



# Shalimar Square

1950 E. SOUTHERN AVE | TEMPE, AZ  
& 3280 S. COUNTRY CLUB WAY | TEMPE, AZ

Medical Space  
for Lease

 Transwestern

© 2026 Transwestern | Confidential & Proprietary | All Rights Reserved

# Property Highlights

±1,462 SF

Available - Suite 105

±1,499

Available - Suite 113

±22,304 SF

Total Size

\$20.00 NNN

Rental Rate - 3% Annual Increases

Highly Appealing

“Drive-Up” Style Setting

Great Synergy

Of Medical Office Providers

Close Proximity

To Two (2) Hospital Campuses

Convenient Patient Access

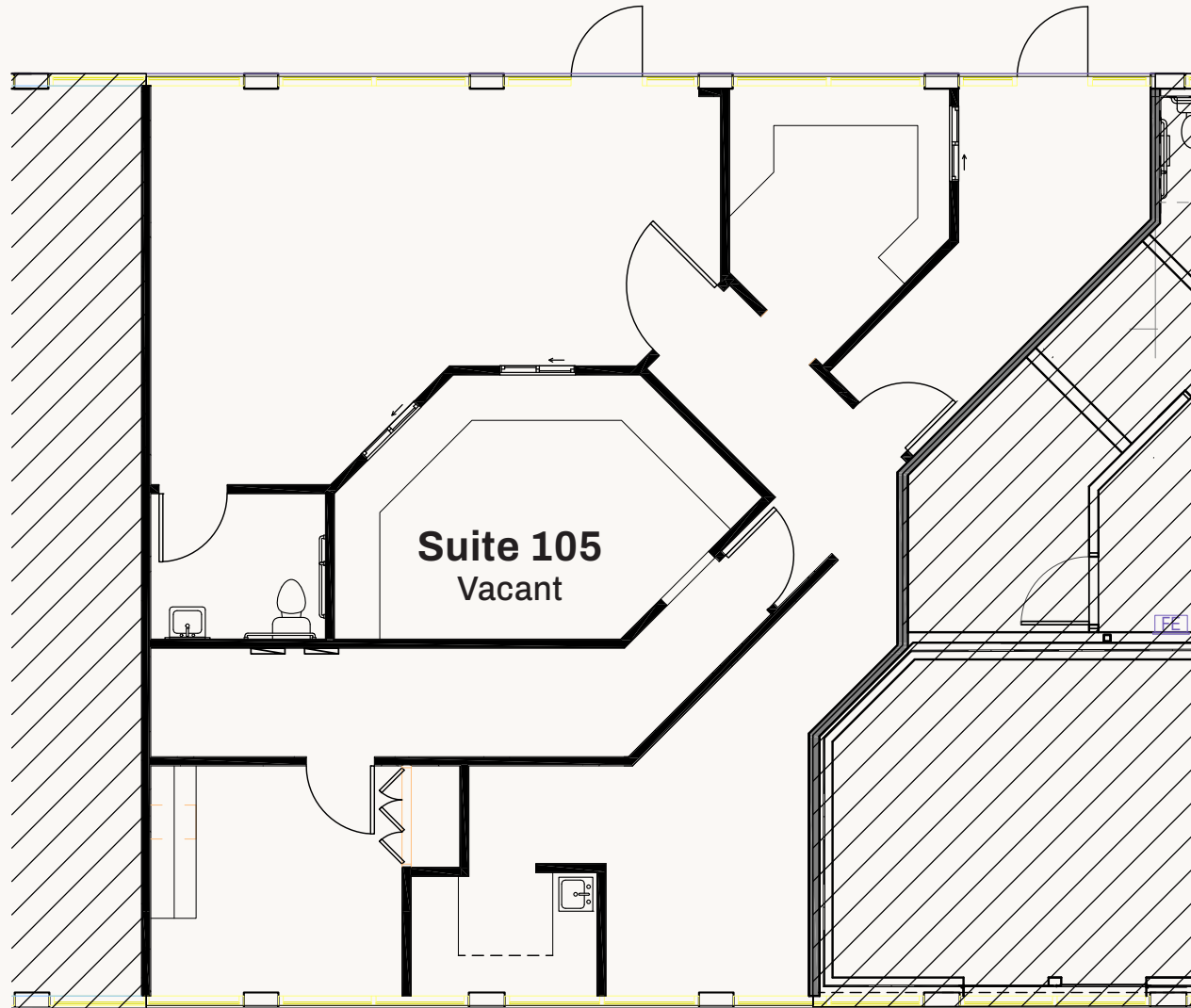
Throughout The Valley



# Floorplan

Suite 105 | ±1,462 SF | \$20.00 NNN

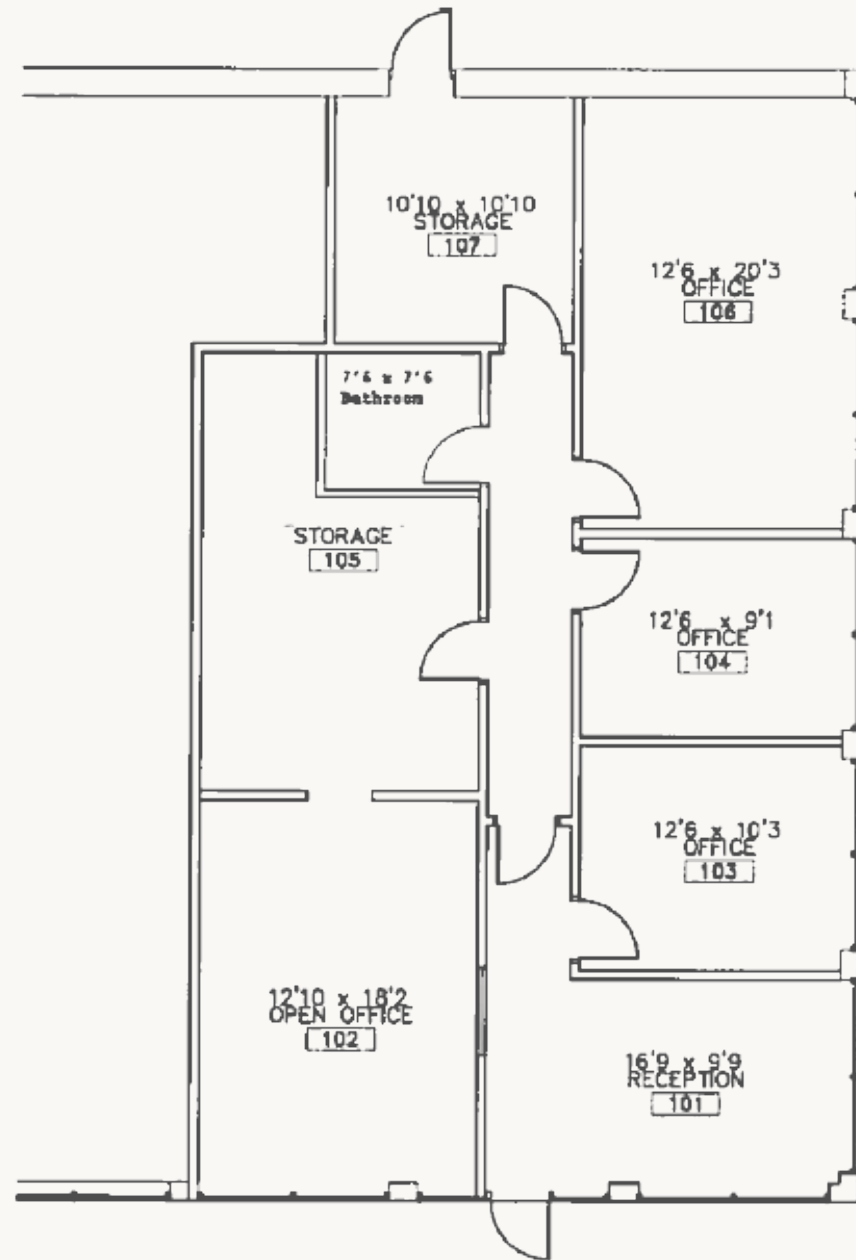
1950 E. Southern Avenue

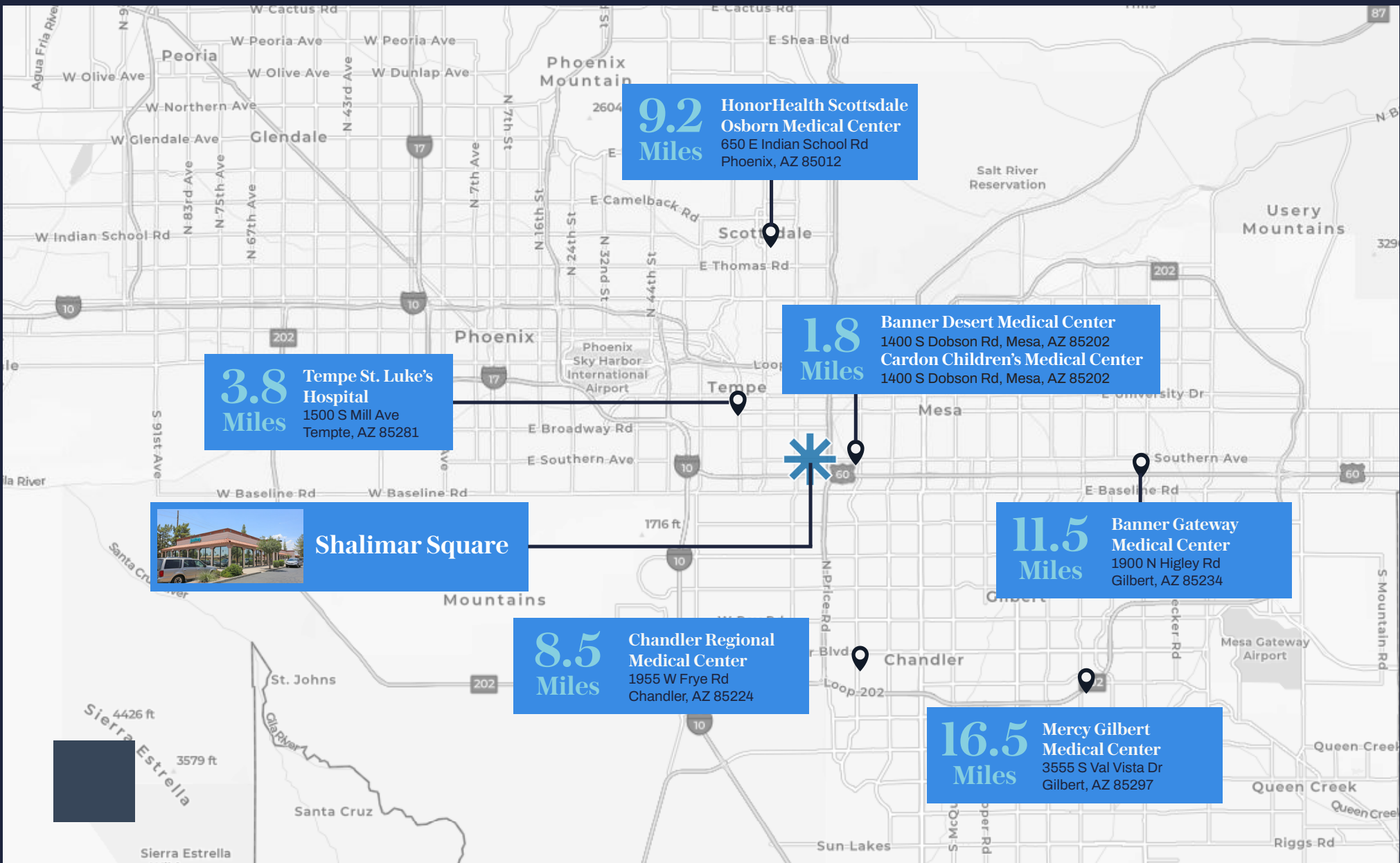


# Floorplan

Suite 113 | ±1,499 SF | \$20.00 NNN

3280 S. Country Club Way





# Nearby Hospitals



## Healthcare Investment Advisors

### **Kathleen Morgan**

Managing Director  
602-809-1048  
kathleen.morgan@transwestern.com

### **Kevin Smigiel**

Vice President  
602-550-9295  
kevin.smigiel@transwestern.com

### **Vince Femiano**

Managing Director  
602-791-3310  
vince.femiano@transwestern.com

### **Andrew Olivet**

Associate  
602-370-2685  
andrew.olivet@transwestern.com



2501 E Camelback Rd, Suite 1  
Phoenix, AZ 85016

[transwestern.com](http://transwestern.com)