



THE RESERVE

A T S A N T A N

339 E GERMANN RD
GILBERT, ARIZONA 85297



UP TO 140,000 SF AVAILABLE | 6.1:1000 PARKING



MIKE GARLICK, SIOR
Executive Managing Director
602.952.3825
mgarlick@ngkf.com

JIMMY HOSELTON
Associate
602.952.3862
jimmy.hoselton@ngkf.com

JANEL WANGSNES
Brokerage Services Specialist
602.952.3860
jwangsness@ngkf.com



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PROPERTY FEATURES



80,000 SF back office/flex building; divisible to 30,000 SF



Mezzanine capable up to 140,000 SF



Walking distance to Crossroads Towne Center consisting of over 1.2M SF of retail amenities including over 32 restaurants



6.1:1000 parking ratio



Ideal location for back office employment with access to over 1M people within a 30 min. commute; full diamond interchange at San Tan Freeway (Loop 202) and Gilbert Road



50 acre master planned business park



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SITE PLAN





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AMENITY MAP



202

CROSSROADS TOWNE CENTER

JCPenney
Community Bank
McDonald's
Firehouse Subs
Native

Walmart
SUBWAY
In-N-Out
Olive Garden
chili's
Del Taco
Village Inn
Texas Roadhouse
Target
COLD STONE
Rubio's
Wendy's
CRICK RESTAURANT
Starbucks
RED LOBSTER
Checkers
Bank of America
CHASE

GERMANN ROAD

GILBERT ROAD

HOBBY LOBBY
Poffo Loco
Arizona Bank & Trust
Ruby's

THE RESERVE
AT SAN T A N

NOT SHOWN ON AERIAL

intel, eBay, FedEx, GoDaddy, Infusionsoft, CDW, MyMaximex, Business Health, PayPal, AFE, MARSALIS, CHRYSLER, Oracle





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

Ranked by Movoto

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*

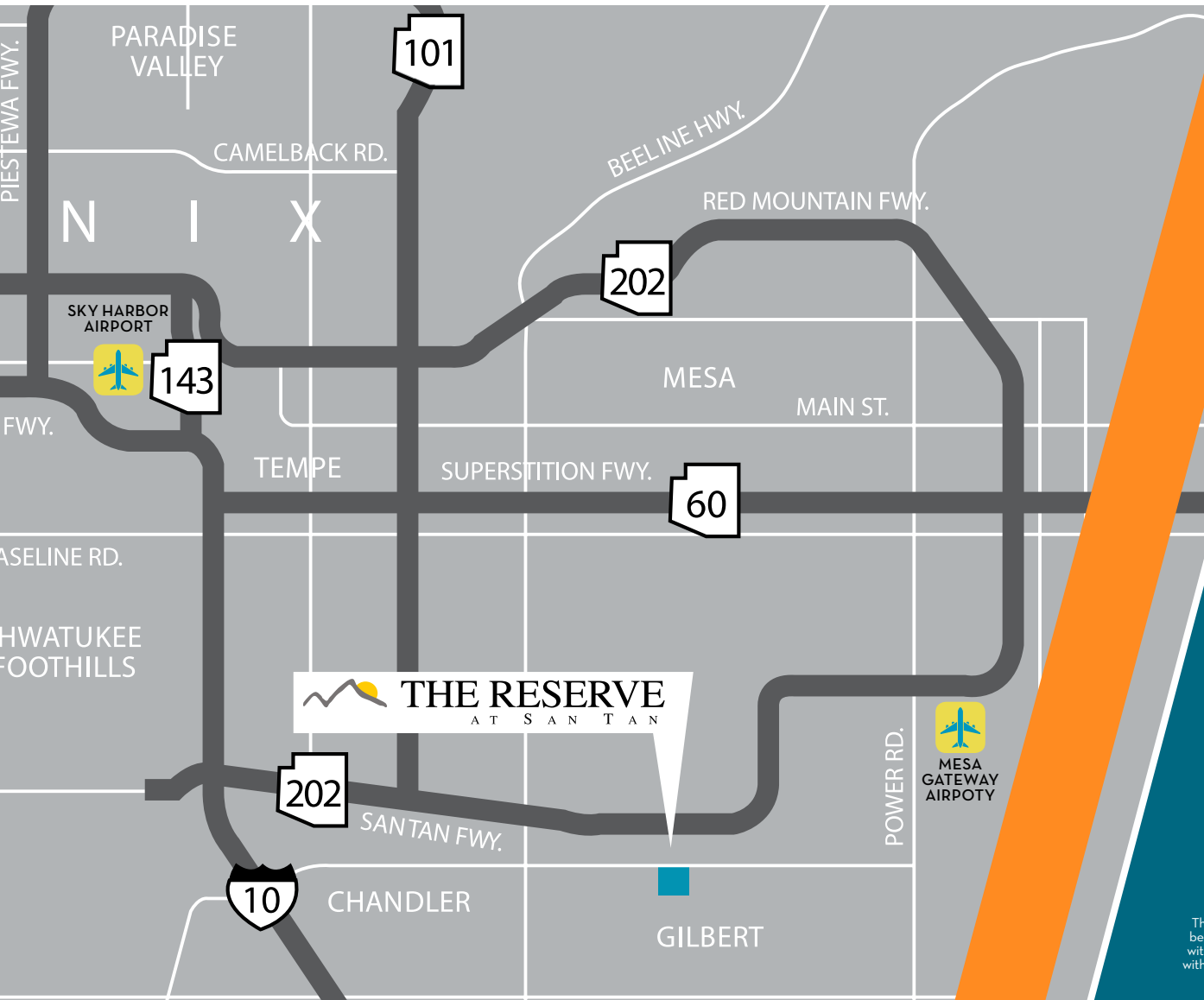




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