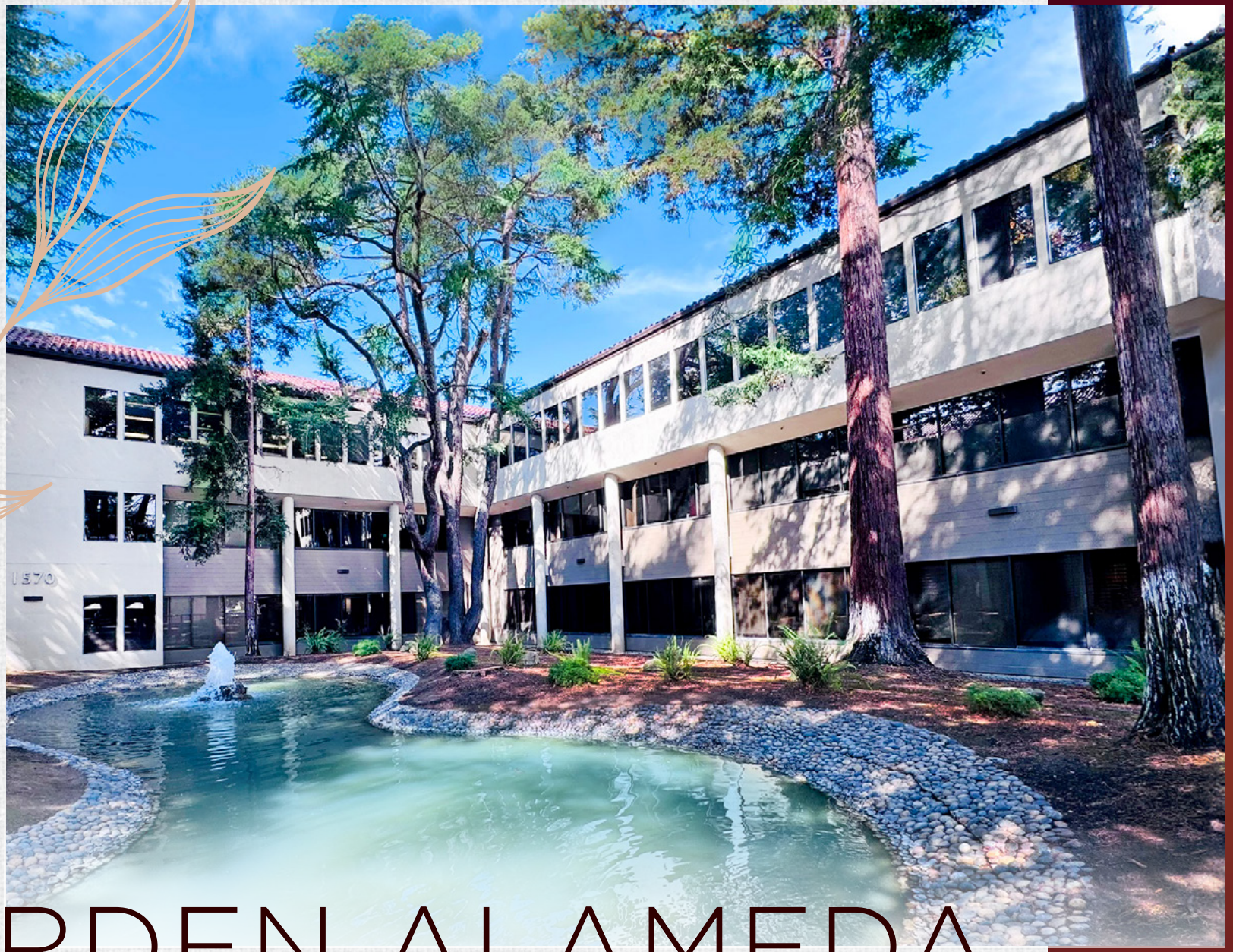


GARDEN ALAMEDA

1520-1590 THE ALAMEDA, SAN JOSE, CA

±789 - ±3,079 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**
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** **Suite 216 & 228 can be made contiguous to 5,131 SF*	**±3,079 SF**
1570 THE ALAMEDA	**SUITE 221**	**±947 SF**
1570 THE ALAMEDA	**SUITE 228** **Suite 216 & 228 can be made contiguous to 5,131 SF*	**±2,052 SF**
1570 THE ALAMEDA	**SUITE 250**	**±789 SF**
1570 THE ALAMEDA	**SUITE 306** *Available 11/30/26*	**±2,286 SF**







