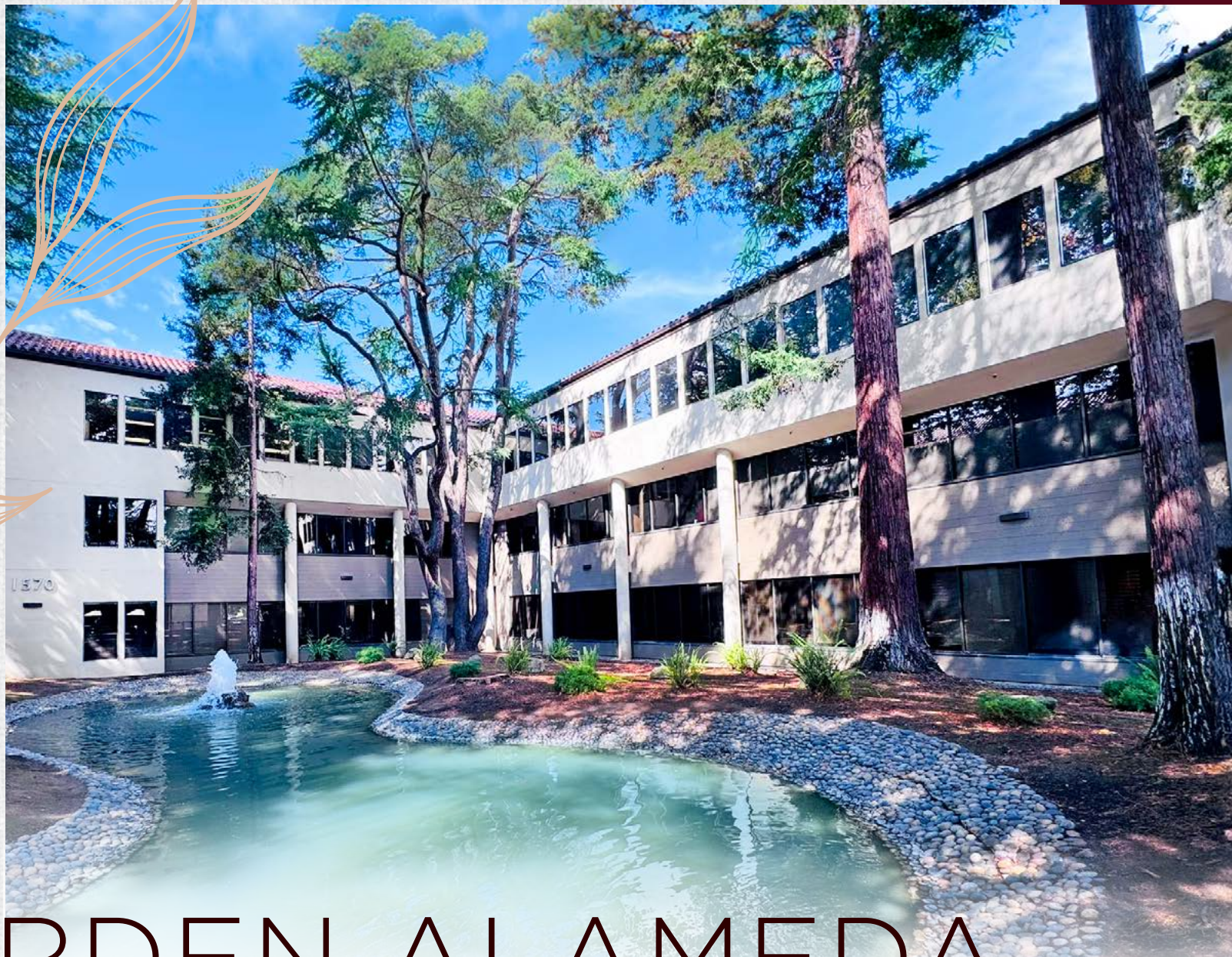


1520-1590 THE ALAMEDA, SAN JOSE, CA



GARDEN ALAMEDA

±789 - ±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

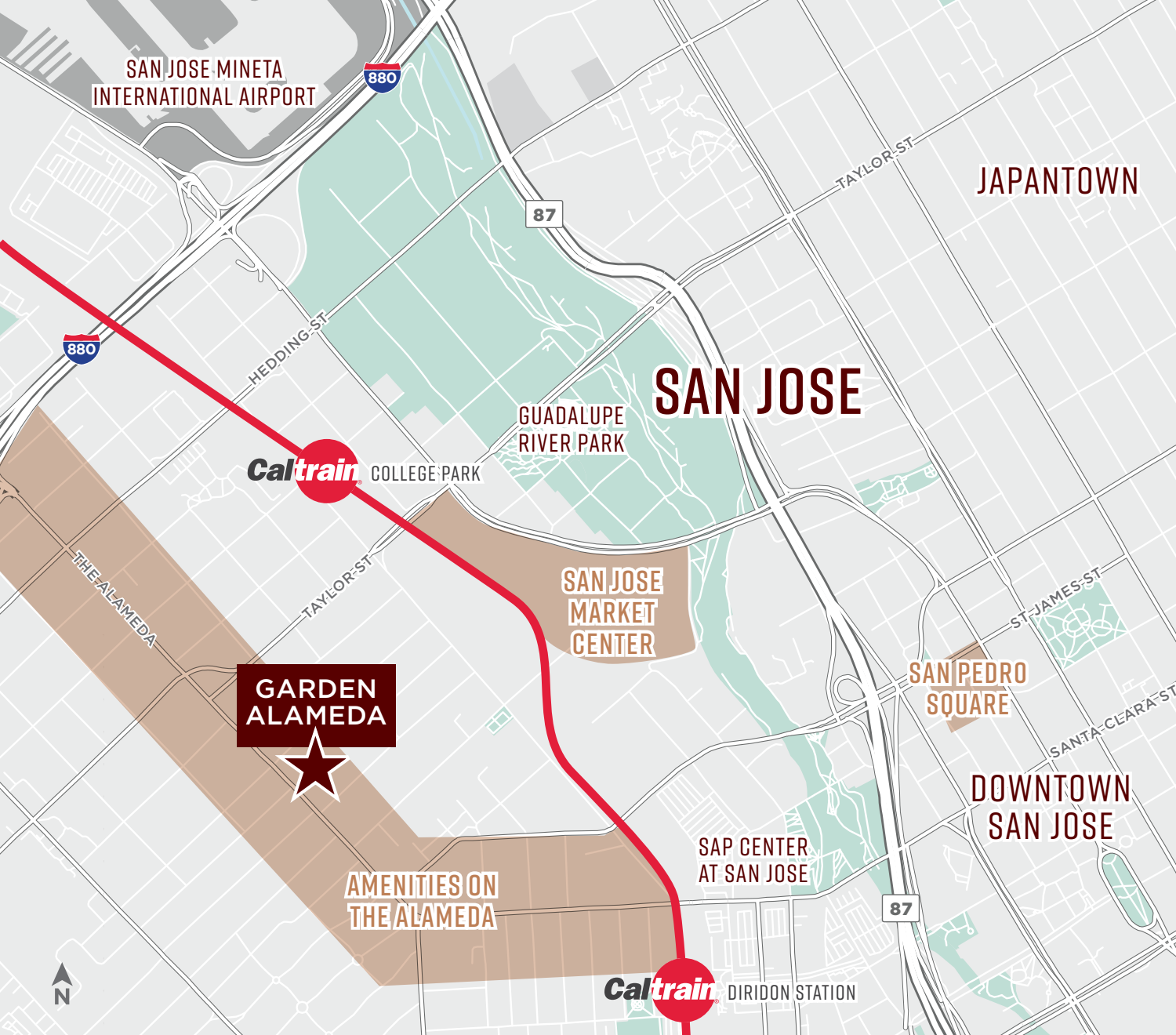
Garden Alameda is a six-building, $\pm 150,000$ SF office campus positioned along San Jose's highly walkable Alameda corridor. The project delivers a professional, modern work environment with upgraded common areas, countless outdoor seating areas, and water features that create an serene campus feel. 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	±3,079 SF
<i>*Suite 216 & 228 can be made contiguous to 5,131 SF</i>		
1570 THE ALAMEDA	SUITE 221	±947 SF
1570 THE ALAMEDA	SUITE 228	±2,052 SF
<i>*Suite 216 & 228 can be made contiguous to 5,131 SF</i>		
1570 THE ALAMEDA	SUITE 250	±789 SF
<i>Available 10/1/26</i>		
1570 THE ALAMEDA	SUITE 306	±2,286 SF
<i>Available 11/30/26</i>		
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

