



FIDELITY
REAL ESTATE GROUP, INC.

Physician Plaza I
741 President Place

6 MONTHS FREE RENT



Located just off I-24 East @ Sam Ridley

Spacious Parking

Newly Renovated Common Areas

6 months FREE rent with 7 yr. Lease
(Rent only, does not include Operating Expenses.)

Fiber Optic Telecommunications
Available

Conveniently located to retail shops and
restaurants

Rates starting at \$16.50 SF NNN

Availability:

Suite 110 4,025 SF

Suite 140 3,195 SF

Suite 230 1,000 SF

For More Information Contact:
Patrick Beatty
Fidelity Real Estate Group, Inc.
615.727.0117
Pbeatty@fidelityreg.com
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 44,000 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 are undergoing renovation with new carpet, wall covering and granite countertops in restrooms.
- 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.

Property Management: Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eight (8) buildings comprising 700,000 square feet.

Leasing representative: Patrick Beatty
Fidelity Real Estate Group, Inc.
102 Woodmont Blvd., Suite LL-110
Nashville, Tennessee 37205
Direct: 615.727.0117
Cell: 615.519.0292
Main: 615.297.7400
Fax: 615.297.7427
Email: pbeatty@fidelityreg.com



102 Woodmont Blvd. Suite LL-110
Nashville, TN 37205
P. 615.297.7400
F. 615.297.7427
fidelityrealestategroupinc.com