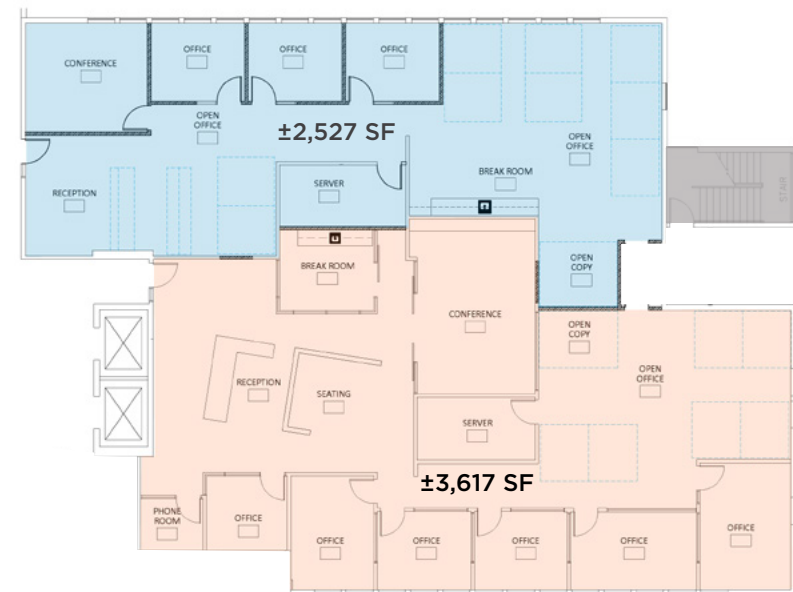
SUITE 316 | ±2,527 - 6,144 SF

AVAILABLE NOW

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



HYPOTHETICAL DEMISING PLAN



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GARDEN ALAMEDA



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