SITE PLAN







## 3 STORY | MULTITENANT | CLASS A OFFICE SPACE



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NO PARKIN

SPEC SUITES

SITE PLAN

## 355 E GERMANN RD GILBERT, ARIZONA 85297



## **PROPERTY FEATURES**



Phase 1: 69,460 sf Phase 2: 70,000 sf Total Available: 139,460 sf



Germann Road

Prominent frontage on



5.5:1000 parking ratio



Full diamond interchange at Loop 2O2 / Gilbert & Cooper Road

1st Floor built out Creative Spec Suites in range of sizes from 2,800 - 7,200 sf

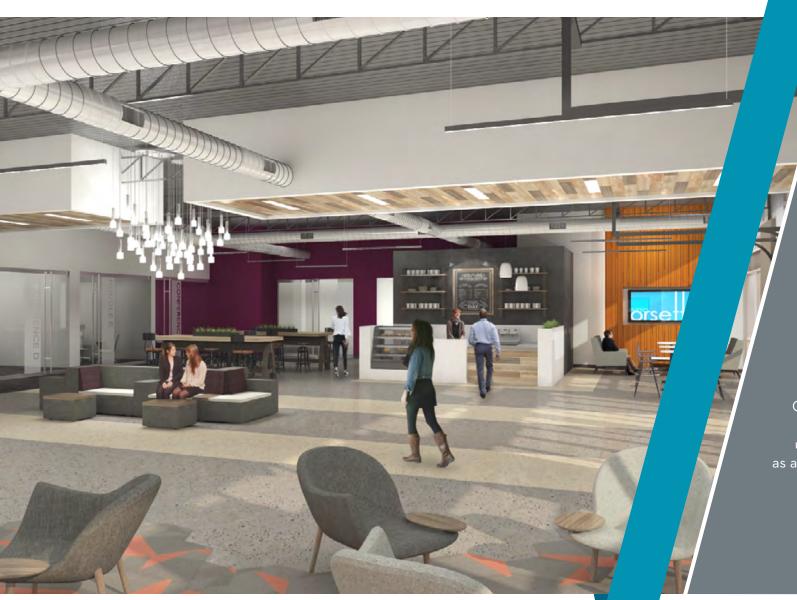


50 acre master planned business park



SITE PLAN

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# THE SAN TAN LOUNGE

355 E GERMANN RD

GILBERT, ARIZONA 85297

The San Tan Lounge offers a casual environment for tenants to unwind or take their work outside of the office. Centrally located on the ground floor between the two buildings, The Lounge invites guests to relax at the comfortable seating areas, take advantage of the free WiFi, and stop by the Grab-n-Go counter for a drink or a quick bite. Colleagues are welcome to utilize the modern, spacious hub as a collaborative workspace or as a sanctuary during a hectic day.



