

1520-1590 THE ALAMEDA, SAN JOSE, CA

# GARDEN ALAMEDA

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



CUSHMAN &  
WAKEFIELD

## A CONNECTED OFFICE CAMPUS ON THE ALAMEDA

### FLEXIBLE SUITES

### WALKABLE AMENITIES

### EXCEPTIONAL ACCESS

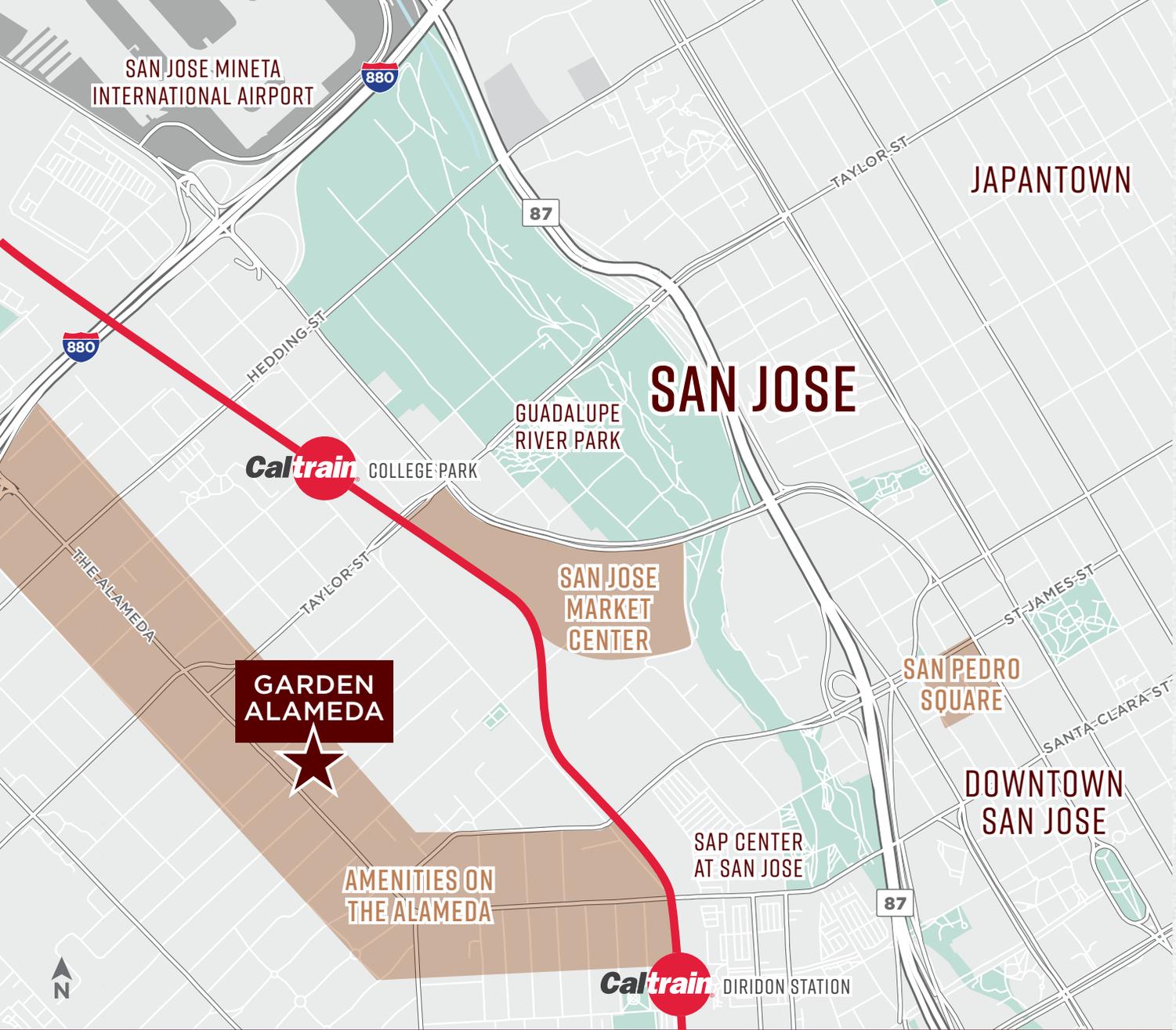
Garden Alameda is a six-building, ±150,000 SF office campus positioned along San Jose's highly walkable Alameda corridor. The project delivers a professional, modern work environment with upgraded common areas, countless outdoor seating areas, and water features that create an serene campus feel. Tenants 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	±6,304 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

