



THE RESERVE

AT SAN TAN

355 E GERMANN RD
GILBERT, ARIZONA 85297



3 STORY | MULTI TENANT | CLASS A OFFICE SPACE



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PROPERTY FEATURES



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



Prominent frontage on
Germann Road



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



5.5:1000
parking ratio



50 acre master planned
business park



Full diamond interchange
at Loop 202 / Gilbert &
Cooper Road



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THE SAN TAN LOUNGE

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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A T S A N T A N

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CREATIVE SPEC SUITES

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.



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SITE PLAN





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3 MINUTE DRIVE/5-10 MINUTE WALK

 40 DINING LOCATIONS

 1.2 MILLION SQUARE FEET OF RETAIL

AMENITY RICH



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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.

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

Ranked by Movoto

Source: Town of Gilbert Economic Development

**Ranked by lawstreetmedia.com*

***Ranked by Time's Money Magazine*



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Procurring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.