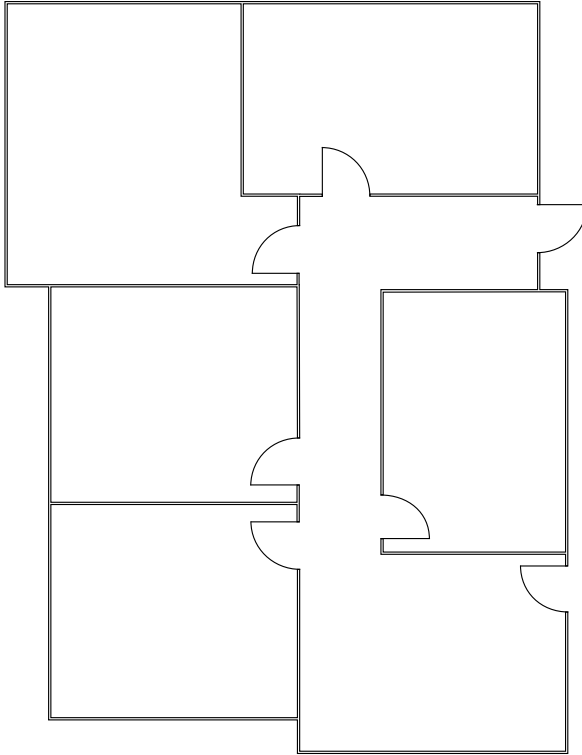


1530 THE ALAMEDA

GARDEN ALAMEDA

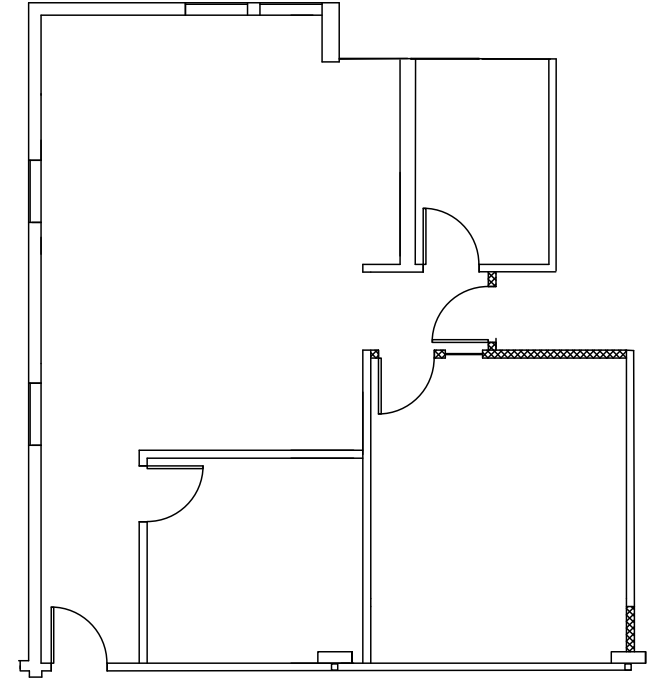
SUITE 200 | ±1,460 SF

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



SUITE 205 | ±1,173 SF

- + 3 Offices
- + 1 Conference Room

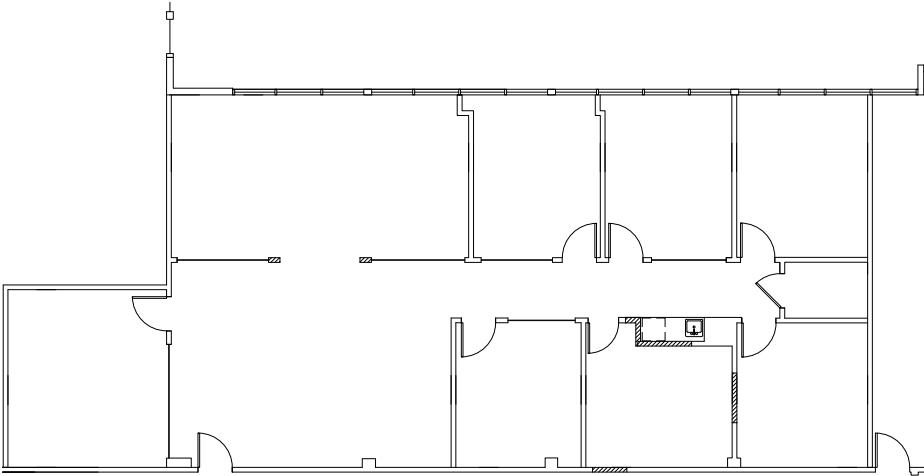


1550 THE ALAMEDA

GARDEN ALAMEDA

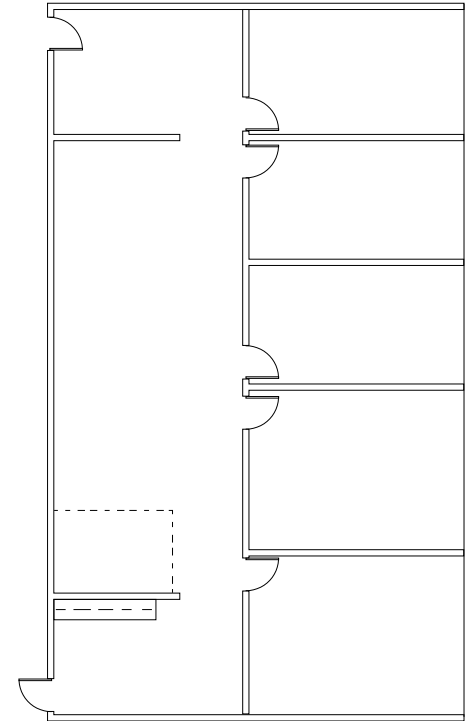