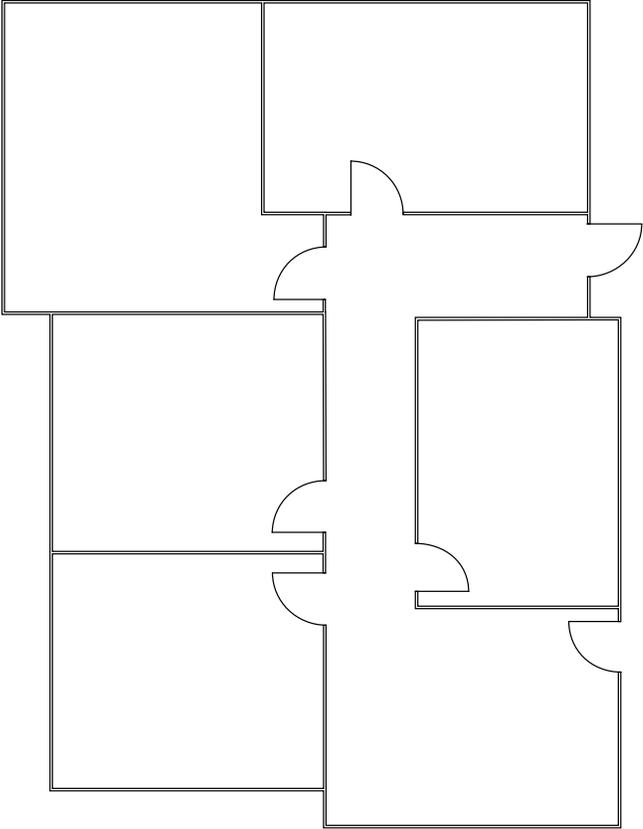


# 1530 THE ALAMEDA

GARDEN ALAMEDA

SUITE 200 | ±1,460 SF

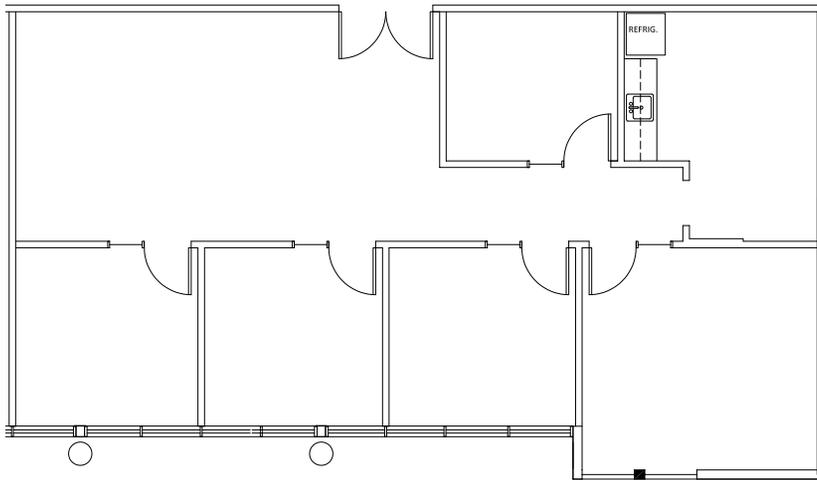
- + Lobby
- + 4 Offices
- + 1 Conference Room



