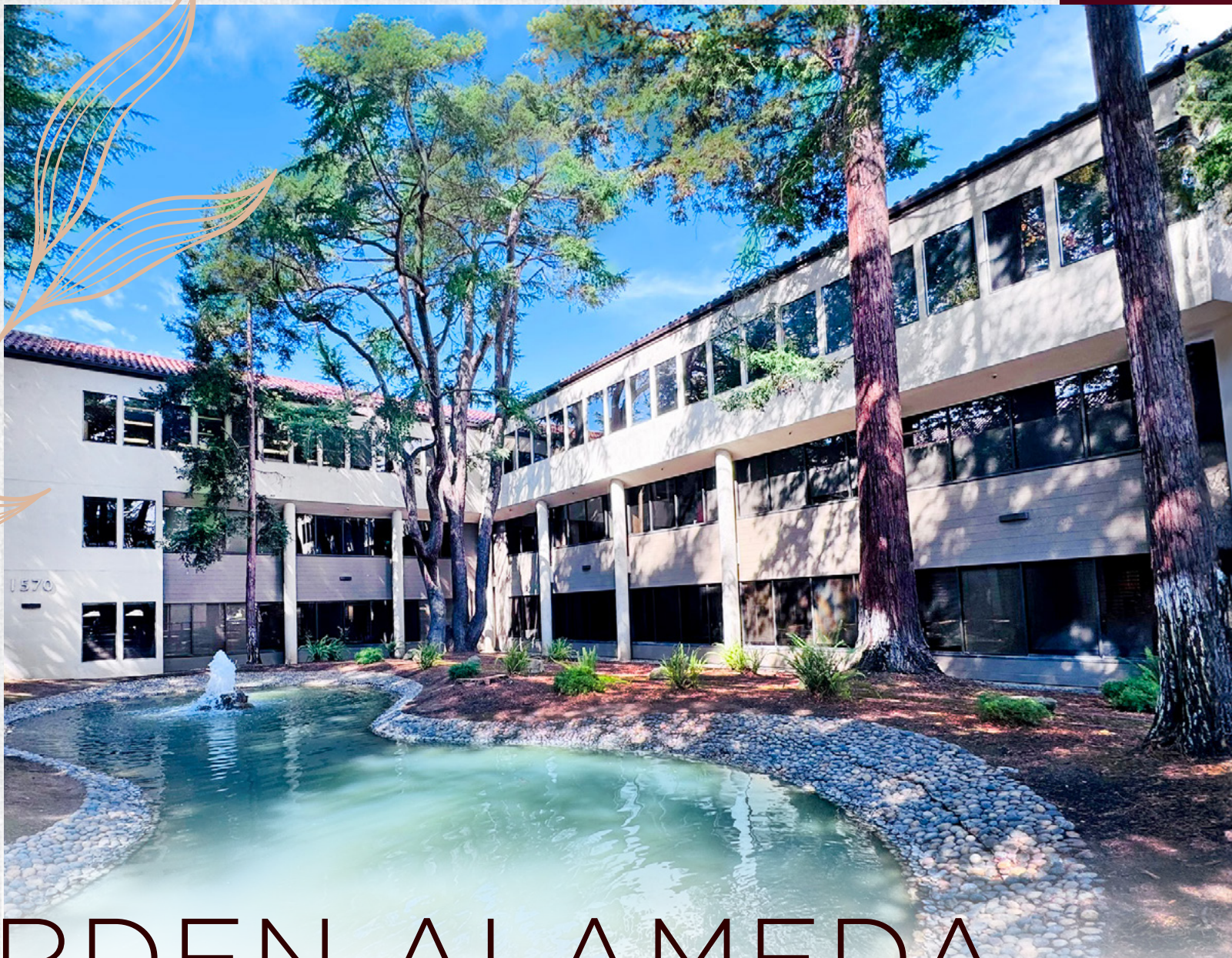


1520-1590 THE ALAMEDA, SAN JOSE, CA



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

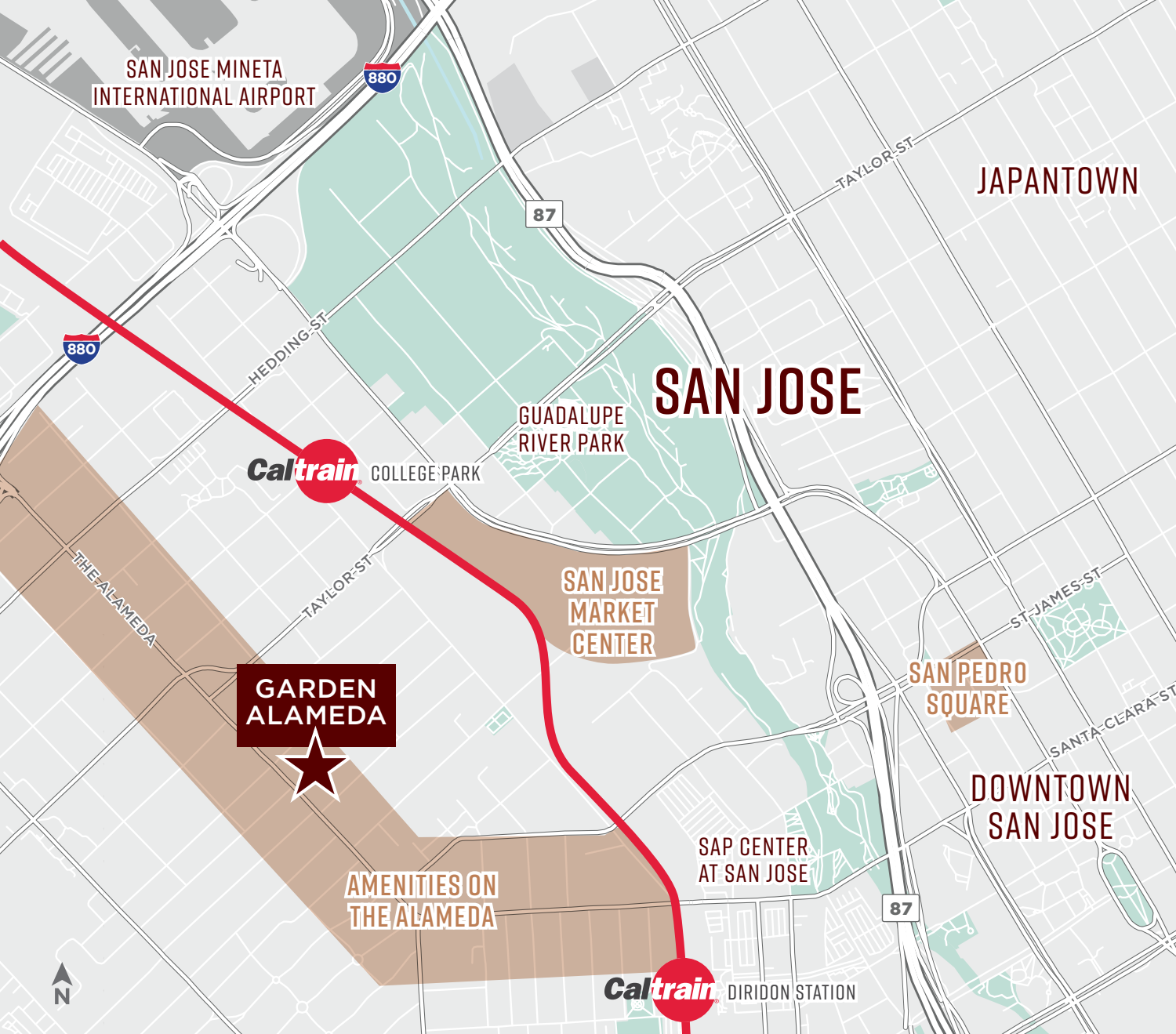
Garden Alameda is a six-building, $\pm 150,000$ SF office campus positioned along San Jose's highly walkable Alameda corridor. The project delivers a professional, modern work environment with upgraded common areas, countless outdoor seating areas, and water features that create an serene campus feel. 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 ± 577 – $\pm 6,457$ SF. Garden Alameda is ideal for teams prioritizing convenience, connectivity, and operational efficiency.