SUITE 200 | ±2,713 SF

- + 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

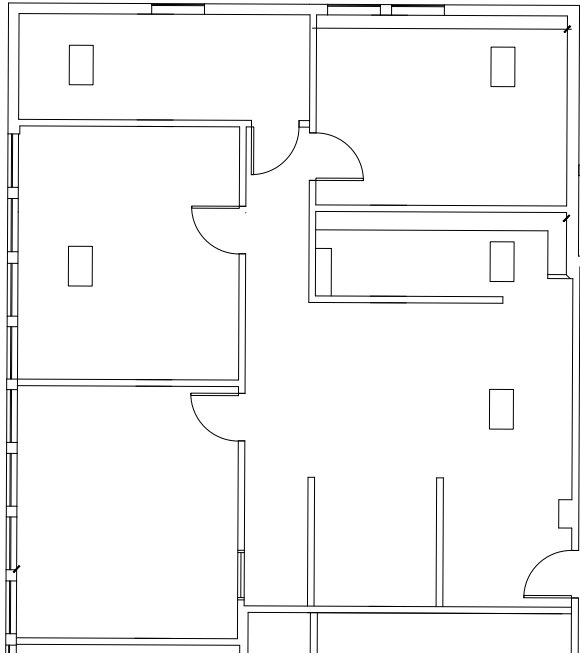


1550 THE ALAMEDA

GARDEN ALAMEDA

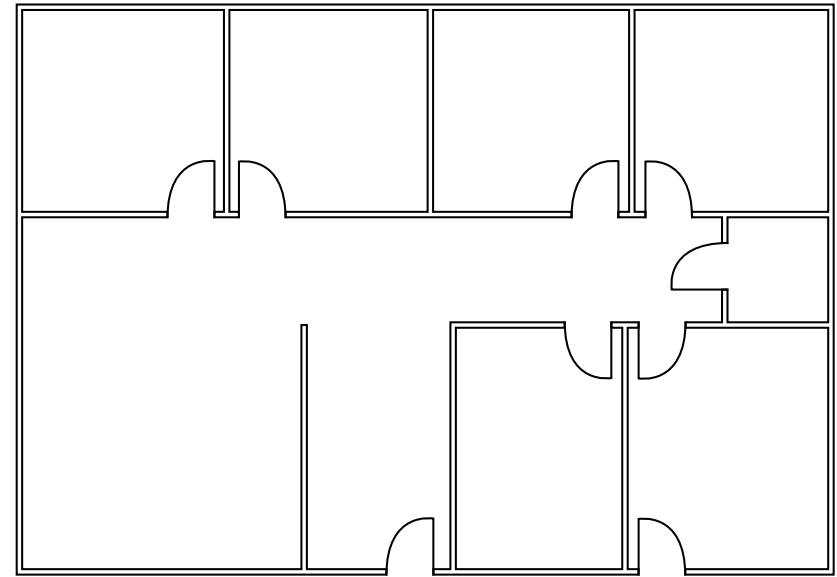
SUITE 302 | ±1,561 SF

- + 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

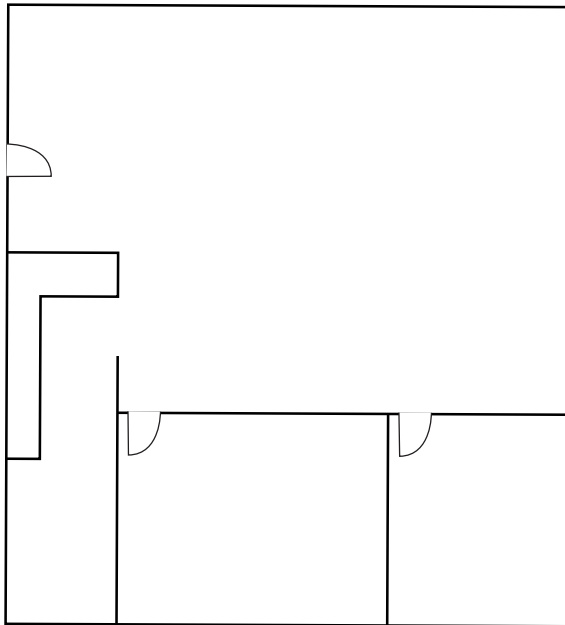


1550 THE ALAMEDA

GARDEN ALAMEDA

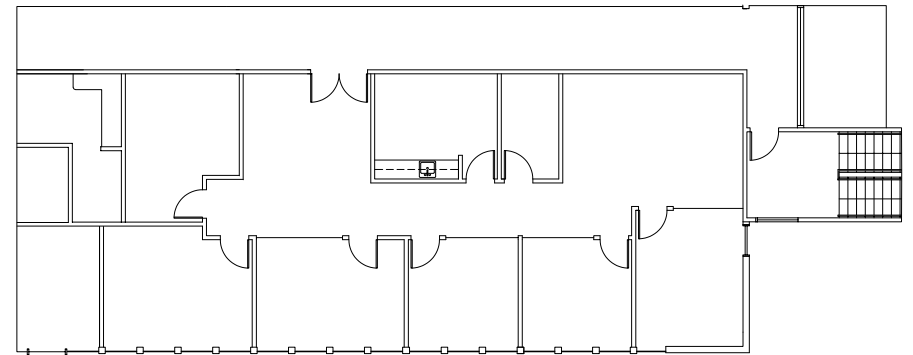