# 1550 THE ALAMEDA

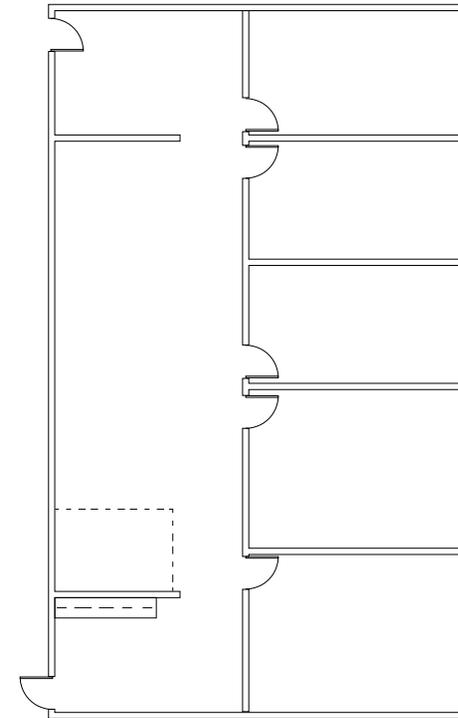
## SUITE 105 | ±1,654 SF

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



## SUITE 201 | ±2,049 SF

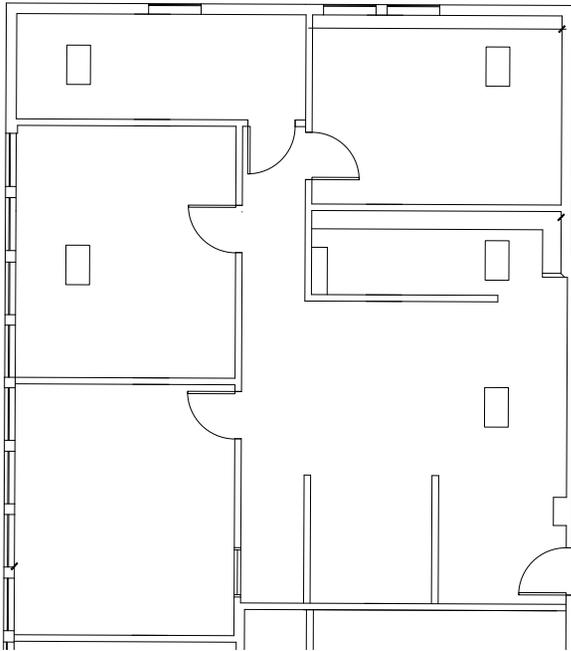
- + Lobby
- + 3 Offices
- + 2 Conference Rooms
- + Kitchen