- + Move-in ready suites from ± 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
1530 THE ALAMEDA	SUITE 205	±1,173 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 <i>*Suite 216 & 228 can be made contiguous to 5,131 SF</i>	±3,079 SF
1570 THE ALAMEDA	SUITE 221	±947 SF
1570 THE ALAMEDA	SUITE 228 <i>*Suite 216 & 228 can be made contiguous to 5,131 SF</i>	±2,052 SF
1570 THE ALAMEDA	SUITE 306 <i>Available 11/30/26</i>	±2,286 SF
1570 THE ALAMEDA	SUITE 316	±2,527 - 6,144 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

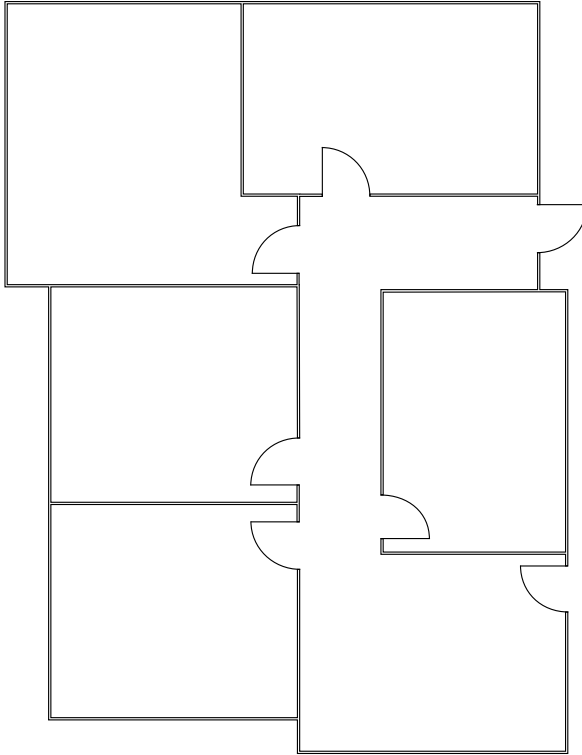


1530 THE ALAMEDA

GARDEN ALAMEDA

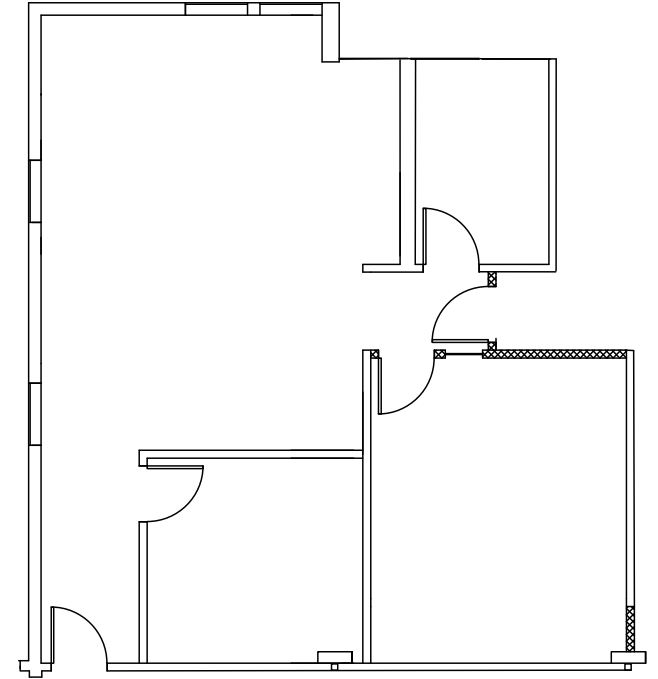
SUITE 200 | ±1,460 SF

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



SUITE 205 | ±1,173 SF

- + 3 Offices
- + 1 Conference Room

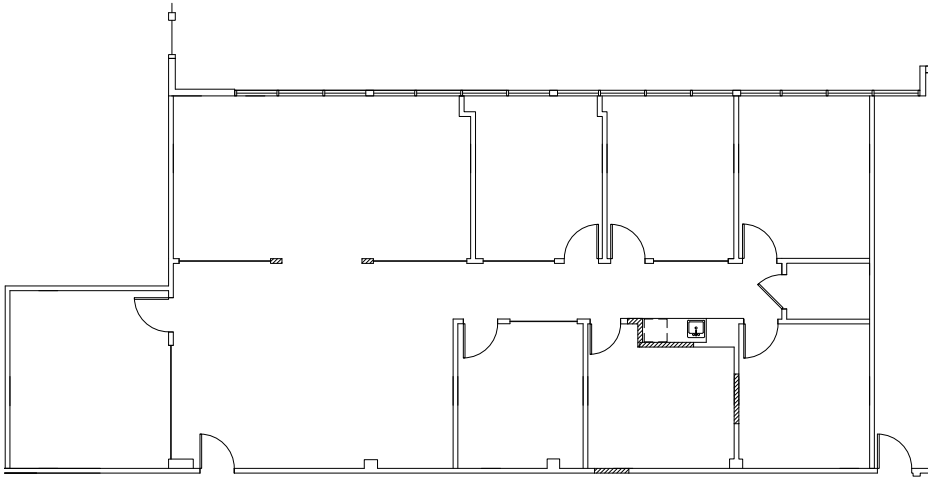


1550 THE ALAMEDA

GARDEN ALAMEDA

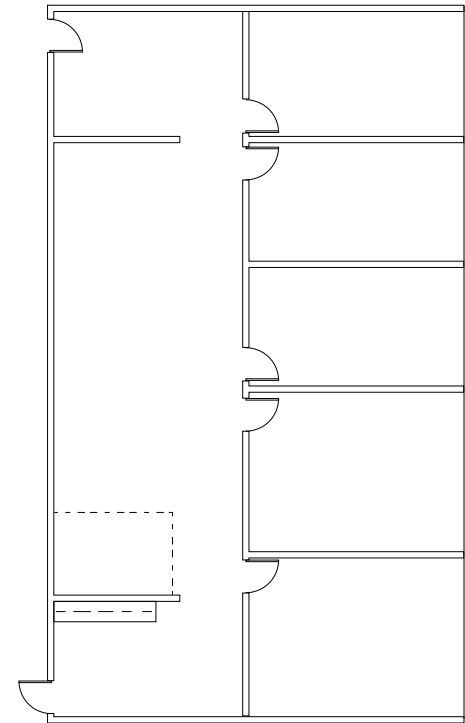
SUITE 200 | ±2,713 SF

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