SUITE 310 | ±1,377 SF

- + 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

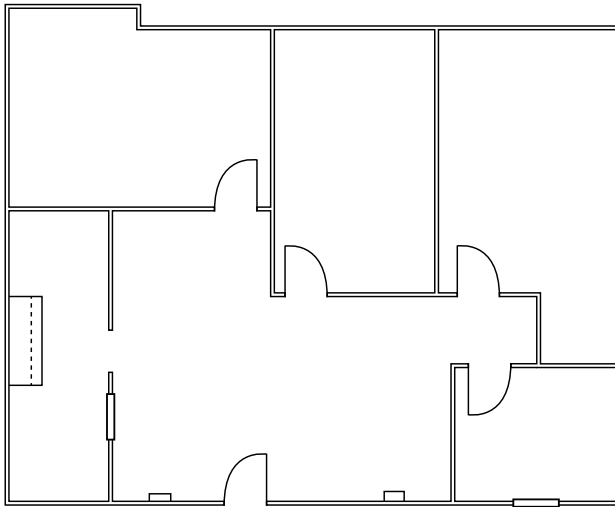


1570 THE ALAMEDA

GARDEN ALAMEDA

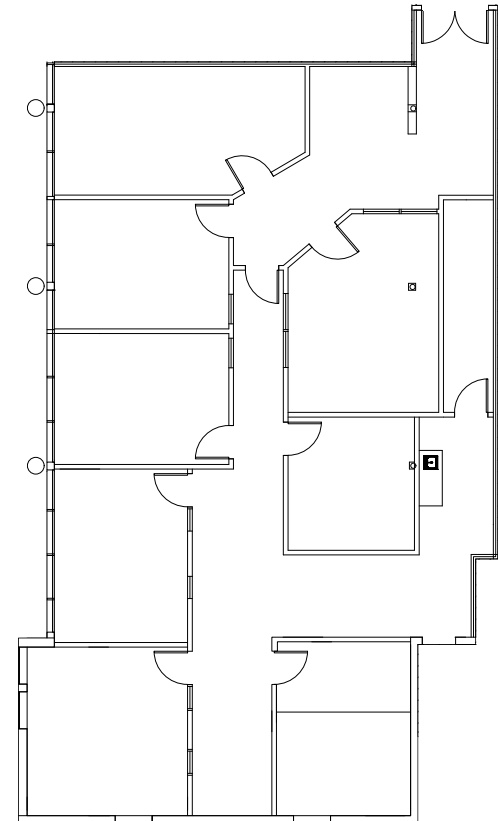
SUITE 215 | ±1,593 SF

- + 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

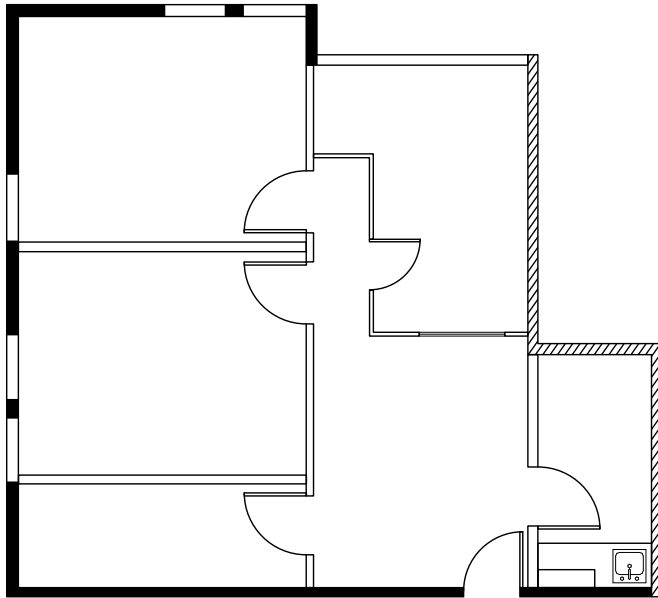


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GARDEN ALAMEDA

