



THE RESERVE

AT SAN TAN

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

225 E GERMANN ROAD

▶ Suite 230 4,722 RSF

▶ Suite 310 11,476 RSF

275 E GERMANN ROAD

▶ Suite 150 22,412 RSF

335 E GERMANN ROAD

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

▶ 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.

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