NEARBY

AMENITIES

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

UNBEATABLE ACCESS

Caltrain

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

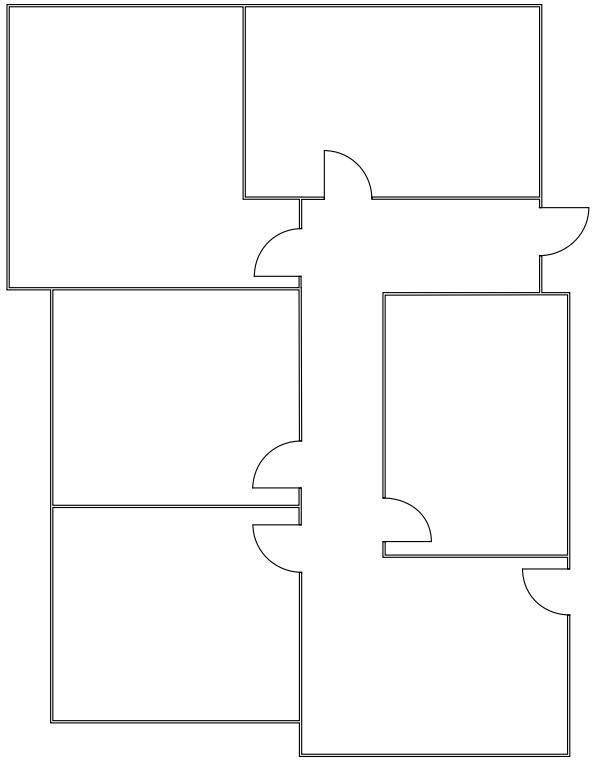
2 MIN DRIVE
TO I-880



1530 THE ALAMEDA

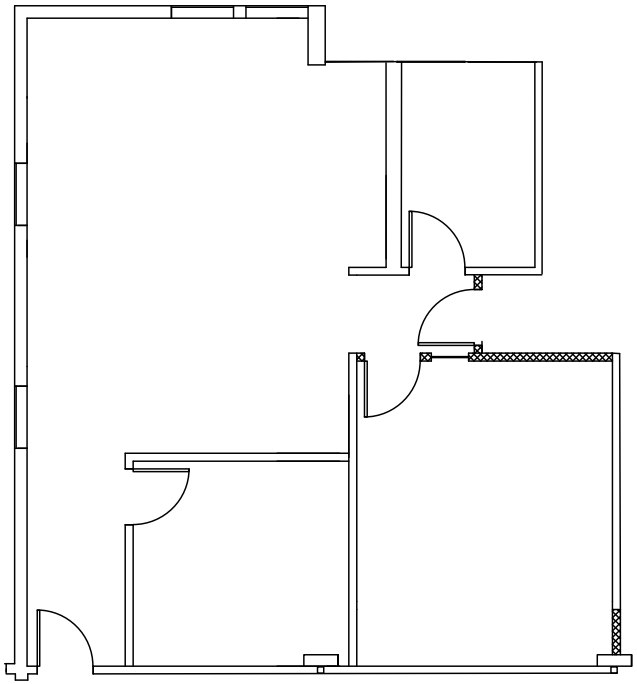
SUITE 200 | ±1,460 SF

+ Lobby
+ 4 Offices
+ 1 Conference Room



