

# SHALIMAR SQUARE

1950 E SOUTHERN AVE & 3280 S COUNTRY CLUB WAY  
TEMPE | ARIZONA

LabCorp

1950



**NEWMARK**

MEDICAL SPACE  
**AVAILABLE FOR LEASE**

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# SHALIMAR SQUARE

1950 E SOUTHERN AVE &  
3280 S COUNTRY CLUB WAY

Tempe, AZ

## SUITE 105

±1,462 RSF

Rental rate: \$20.00 NNN with  
3% annual increases

## BUILDING HIGHLIGHTS

±22,229  
SQUARE FEET



**HIGHLY APPEALING**  
"DRIVE-UP" STYLE SETTING



**GREAT SYNERGY**  
OF MEDICAL OFFICE  
PROVIDERS



**CLOSE PROXIMITY**  
TO TWO (2) HOSPITAL CAMPUSES



**CONVENIENT PATIENT ACCESS**  
THROUGHOUT THE VALLEY

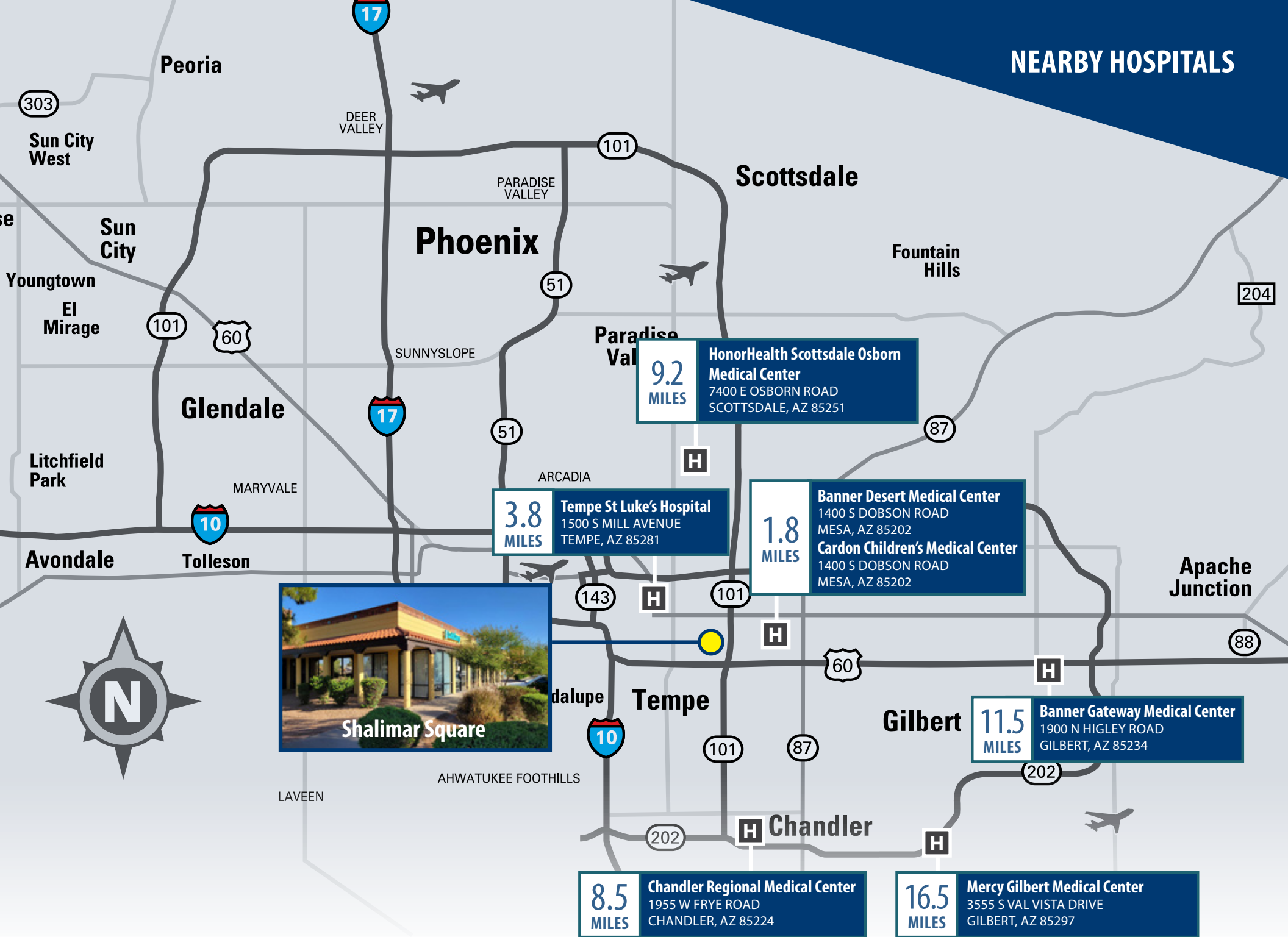


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# NEARBY HOSPITALS





# NEARBY AMENITIES

27,479 cars/day

CVS pharmacy  
DUNKIN' Donuts  
Pizza Hut

TED'S Hot Dogs  
Boba Boss  
The UPS Store  
Brave Korean BBQ

BURGER KING  
Joe's  
Nandini  
Old Town Taste

SPROUTS FARMERS MARKET  
planet fitness  
ReStore  
Goodwill  
BASKIN ROBBINS  
CHASE  
McDonald's  
TACO BELL  
OUTBACK STEAKHOUSE  
LOS REYES DE LA TIERRA  
SALLY BEAUTY  
Fresche  
Foreva Wing's

McClintock High School

John J. Curry Elementary School

Connolly Middle School

ROSS DRESS FOR LESS  
ARCO  
US FOODS  
SUBWAY  
Gold Bar Espresso

4,013 cars/day



Southern Avenue

24,261 cars/day

ALDI  
Domino's Pizza  
Walgreens  
DISCOUNT TIRE  
COLD STONE  
cricket  
Batteries + Bulbs  
Xtreme Bean Coffee

BANK OF AMERICA  
DQ  
PAPA JOHN'S  
BoSa DONUTS  
Ramen Dozo

Ward Traditional Academy

arizona CREDIT UNION  
RIO SALADO COLLEGE  
DILLY'S  
QT  
QuikTrip

234,645 cars/day

ARIZONA 101

125,717 cars/day

US 60

177,182 cars/day

First Baptist Church of Tempe