



THE RESERVE

AT SAN TAN

355 & 365 EAST GERMANN ROAD



Owned and Managed by
West Valley Properties

NEWMARK



West Valley Properties, Inc.

PROPERTY FEATURES



45 ACRE MASTER PLANNED

Business Park



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 & Cooper Rd



THE #RST LOUNGE

 **STAY CONNECTED WITH FREE WIFI**



 **CONFERENCE & TRAINING ROOM**



 **COLLABORATIVE WORKSPACE**




PRESS
• COFFEE ROASTERS •



Arizona Financial. OASIS BAY
 JCPenney bullfrog spas
 COSMO PROF ISLAND VINE ISLAND BONE
 McDonald's
 Motards Dignity Health.

DEL TACO CHASE Jollibee
 BETTER MEX
 IN-N-OUT Olive Garden Village Inn
 BURGER
 ITALIAN KITCHEN
 Panera Chick-fil-A Sola
 BREAD
 SALONS
 THE HOME DEPOT Walmart Broken Yolk

WILDFLOWER EAT. SIP. ENJOY.
 ISAGENIX
 MOUNTAIN SIDE FITNESS
 MOUNTAIN AMERICA CREDIT UNION
 BREWERS GILBERT CLUB BREAKFAST

Pepper's Famous Footwear T.J. Maxx Ross
 Pizza Hut Target
 PEAK Panda Express Jamba Starbucks
 five BEL'W
 Michaels maurices
 Hall of frames MUSIC & ARTS
 CUP O' JOE

CHANDLER-GILBERT COMMUNITY COLLEGE
 A MARICOPA COMMUNITY COLLEGE

CHANDLER AIRPORT

Arizona Bank & Trust Pollo Pasa Carl's Jr.
 JACKSONS BOOT BARN
 HOBBY LOBBY

GILBERT ROAD

Loop 202

TO GILBERT HERITAGE DISTRICT (5 MILES NORTH)

THE RESERVE AT SAN TAN
 BUILDING 6 | PHASE II
 365 EAST GERMANN ROAD

PARK LUCERO
 Trammell Crow Company

PRESS COFFEE

PARK LUCERO V
 ARTS REIT
 Trammell Crow Company

CURVE AT GILBERT

GILBERT CROSSROADS BUSINESS PARK
 EASTGROUP PROPERTIES

GERMANN ROAD

AMENITY RICH

WITHIN A 3 MINUTE DRIVE/5-10 MINUTE WALK

 **40** DINING LOCATIONS

 **1.2** MILLION SQUARE FEET OF RETAIL

TOWN OF GILBERT



**BEST CITY FOR
BUSINESS IN ARIZONA**

(ARIZONA CHAMBER OF
COMMERCE, 2019)



**ARIZONA'S FASTEST
GROWING CITY**

(WALLETHUB, 2018)



**#1 SAFEST CITY IN AZ
#6 IN THE COUNTRY**

(WALLETHUB, 2018)



**7TH BEST U.S. CITY
TO RAISE A FAMILY**

(WALLETHUB, 2019)



**4TH BEST SCHOOL
DISTRICT IN AMERICA**

(WALLETHUB, 2018)



**#1 ECONOMIC
RECOVERY AFTER
RECESSION**

(ECONOMIC INNOVATION
GROUP, 2018)



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

Ranked by Movoto



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MIKE GARLICK, SIOR
Executive Managing Director

t 602-284-2070
mike.garlick@nmrk.com

PATRICK DEVINE
Senior Managing Director

t 602-697-2001
patrick.devine@nmrk.com

Owned and Managed by
West Valley Properties

NEWMARK



West Valley Properties, Inc.

2555 East Camelback Road, Suite 600
Phoenix, AZ 85016

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