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THE RESERVE S A N ΤΑΝ ΑΤ

THE LOUNGE

**PROPERTY FEATURES** 

# CREATIVE SPEC SUITES

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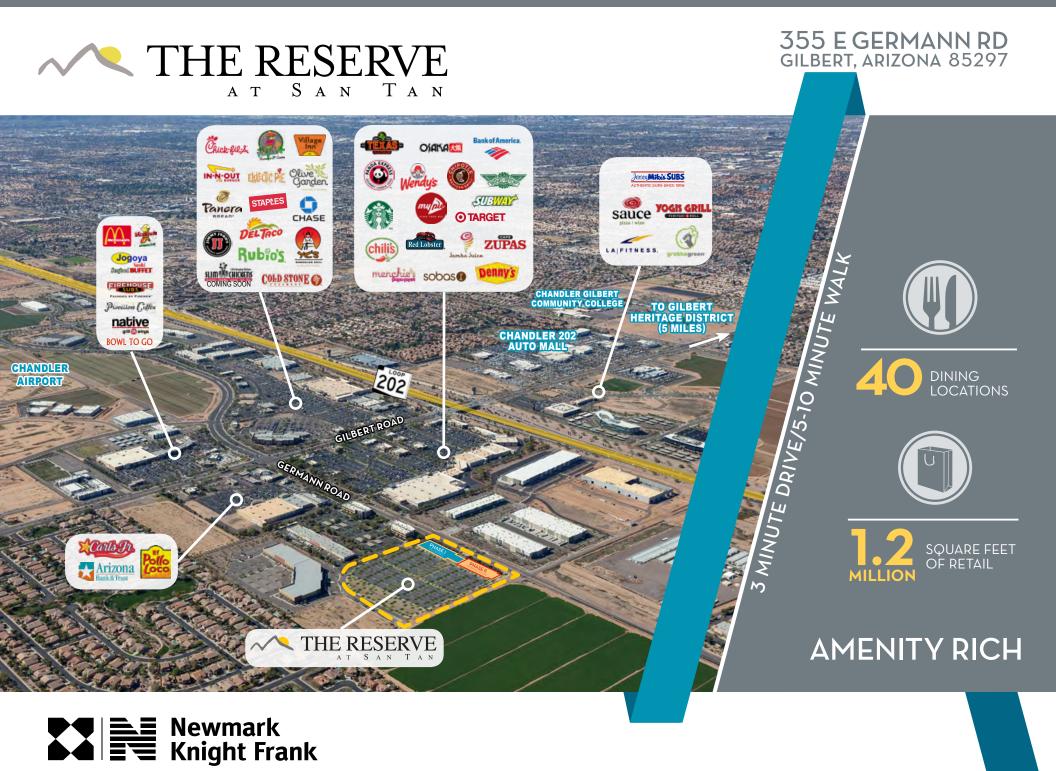
Built out tenant suites available in a variety of sizes featuring open ceilings, collaborative design and high-end finishes. Move-in ready spaces planned with today's work force in mind. Immediately offered to accommodate a quick tenancy.





SITE PLAN

LOCATION MAP



ΑΤ

THE RESERVE

**SAN TAN** 

SITE PLAN

#### 355 E GERMANN RD GILBERT, ARIZONA 85297

## TOWN OF GILBERT

As the 2nd Safest City\* and the 22nd Best Place to Live\*\* in the Country, you can experience all the West has to offer in an environment that makes you feel like you've come home.

### **GILBERT HERITAGE DISTRICT**

A quick drive from The Reserve at San Tan, the Gilbert Heritage District is home to 24 restaurants and numerous parks, museums and events to enjoy!

The Heritage District offers something for everyone, from the weekly farmer's market, to a rich nightlife scene with performances at the legendary Hale Center, or dining options that include bars and restaurants with outdoor patio seating.

> Source: Town of Gilbert Economic Development \*Ranked by lawstreetmedia.com \*\*Ranked by Time's Money Magazine

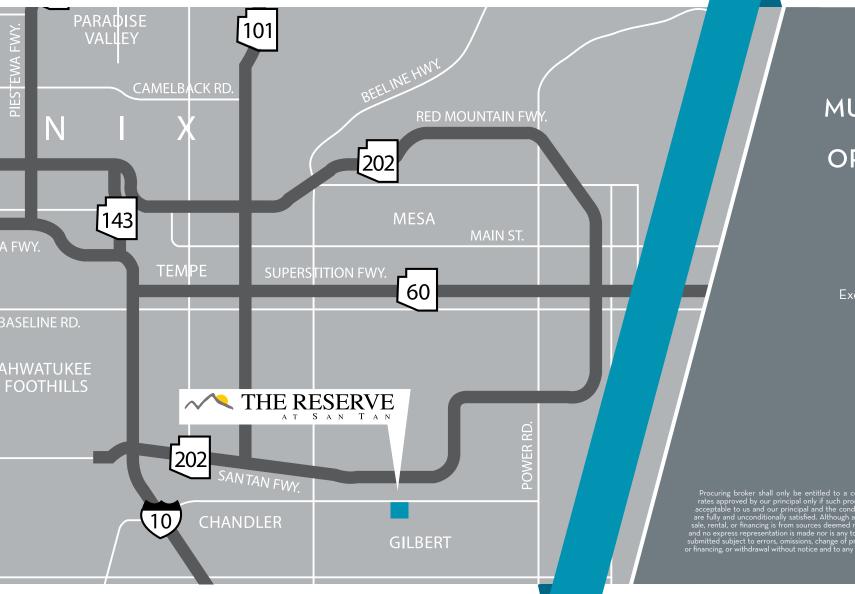
"Town of Gilbert ranked #1 as Best Phoenix Suburb for Millennials" Ranked by Movoto



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