# 1550 THE ALAMEDA

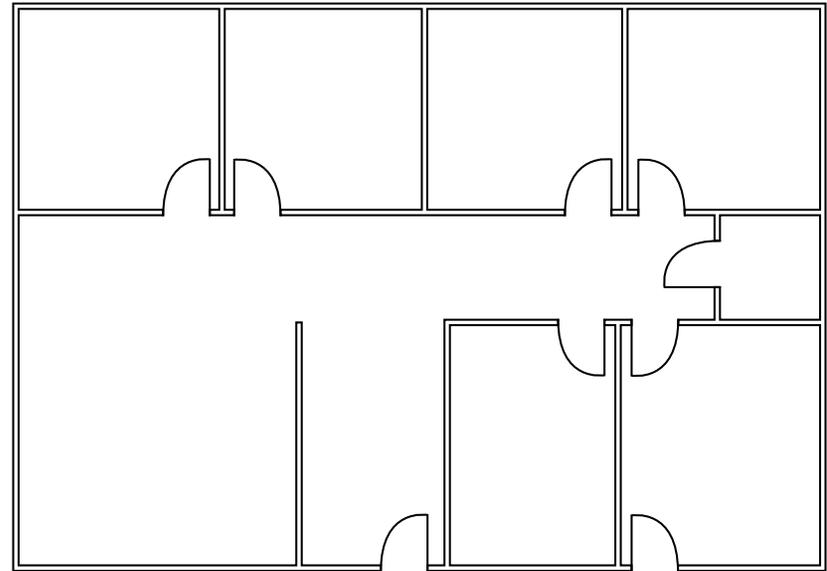
## SUITE 302 | ±1,561 SF

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



## SUITE 305 | ±1,834 SF

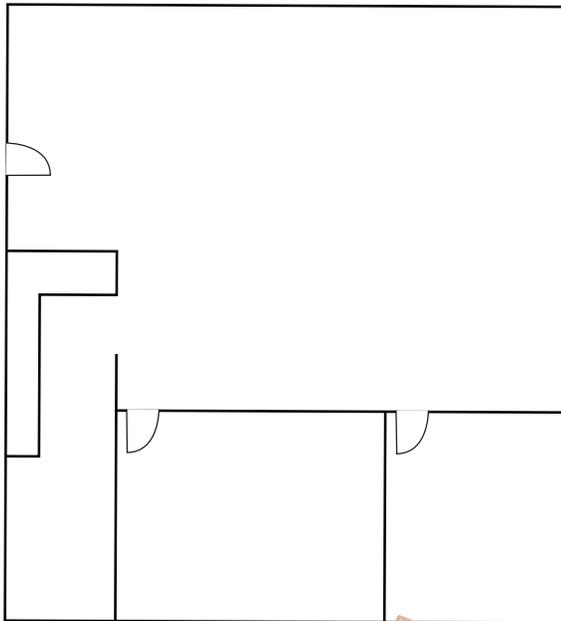
- + Lobby
- + 4 Offices
- + 1 Conference Room
- + Open Office
- + IT/Server Room



# 1550 THE ALAMEDA

## SUITE 310 | ±1,377 SF

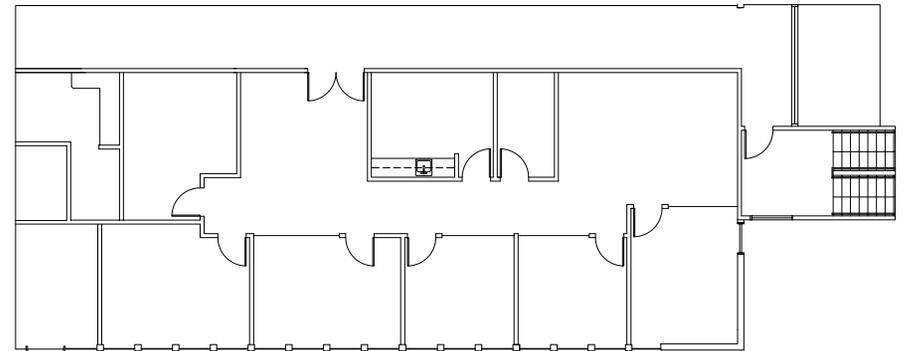
- + Lobby
- + 1 Office
- + 1 Conference Room
- + Open Office



## SUITE 332 | ±2,257 SF

AVAILABLE: MARCH 01, 2026

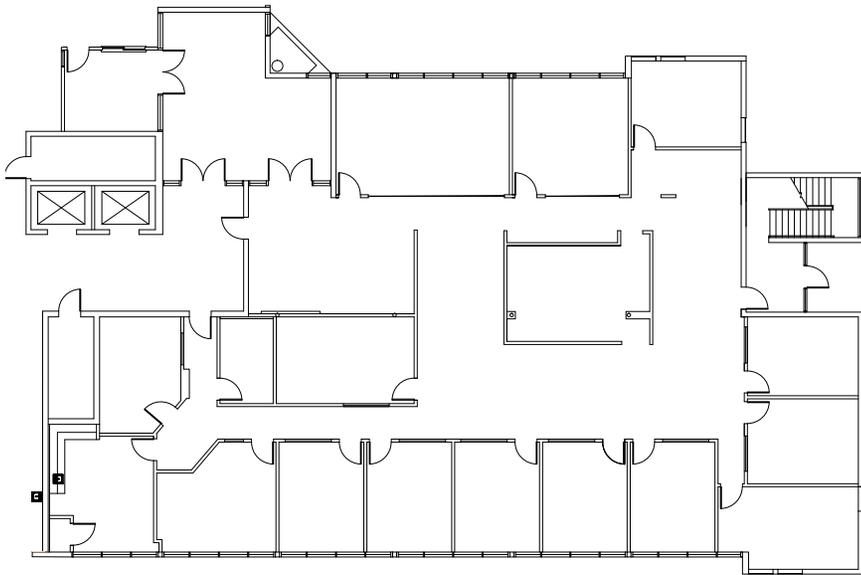
- + Lobby
- + 5 Office
- + 1 Conference Room
- + Break Room
- + Server Room
- + Open Office