SUITE 205 | ±1,173 SF

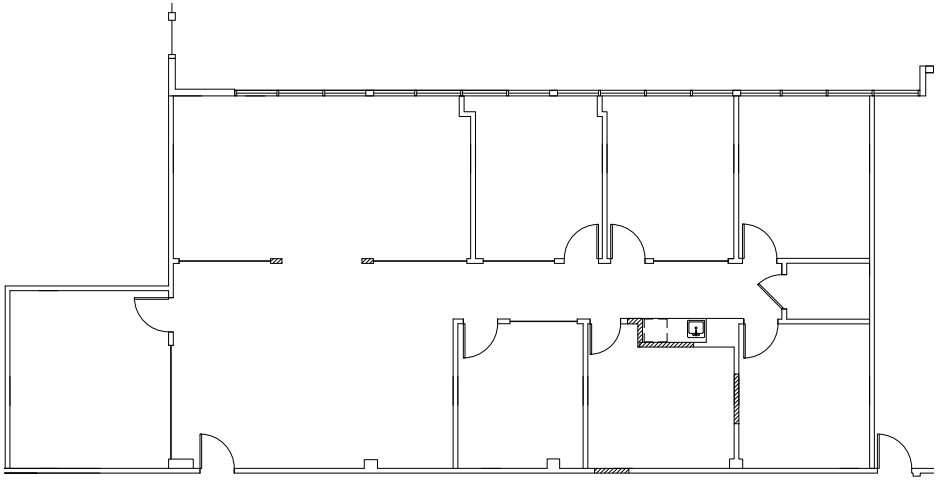
+ 3 Offices
+ 1 Conference Room



1550 THE ALAMEDA

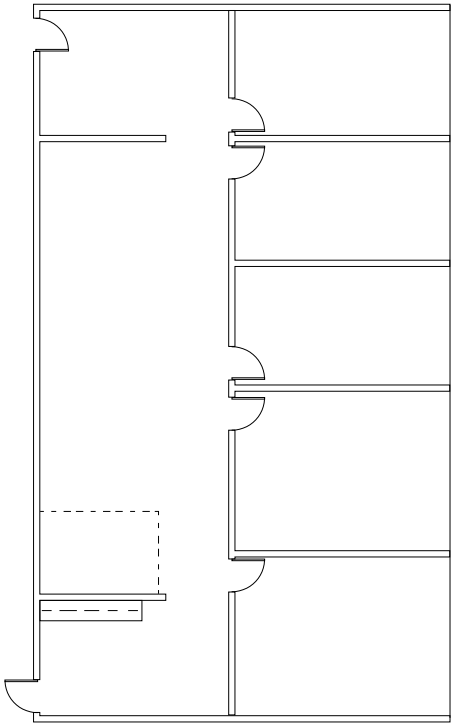
SUITE 200 | ±2,713 SF

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



SUITE 201 | ±2,049 SF

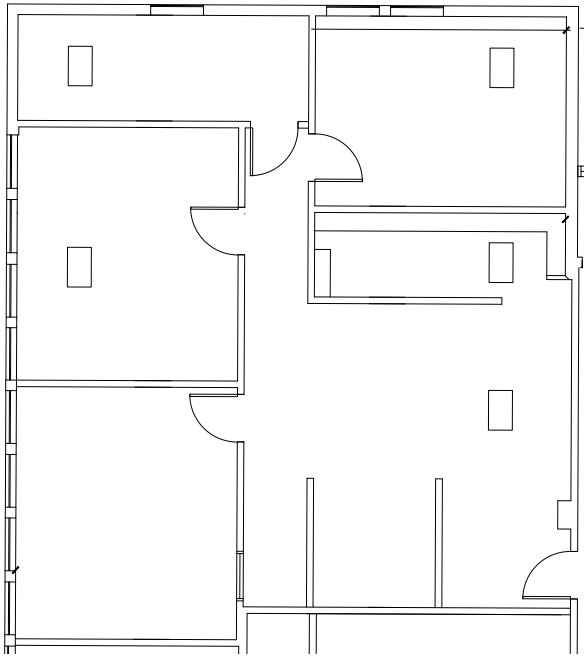
+ Lobby
+ 3 Offices
+ 2 Conference Rooms
+ Kitchen