SUITE 201 | ±2,049 SF

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

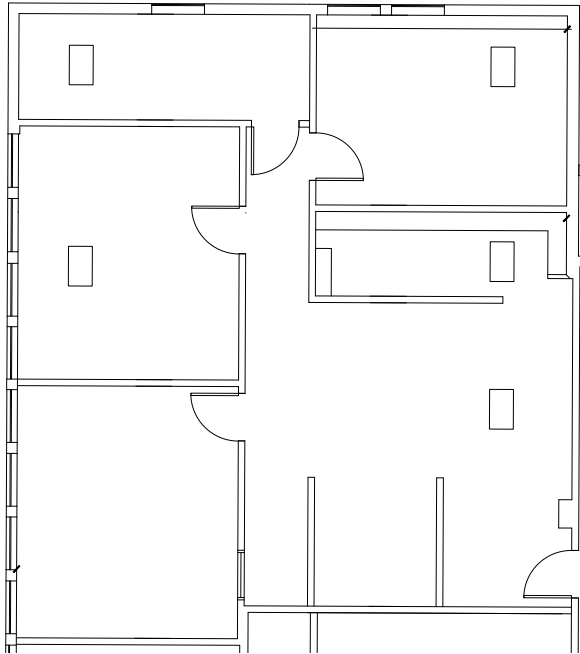


1550 THE ALAMEDA

GARDEN ALAMEDA

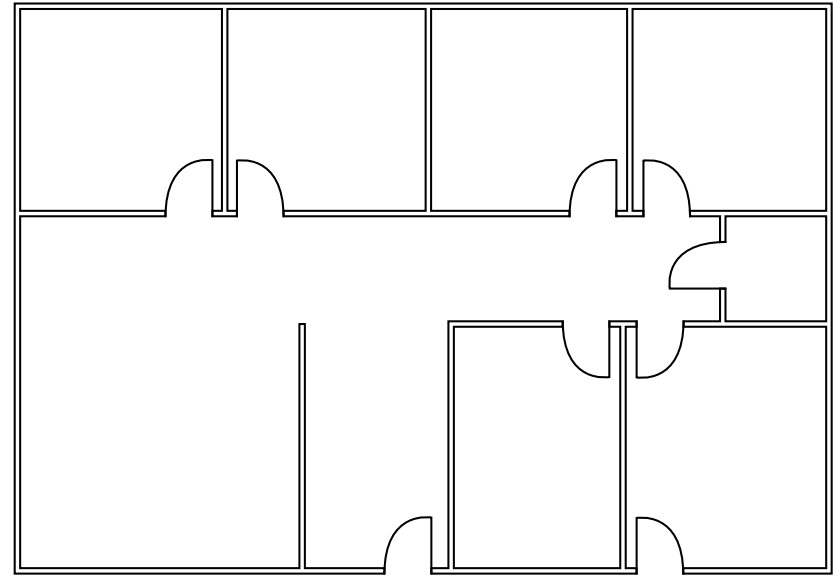
SUITE 302 | ±1,561 SF

- + 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

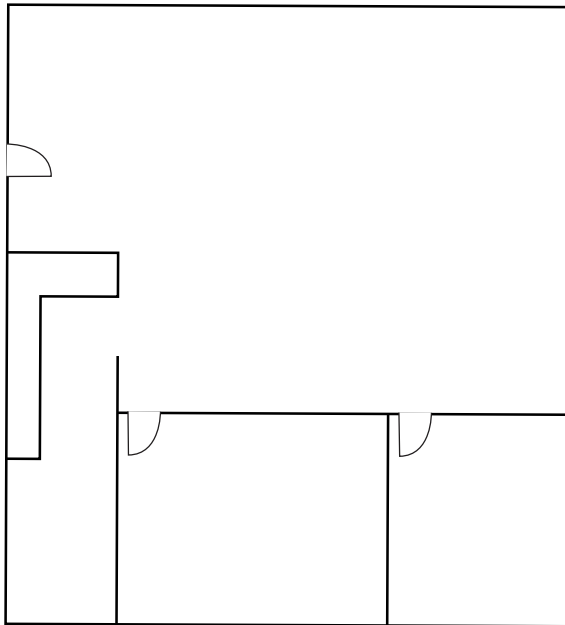


1550 THE ALAMEDA

GARDEN ALAMEDA

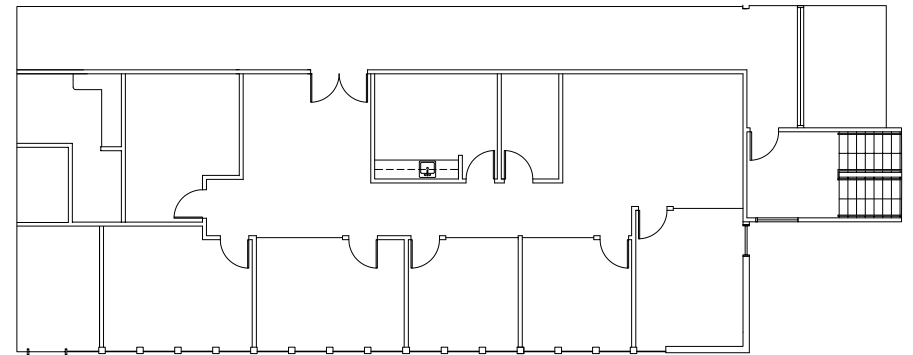
SUITE 310 | ±1,377 SF

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



SUITE 332 | ±2,257 SF

