



# THE RESERVE

A T S A N T A N

225-335 East Germann Road ♦ Gilbert, AZ 85297

225 E GERMAN ROAD

▶ Suite 230 4,722 RSF

▶ Suite 310 11,476 RSF (divisible)

Mike Garlick, SIOR  
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Mike McQuaid  
Senior Managing Director  
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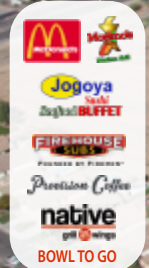
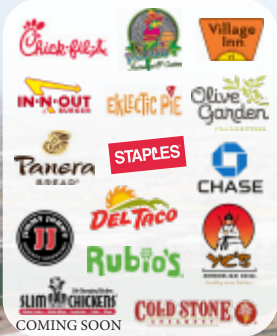
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# THE RESERVE AT SAN TAN

225-335 East Germann Road ♦ Gilbert, AZ 85297



TO GILBERT HERITAGE DISTRICT (5 MILES)



## FEATURES

- ◆ Class A Campus Style Setting
- ◆ Adjacent to Crossroads Towne Center (Over 1.2 Million SF of Retail Amenities)
- ◆ Access to San Tan Fwy (Loop 202) Via a Full Diamond Interchange at Gilbert Road
- ◆ 4:1,000 Parking Ratio with Covered, Reserved Stalls Available

## WALKABLE AMENITIES

**40**  
Dining Locations

**1.2 MILLION**  
SQUARE FEET OF RETAIL



Smaller floor plates available allowing smaller tenants prominent exposure at corridors, lobbies and expansive window lines.

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Procuring 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.