



# THE RESERVE

AT SAN TAN

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



## FACT SHEET

### 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

### AVAILABILITY

#### 225 E GERMANN ROAD

▶ Suite 230 4,722 RSF

▶ Suite 310 11,476 RSF

#### 275 E GERMANN ROAD

▶ Suite 100 17,142 RSF

#### 335 E GERMANN ROAD

▶ Suite 110 3,049 RSF (Available 8/1/2026)

▶ Suite 201 17,679 RSF (Divisible)

### WALKABLE AMENITIES



**32**  
Dining Locations



**1.2 MILLION**  
Square Feet of Retail

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**NEWMARK**



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