1550 THE ALAMEDA

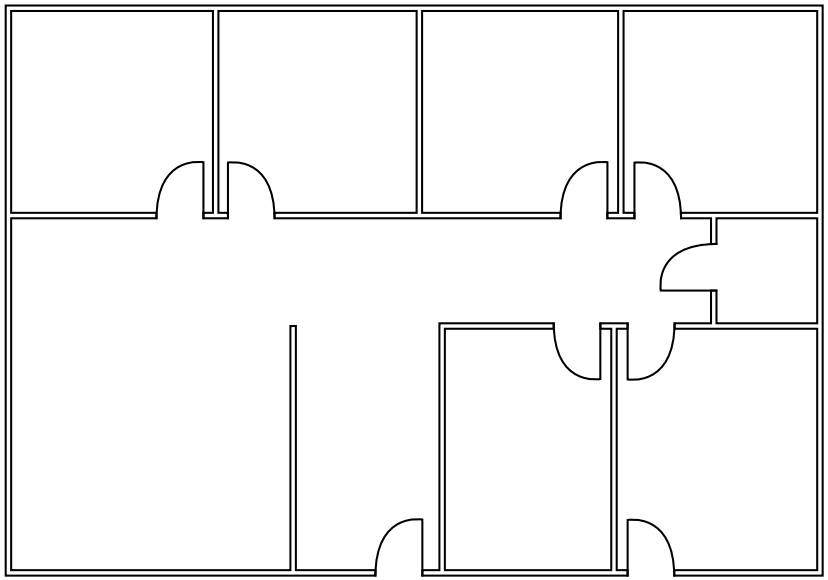
SUITE 302 | ±1,561 SF

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



SUITE 305 | ±1,834 SF

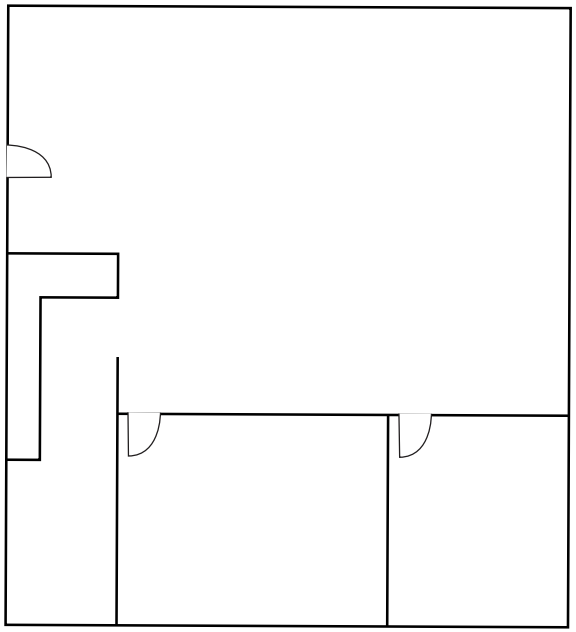
+ Lobby
+ 4 Offices
+ 1 Conference Room
+ Open Office
+ IT/Server Room