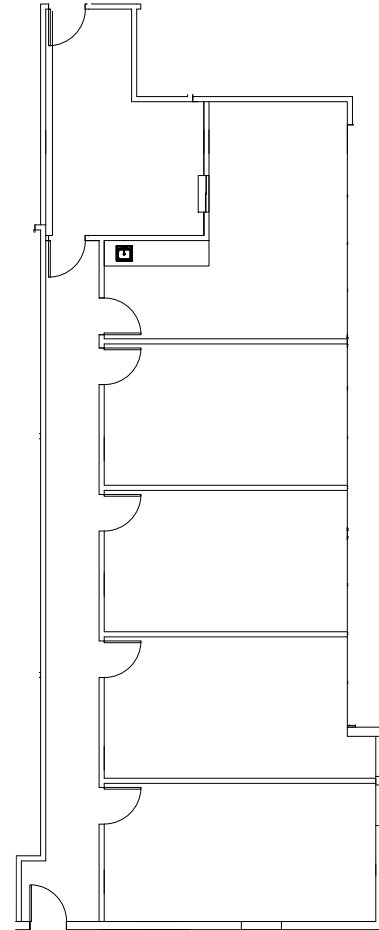
SUITE 221 | ±947 SF

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



SUITE 228 | ±2,052 SF

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



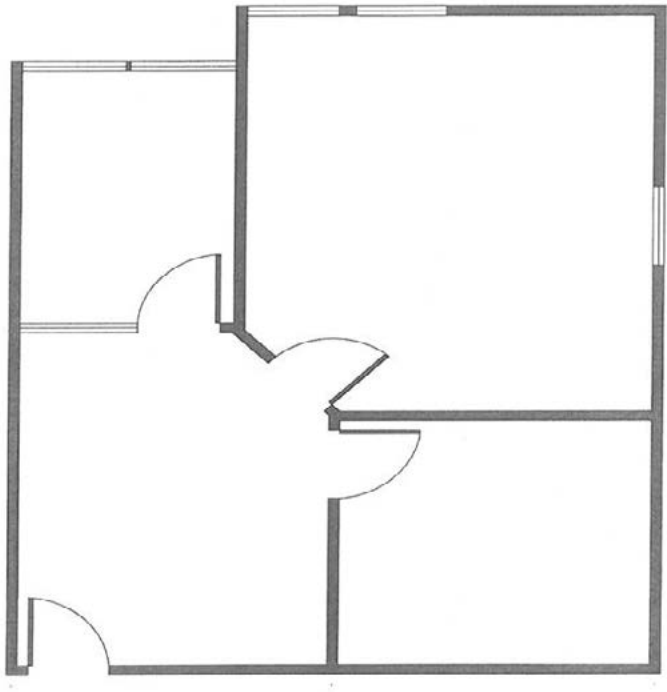
1570 THE ALAMEDA

GARDEN ALAMEDA

SUITE 250 | ±789 SF

AVAILABLE 10/1/26

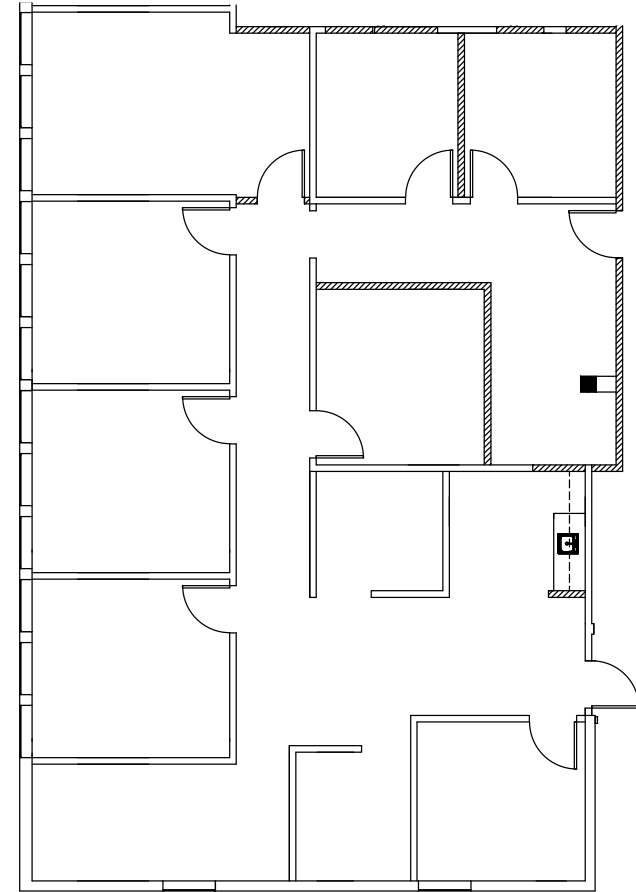
