

# 339 E GERMANN RD GILBERT, ARIZONA 85296



105,830 square feet back office/flex building;  
building divisible to 30,000 square feet



6.3/1,000 parking ratio



Mezzanine capable up to 165,000 square feet



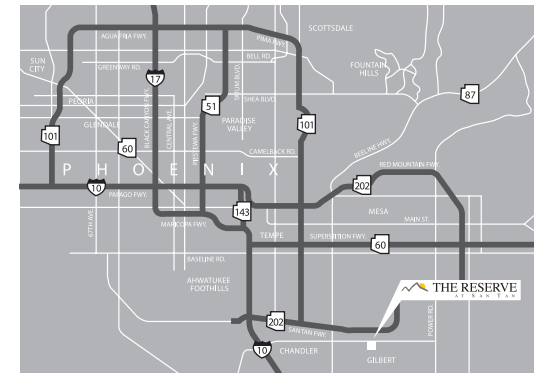
Ideal location for back office employment with access  
to over 1 million people within a 30 minute commute;  
full diamond interchange at San Tan Freeway (Loop  
202) and Gilbert Road



Walking distance to Crossroads Towne Center  
consisting of over 1.2 million square feet of retail  
amenities including over 32 restaurants



50 acre master planned business park



**Washington Capital**  
MANAGEMENT, INC.

MIKE GARLICK, SIOR  
Senior Managing Director  
602.952.3825  
mgarlick@ngkf.com

JANEL WANGSNES  
Transaction Services Specialist  
602.952.3860  
jwangsness@ngkf.com

# 339 E GERMANN RD GILBERT, ARIZONA 85296



202

CROSSROADS TOWNE CENTER

JCPenney  
Comerica Bank  
McDonald's  
Firehouse Subs  
Native

Walmart, Target, Cold Stone Creamery, Subway, Dunkin' Donuts, Rubio's, In-N-Out, Wendy's, Olive Garden, My Big Fat Greek Restaurant, Starbucks, Chili's, Del Taco, Panda Express, Village Inn, Texas Roadhouse, Bank of America, Chase

Hobby Lobby, Pollo Loco, Arizona Bank & Trust, Carl's Jr.

THE RESERVE AT SAN TAN

NOT SHOWN ON AERIAL

Intel, eBay, GM, PayPal, FedEx, GoDaddy, Infusionsoft, Marvell, CDW, SAGENIX, OC CROWN CASTLE, Oracle



MIKE GARLICK, SIOR  
Senior Managing Director  
602.952.3825  
mgarlick@ngkf.com

JANEL WANGSNES  
Transaction Services Specialist  
602.952.3860  
jwangsness@ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.