



FIDELITY
REAL ESTATE GROUP, INC.

Physician Plaza I
741 President Place



Located just off I-24 East @ Sam Ridley

Spacious Parking

Newly Renovated Common Areas

Fiber Optic Telecommunications
Available

Conveniently located to retail shops and
restaurants

Rates starting at \$16.00 SF NNN

Availability:

Suite 140- 3,195 SF

Suite 250- 4,593SF

Suite 230- 2,085 SF

For More Information Contact:
Kelly Weaver
Fidelity Real Estate Group, Inc.
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www.fidelityreg.com

Physicians Plaza I Building Profile

Address:	741 Presidents Place Smyrna, Tennessee 37167
Landlord:	741 Presidents Place, LLC
Building/Property:	Physicians Plaza I is located off 1-24 East and Sam Ridley Parkway West. The building contains just over 41,000 square feet of medical office space.
Base Rent:	The base rental rate is quoted on a net basis exclusive of operating expenses, taxes, insurance.
Lease Term:	Five (5) year or Seven (7) year.
Premises:	Call for more details on availability.
Common Areas:	The common areas including restrooms were renovated with new carpet, wall covering and granite countertops in restrooms in 2014.
HVAC:	The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday and 8:00 am to 1:00 pm on Saturday, except for holidays. There is no after hours charge.
Security/Life Safety:	A Westinghouse card key access control system monitors tenant entry to the building after normal business hours. The Fire Protection System is monitored 24/7 by ADS Security. Allied Barton Security patrols the grounds nightly.
Restrooms:	Physicians Plaza I contain two sets of ADA accessible restrooms, one on the first floor and one set on the second floor of the building.
Parking:	The parking ratio is 4 spaces per 1,000 square foot of space and are available free of charge. Handicap spaces are located in the front and rear of the building.
Telecommunications:	The building has fiber-optics available to the tenants from AT&T. Comcast Cable provides cable TV service to the building.



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Property Management: Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for seven (7) buildings comprising 600,000 square feet.

Leasing representative: Chris G. Smith
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