- + 2 Offices
- + 1 Conference Room



SUITE 306 | ±2,286 SF

AVAILABLE 11/30/26

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



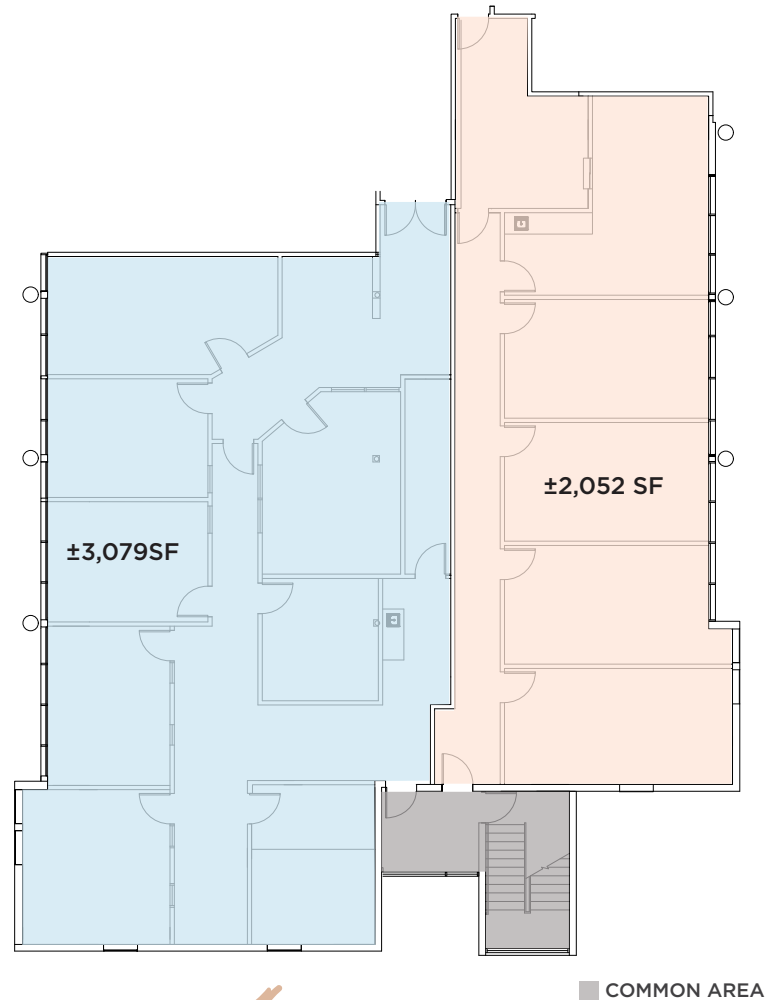
1570 THE ALAMEDA

GARDEN ALAMEDA

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

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

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