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

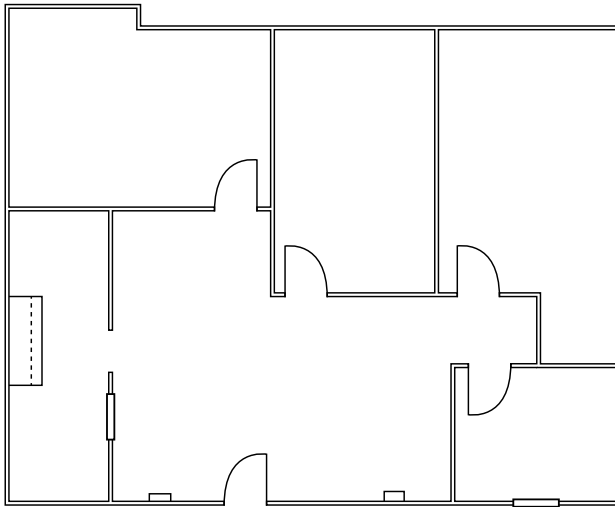


1570 THE ALAMEDA

GARDEN ALAMEDA

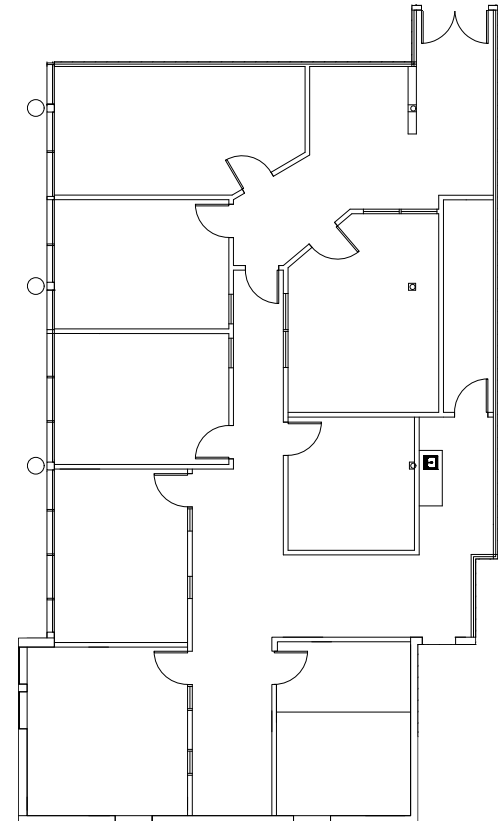
SUITE 215 | ±1,593 SF

- + 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

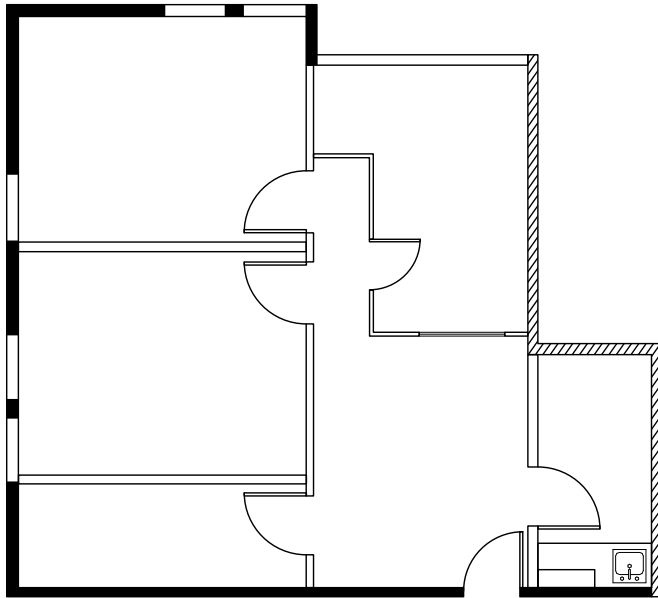


1570 THE ALAMEDA

GARDEN ALAMEDA

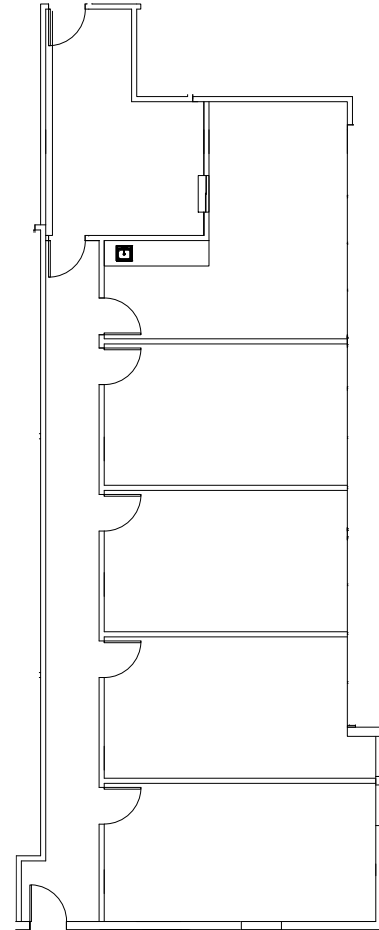
SUITE 221 | ±947 SF

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



SUITE 228 | ±2,052 SF

- + Lobby
- + 4 Offices