# 1570 THE ALAMEDA

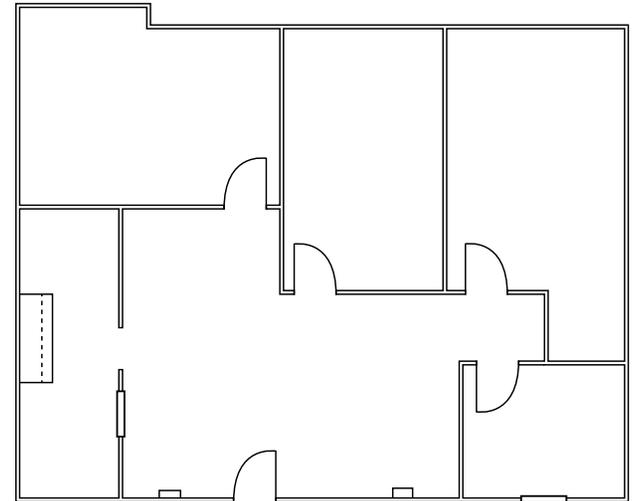
## SUITE 100 | ±6,457 SF

- + 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

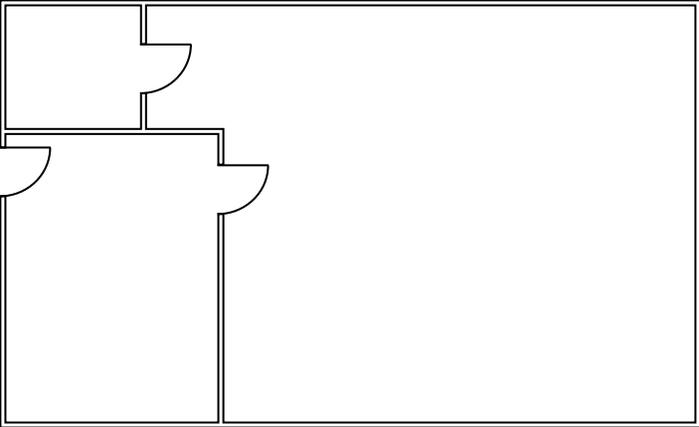


# 1570 THE ALAMEDA

SUITE 225 | ±577 SF

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

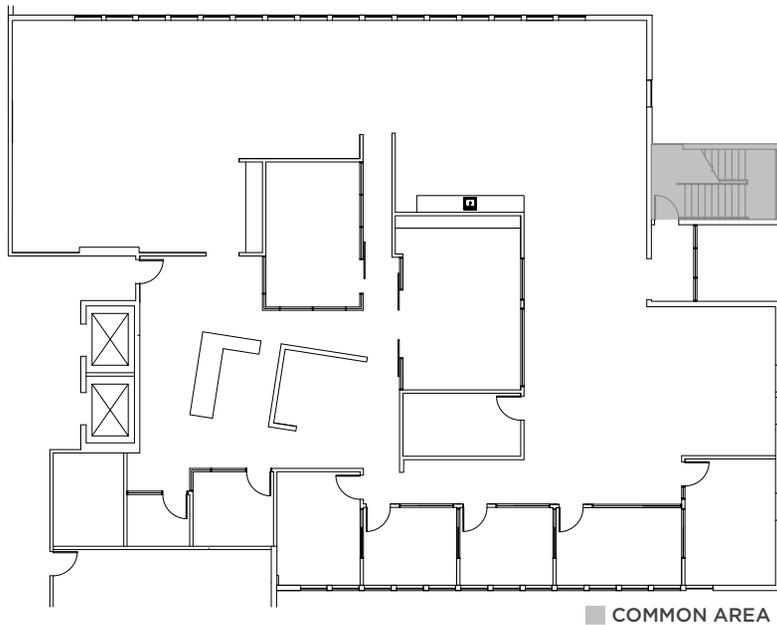


# 1570 THE ALAMEDA

## SUITE 316 | ±2,527 - 3,617 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**



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