



THE RESERVE

AT SAN TAN

BUILDING 6

355 & 365 EAST GERMANN ROAD

PHASE I DELIVERED

PHASE II DELIVERING Q1 2020

**NOW
LEASING!**



PROPERTY FEATURES



50 ACRE MASTER PLANNED

Business Park



6.0 / 1000 SF PARKING RATIO

With Covered Parking Available



PROMINENT FRONTAGE

on Germann Road



MONUMENT SIGNAGE

Available for Larger Tenants



CREATIVE SPEC SUITES

With Modern Finishes Available



FULL DIAMOND INTERCHANGE

At Loop 202/Gilbert & Cooper Rd



THE SAN TAN LOUNGE

 **STAY CONNECTED WITH FREE WIFI**



CONFERENCE & TRAINING ROOM



COLLABORATIVE WORKSPACE



COMING SOON!



PRESS
• COFFEE ROASTERS •





- Crack Shack
- Village Inn
- IN-N-OUT
- Ekic Pie
- Olive Garden
- Tanera
- STAPLES
- CHASE
- DEL TACO
- Rubio's
- YES
- SLIM WORLD CHICKENS COMING SOON
- COLD STONE

- TEXAS
- OSAKA 大阪
- Bank of America
- Wendy's
- STARBUCKS
- my pie
- SUBWAY
- chilis
- Red Lobster
- ZUPAS
- Jamba Juice
- menchie's
- sobos
- Denny's

- Jockey Mills
- sauce
- YOGI'S GRILL
- LA FITNESS
- grabagreen

- McDonald's
- Jogoya
- Buffet
- FIREHOUSE SUBS
- Provision Coffee
- native
- BOWL TO GO

CHANDLER AIRPORT

LOOP 202
GILBERT ROAD

GERMANN ROAD

CHANDLER GILBERT COMMUNITY COLLEGE

CHANDLER 202 AUTO MALL

TO GILBERT HERITAGE DISTRICT (5 MILES)

- Carl's Jr.
- Arizona Bank & Trust
- El Pollo Loco

PHASE I
PHASE II

THE RESERVE
AT SAN TAN
BUILDING 6
355 & 365 EAST GERMANN ROAD

AMENITY RICH

WITHIN A 3 MINUTE DRIVE/5-10 MINUTE WALK



40 DINING LOCATIONS



1.2 MILLION SQUARE FEET OF RETAIL

TOWN OF GILBERT



**BEST CITY FOR
BUSINESS IN ARIZONA**

(ARIZONA CHAMBER OF
COMMERCE, 2019)



**ARIZONA'S FASTEST
GROWING CITY**

(WALLETHUB, 2018)



**#1 SAFEST CITY IN AZ
#6 IN THE COUNTRY**

(WALLETHUB, 2018)



**3RD BEST CITY TO
BUY A FAMILY HOME**

(SMARTASSET, 2017)



**4TH BEST SCHOOL
DISTRICT IN AMERICA**

(WALLETHUB, 2018)



**#1 ECONOMIC
RECOVERY AFTER
RECESSION**

(ECONOMIC INNOVATION
GROUP, 2018)



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

Ranked by Movoto



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