1550 THE ALAMEDA

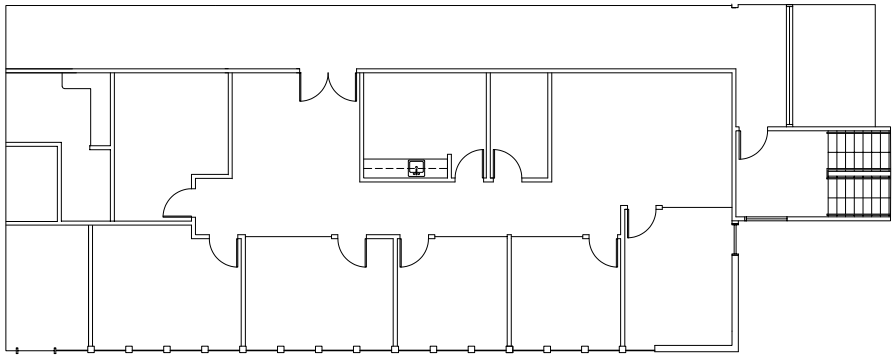
SUITE 310 | ±1,377 SF

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



SUITE 332 | ±2,257 SF

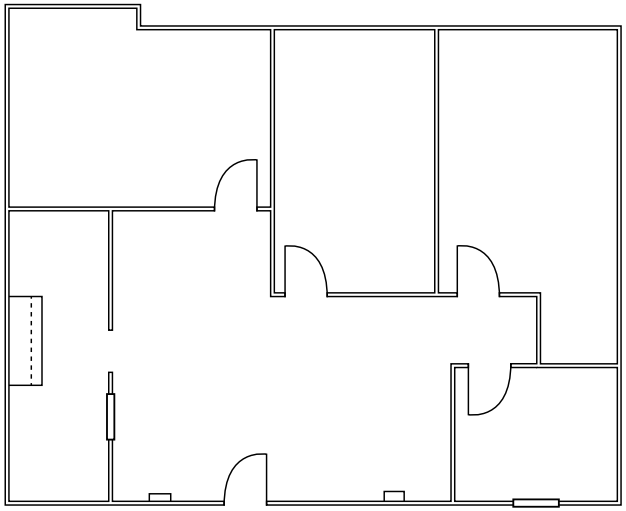
+ Lobby
+ 5 Offices
+ 1 Conference Room
+ Break Room
+ Server Room
+ Open Office



1570 THE ALAMEDA

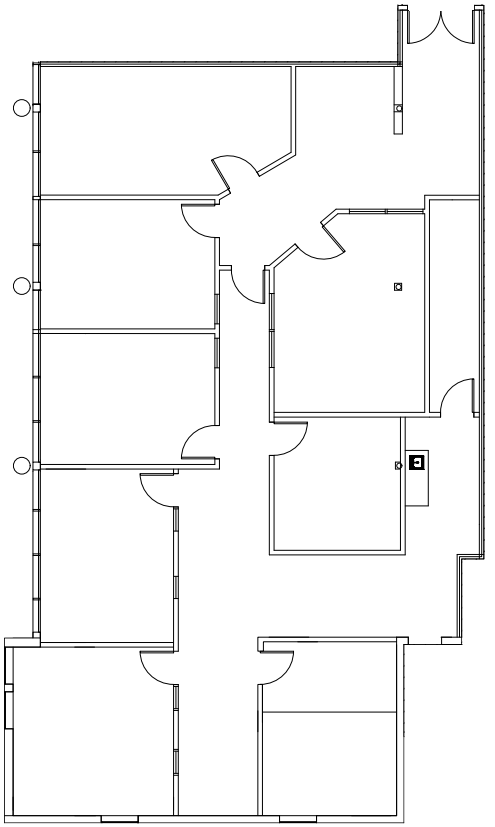
SUITE 215 | ±1,593 SF

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



SUITE 216 | ±3,079 SF

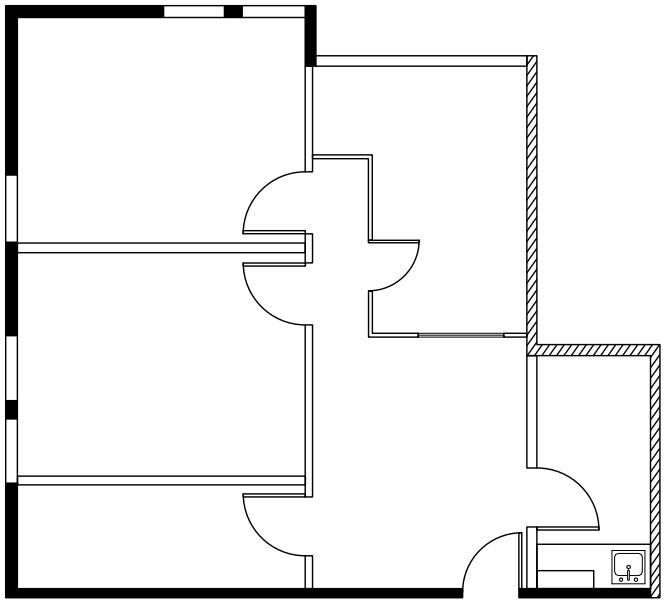
+ Lobby
+ 5 Offices
+ 1 Conference Room
+ Kitchen
+ Storage Room



