



THE RESERVE

AT SAN TAN

225, 275 & 335 East Germann Road ♦ Gilbert, AZ 85297

225 E GERMANN ROAD

▶ **Suite 230** 4,722 RSF

275 E GERMANN ROAD

▶ **Suite 150** 32,213 RSF

▶ **Suite 180** 19,015 RSF
Contiguous to 51,228 RSF

335 E GERMANN ROAD

▶ **Suite 140** 6,822 RSF (Available July 2025)

▶ **Suite 201** 17,679 RSF (Divisible)

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NEWMARK



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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

32
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.

NEWMARK



**WASHINGTON
CAPITAL**

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