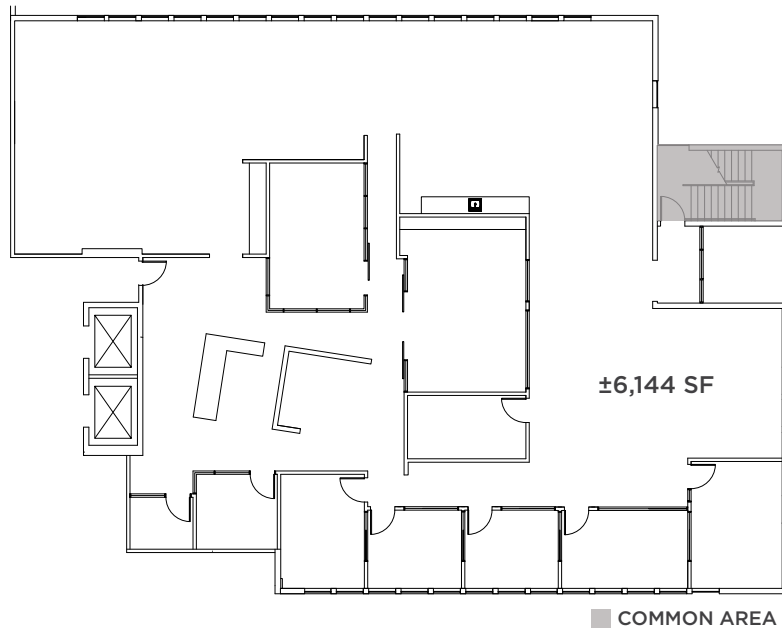
1570 THE ALAMEDA

GARDEN ALAMEDA

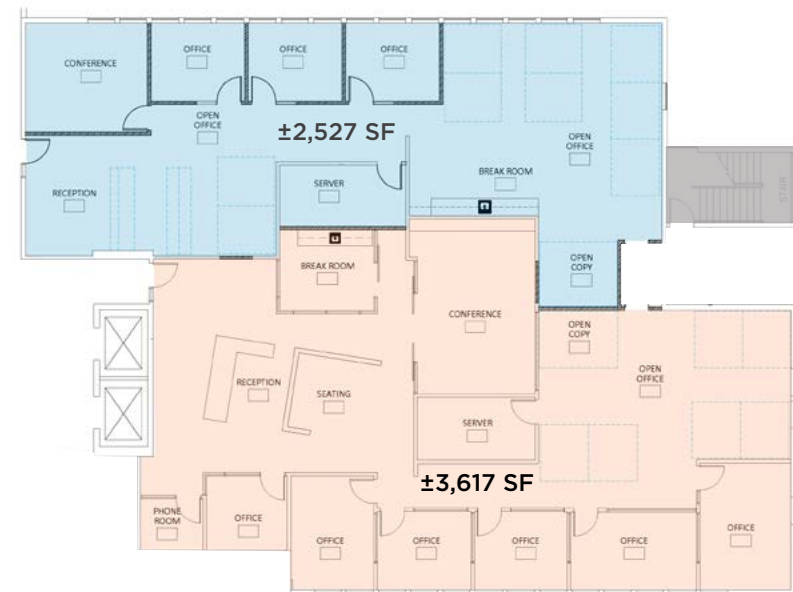
SUITE 316 | $\pm 2,527 - 6,144$ SF

AVAILABLE NOW

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



HYPOTHETICAL DEMISING PLAN



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GARDEN ALAMEDA



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