



# THE RESERVE AT SAN TAN

339 E GERMANN RD | GILBERT AZ



UP TO 41,583 SF AVAILABLE | 6.1:1000 PARKING

**NEWMARK**



**WASHINGTON  
CAPITAL**

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## PROPERTY FEATURES



6.1:1000  
parking ratio



Mezzanine capable



50 acre master planned  
business park



Walking distance to Crossroads  
Towne Center consists of over  
1.2M SF of retail amenities



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



## THE RESERVE AT SAN TAN





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## 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.

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

Ranked by Movoto

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