1570 THE ALAMEDA

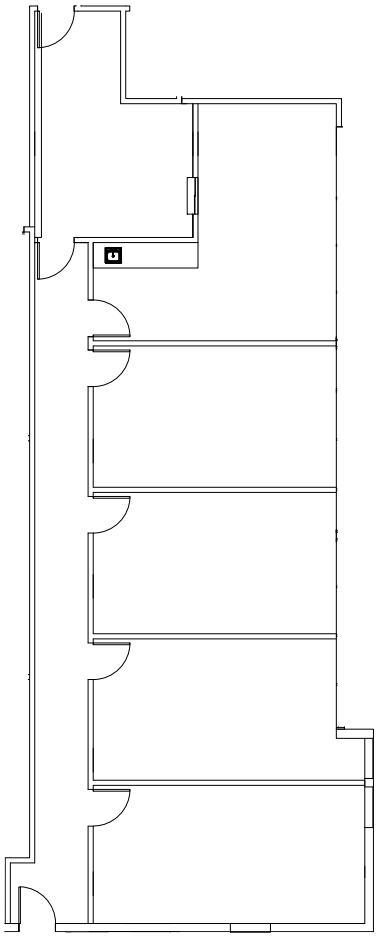
SUITE 221 | ±947 SF

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



SUITE 228 | ±2,052 SF

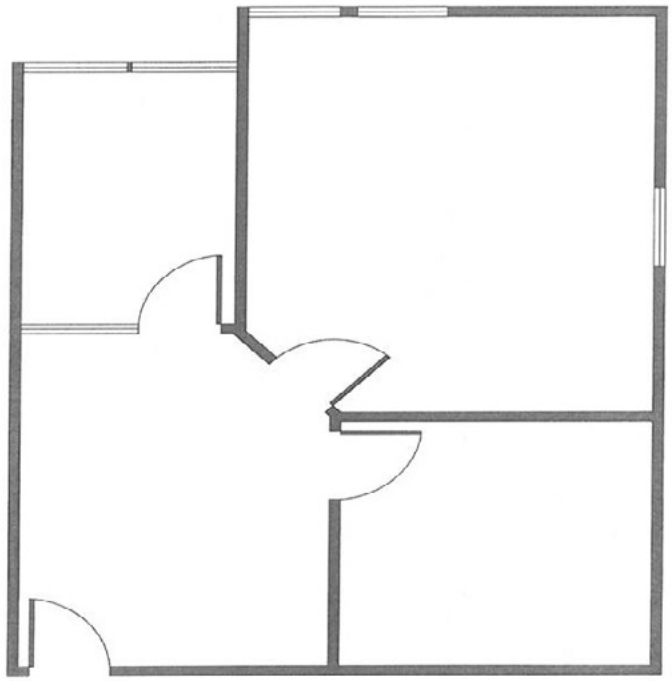
+ Lobby
+ 4 Offices
+ Reception/Break Area