- + Reception/Break Area

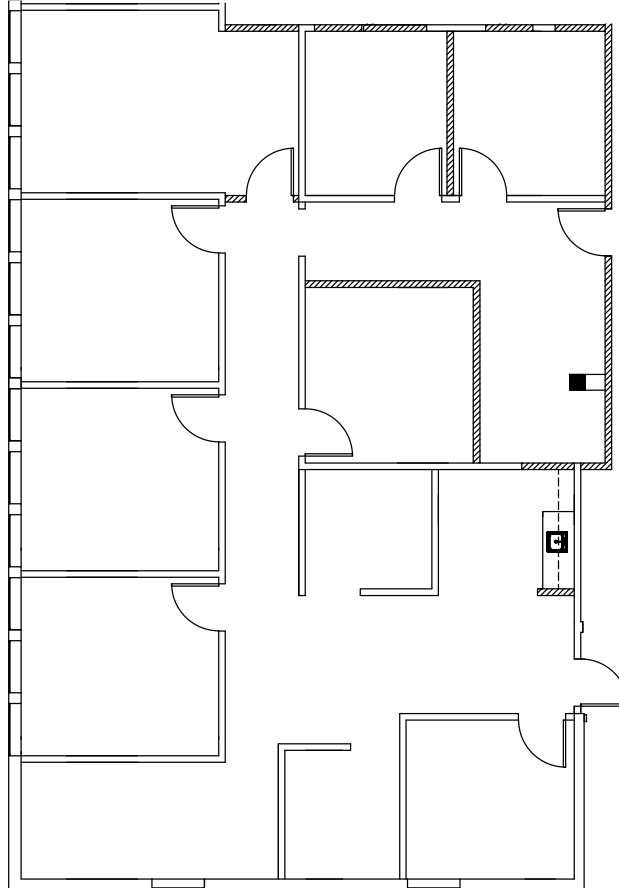


1570 THE ALAMEDA

SUITE 306 | ±2,286 SF

AVAILABLE 11/30/26

- + 6 Offices
- + 1 Conference Room
- + Break Area
- + File Room
- + Open Office



GARDEN ALAMEDA



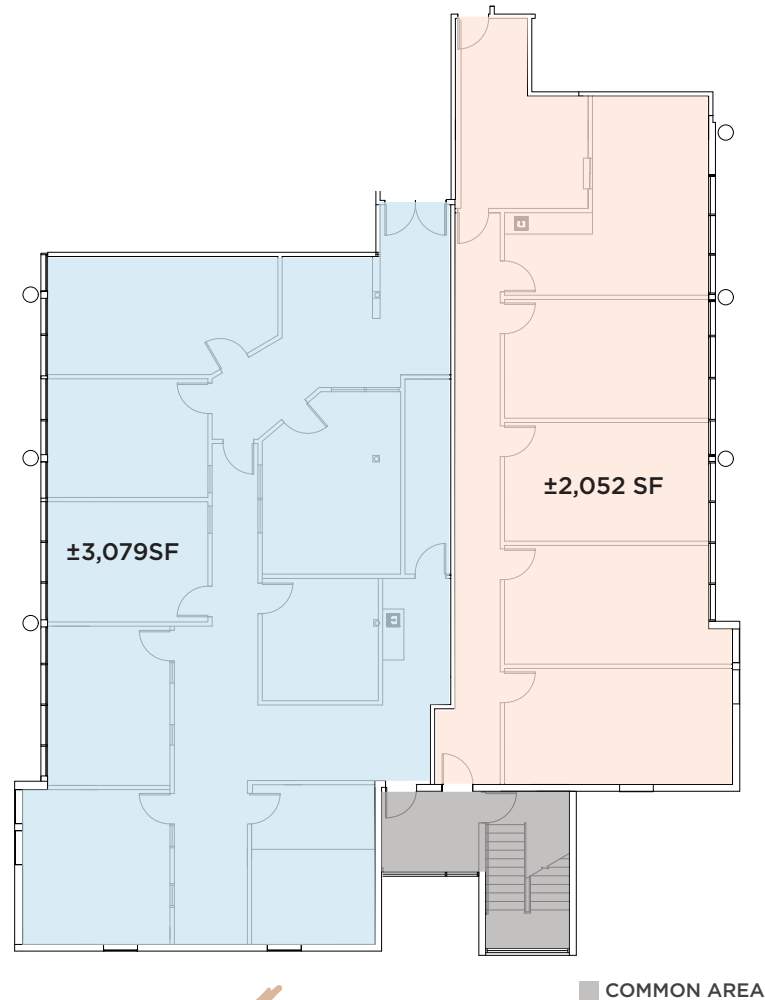
1570 THE ALAMEDA

GARDEN ALAMEDA

SUITES 216 & 228 | $\pm 5,131$ SF

**Suite 216 & 228 can be made contiguous to 5,131 SF*

- + 2 Lobbies
- + Kitchen
- + 9 Offices
- + Reception/Break Area
- + 1 Conference Room
- + Storage



