



# THE RESERVE AT SAN TAN

BUILDING 6 | PHASE I  
355 EAST GERMANN ROAD



## AVAILABLE SPACE

SUITE SIZE SF	BUILDING	SUITE	SPACE CONDITION	DATE AVAILABLE
±5,130	355	130	Spec Suite	December 2026
±3,128	365	180	Spec Suite	August 2026
±3,587	365	260	Spec Suite	September 2026

## PROPERTY FEATURES



**TENANT LOUNGE & CONFERENCE CENTER**  
Anchored by Press Coffee



**5.0 / 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, Lindsay & Cooper Rd

**NEWMARK**

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