1570 THE ALAMEDA

SUITE 250 | ±789 SF

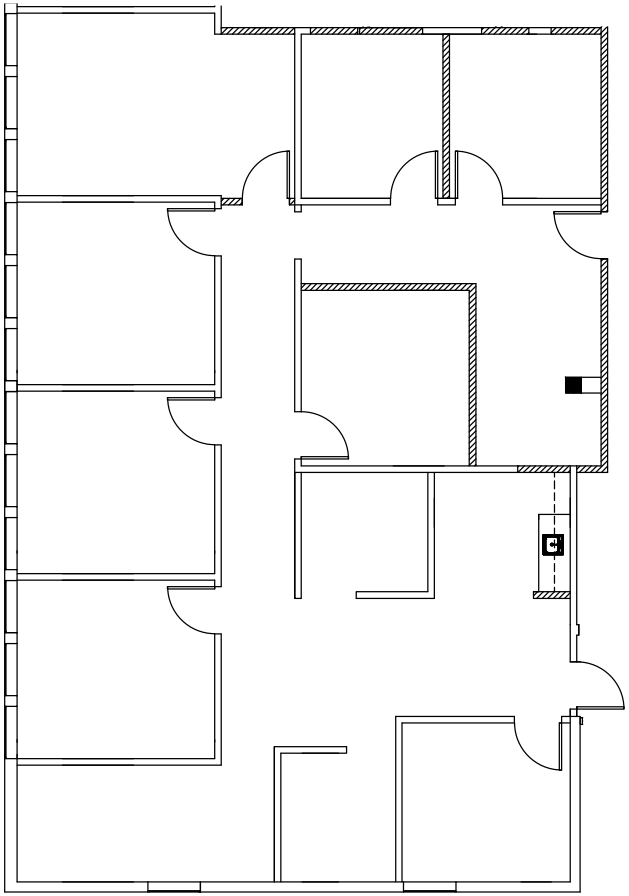
+ 2 Offices
+ 1 Conference Room



SUITE 306 | ±2,286 SF

AVAILABLE 11/30/26

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

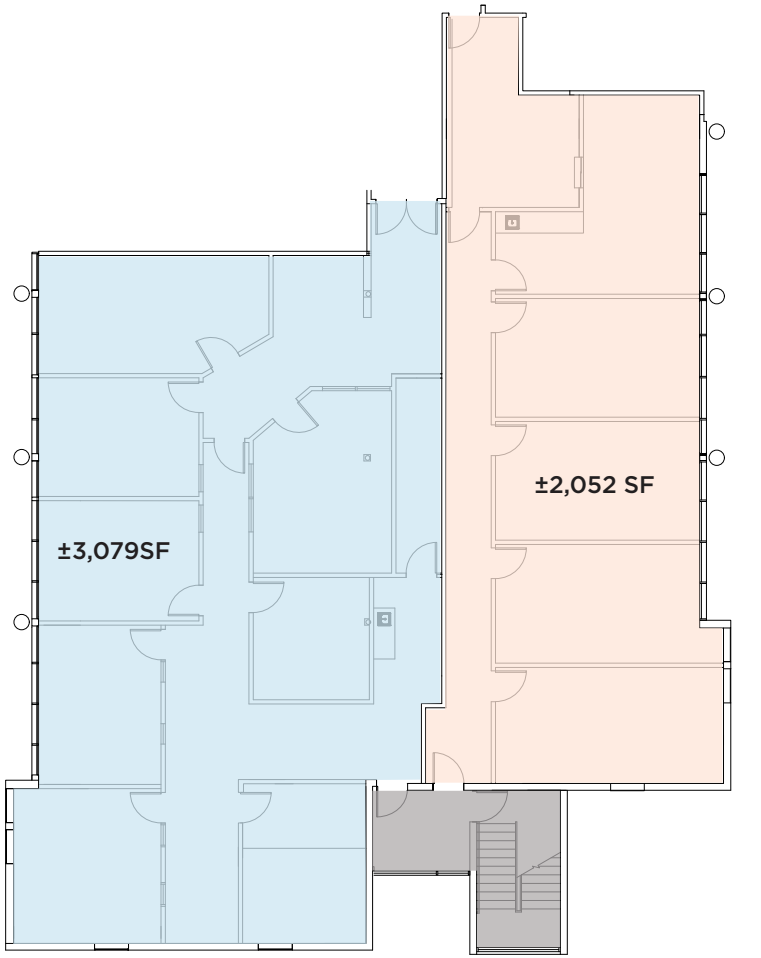


1570 THE ALAMEDA

SUITES 216 & 228 | ±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





GARDEN ALAMEDA

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