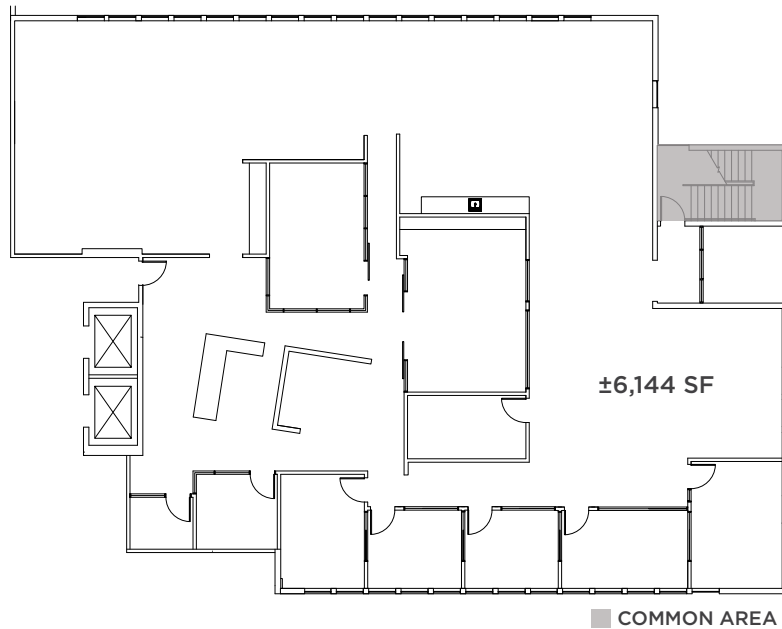
1570 THE ALAMEDA

GARDEN ALAMEDA

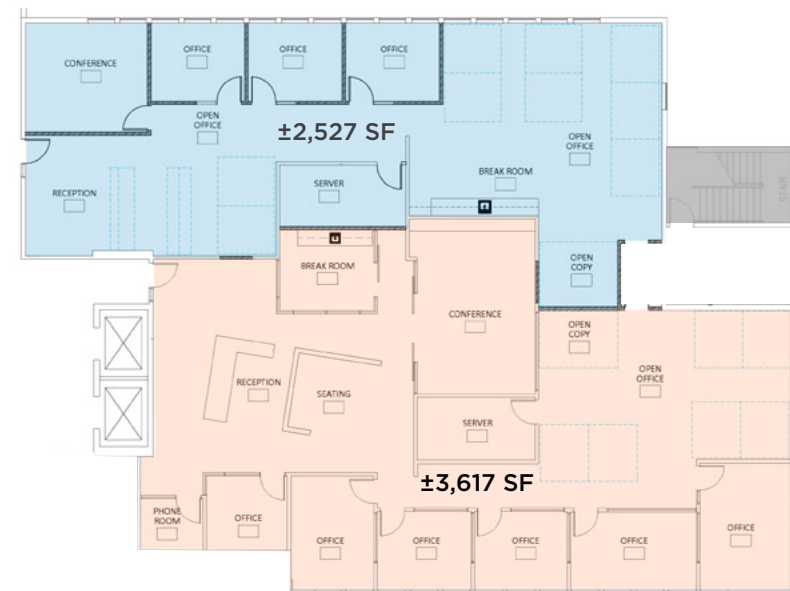
SUITE 316 | $\pm 2,527 - 6,144$ SF

AVAILABLE NOW

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



HYPOTHETICAL DEMISING PLAN



ERIK HALLGRIMSON

+1 408 615 3435

erik.hallgrimson@cushwake.com

LIC #01274540

KATE MYERS

+1 408 502 0196

kate.myers@cushwake.com

LIC #02253804

GARDEN ALAMEDA



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.13.2026