COBE Real Estate

Steven Beck *— (480) 610-2400*
TJ Zaharis *— (480) 610-2400*

Office Property For Lease

Shalimar Square - Building B

3280 S Country Club Way, Tempe, AZ 85282

Total Space Available:	3,956 *SF*
Rental Rate:	$14 */SF/Year*
Min. Divisible:	1,000 *SF*
Property Type:	Office
Property Sub-type:	Medical Office
Building Size:	11,217 *SF*
Building Class:	C
Year Built:	1986
Lot Size:	2.29 AC
Zoning Description:	CSS, Tempe
Listing ID	19548014
Last Updated	27 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered

Space 1

Space Available:	**3,956 *SF***
Rental Rate:	**$14 */SF/Year***
Space Type:	Medical Office
Min. Divisible:	1,000 *SF*
Lease Type:	Modified Gross
Lease Term:	60 Months
No. Parking Spaces:	95

LOCATION OVERVIEWShalimar Square is located just west of the Loop 101 on E Southern Avenue in Tempe. The propertyconsists of 2-11,266 SF buildings and is currently being anchored by Lab Corp. Excellent demographiclocation surrounded by residential

Highlights

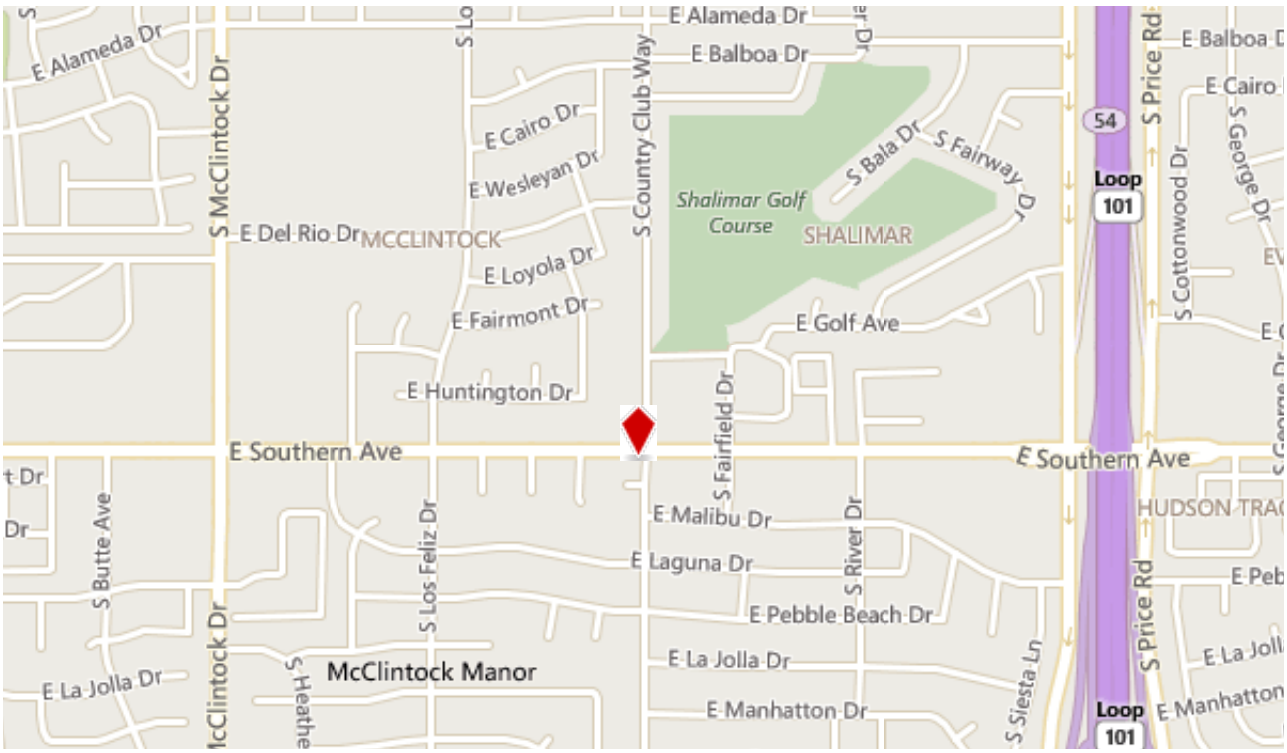
- 1950 E Southern Avenue Suites Available at $16/SF MG - 3,000 to 8,584 SF
- 3280 S Country Club Way Suites Available at $14/SF MG - 1,000 to 3,615 SF
- TI's Negotiable
- Building and Door Signage Available
- Anchored by Lap Corp and within Minutes Access of Loop 101, US-60 and Banner Desert Medical Center
- Strong Demographic Area with Traffic Exceeding 30,000 VPD at Intersection

Description

Shalimar Square has two buildings with space available. 1950 E Southern Ave Suites are 3,000 SF to 8,584 SF and available at $16/SF MG. Building 3280 S Country Club Way Building has 1,000 to 3,615 SF available for lease at $14/SF MG. Building and door signage is available. TI's are negotiable.

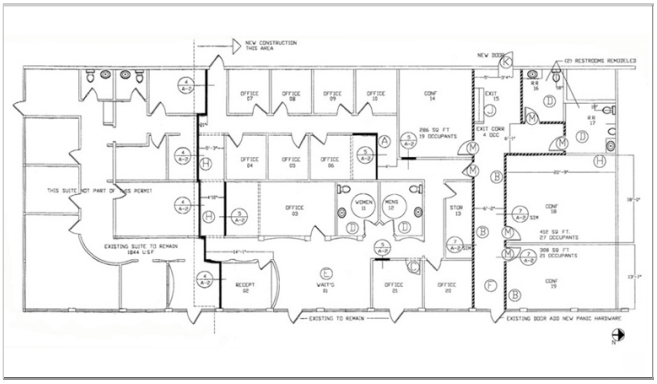
Shalimar Square is located just west of the Loop 101 on E Southern Avenue in Tempe. The property consists of 2-11,266 SF buildings and is currently being anchored by Lab Corp. Excellent demographic location surrounded by residential, medical and retail with traffic counts exceeding 23,000 VPD on Southern Ave. Transit stop is directly in front of Shalimar Square. Property is only minutes from Banner Desert Medical Center, Loop 101 and US-60 Freeways.

Map of 3280 S Country Club Way, Tempe, AZ 85282



Additional Photos

Shalimar Square - Building B



Shalimar Square - Building B

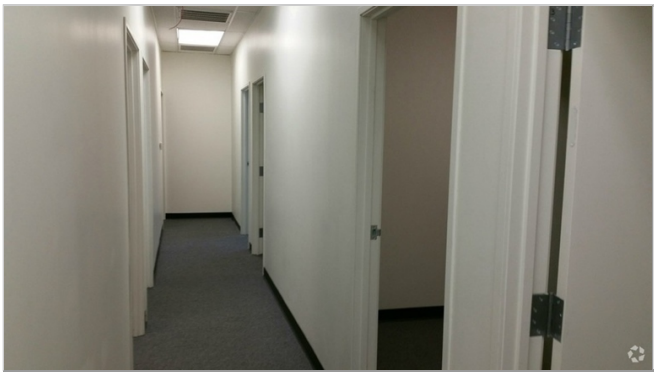
Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B



Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B

Shalimar Square - Building B

Created 12/8/2015