

# PHYSICIAN'S PLAZA

741 President's Place



SMYRNA, TN

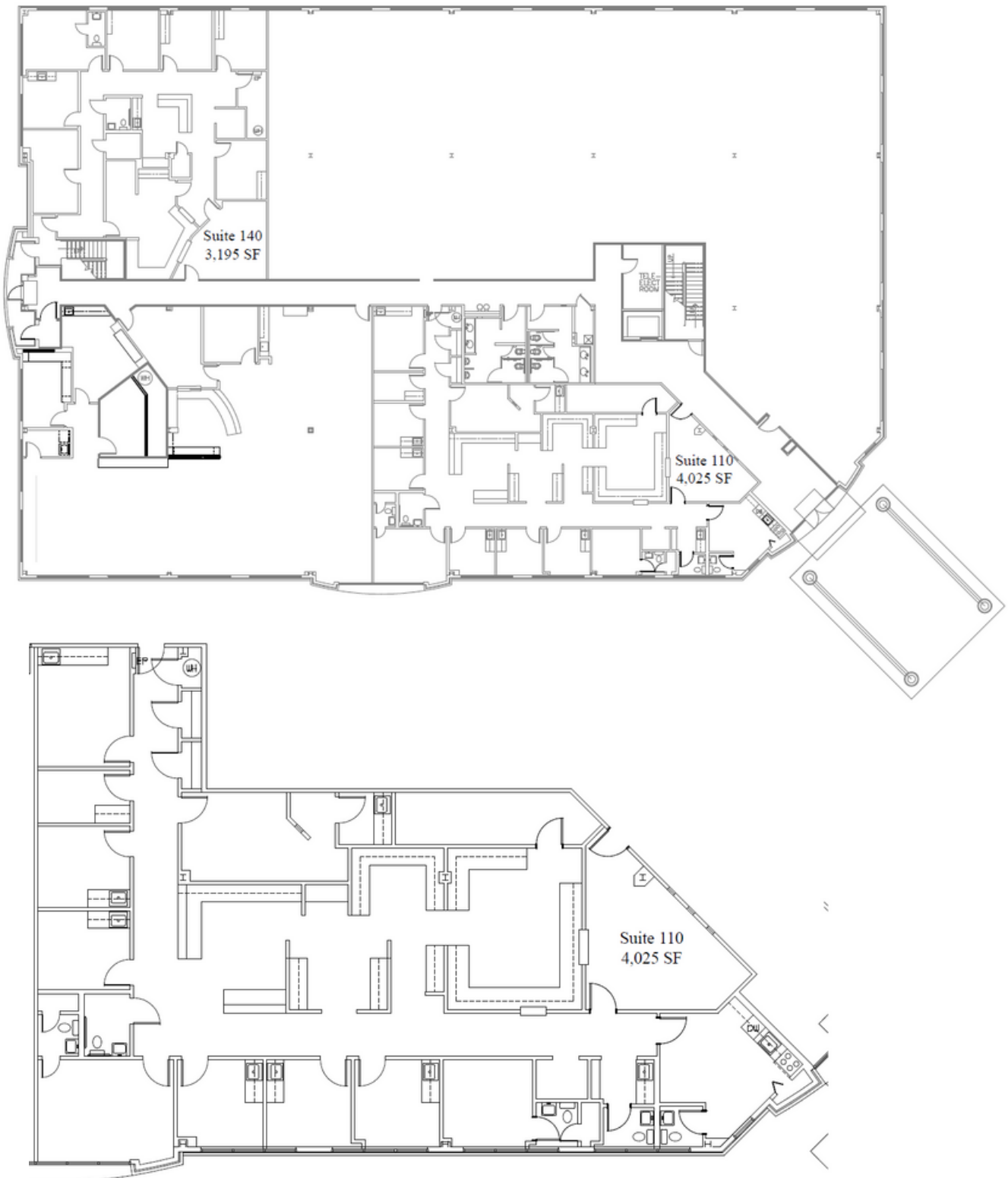
# Table of Contents

## PHYSICIAN'S PLAZA

01 - 02	Floor Plans
03 - 04	Fact Sheet
05	Information

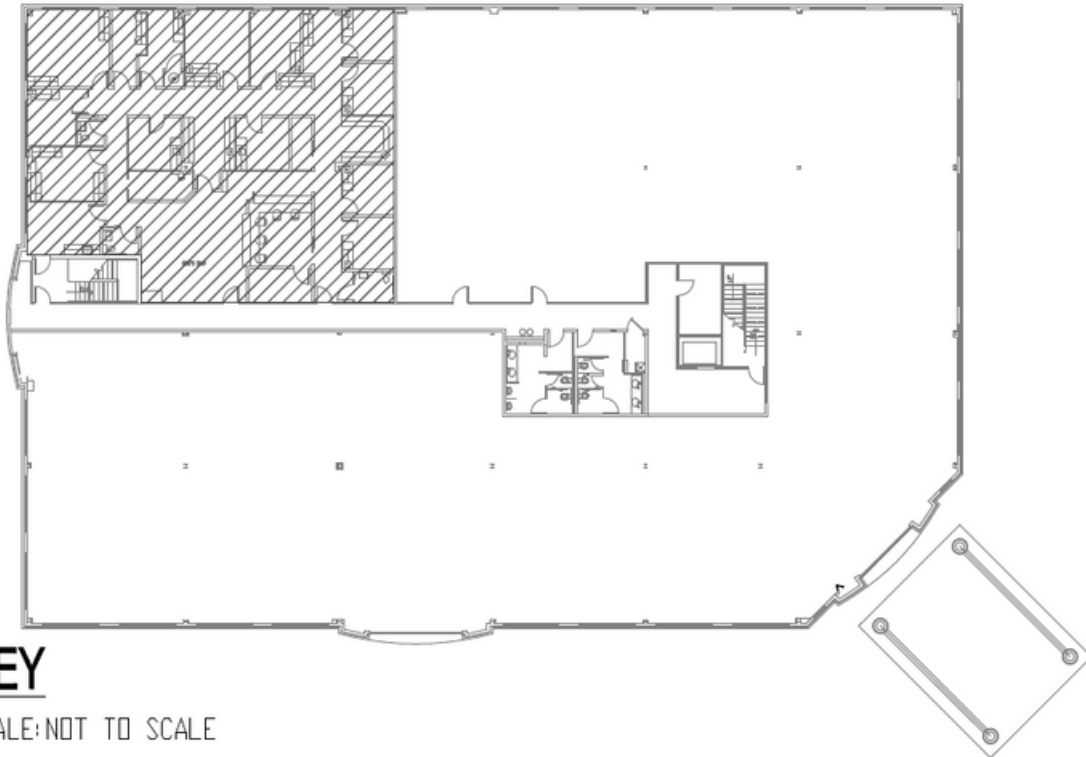
# FLOOR PLANS

1st Floor  
Suite 110  
4,100 SF



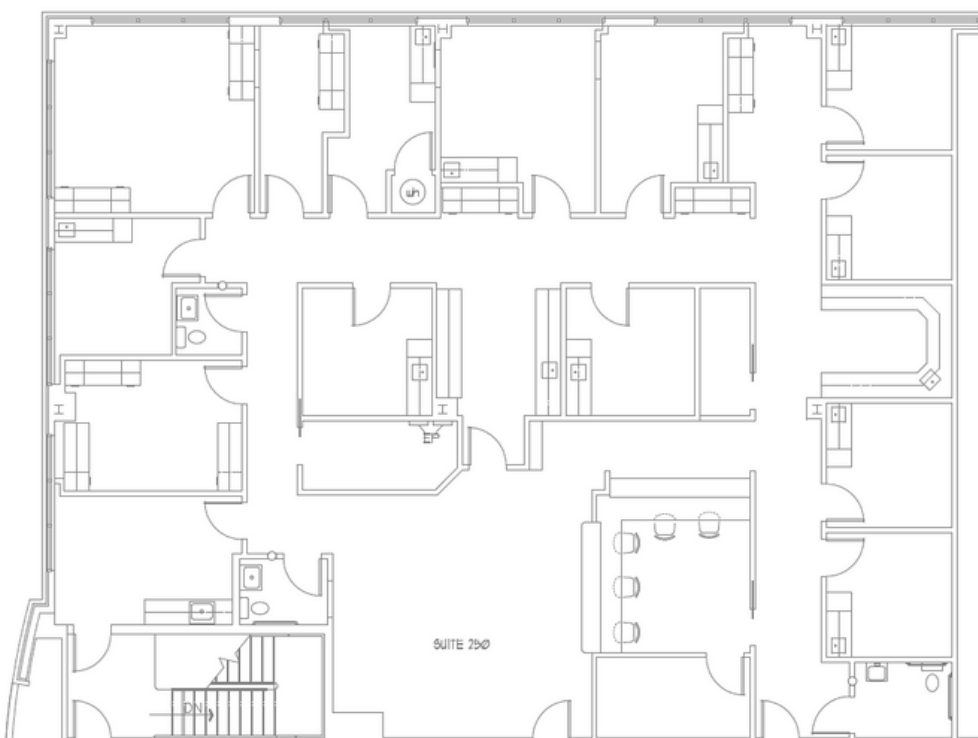
# FLOOR PLANS

2nd Floor  
Suite 250  
4,600 SF



## KEY

SCALE: NOT TO SCALE



## SUITE 250

SCALE: NOT TO SCALE

# FACT SHEET

**Address:**

741 Presidents Place  
Smyrna, TN 37167

**Landlord:**

BURTON HILLS IV INVESTMENTS is a Tennessee corporation within the investment portfolio of Archerd-Miller Investment Group, who manages 685,000 square feet of office space in Nashville TN, Asheville NC, Raleigh NC, Greenville SC, and Charleston SC.

**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.

**Rental Rate:**

Negotiable

**Premises:**

Suite 110 - 4,100 SF  
Suite 250 - 4,600 SF

**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.

# FACT SHEET

**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 eleven (11) buildings comprising 760,000 square feet of office and retail space.

**Leasing Representative:**

Chris G. Smith  
Fidelity Real Estate Group, Inc.  
102 Woodmont Blvd., Suite LL110  
Nashville, TN 37205  
Direct: 615-727-0114  
Main: 615-297-7400  
Cell: 615-351-8803  
Fax: 615-297-7427  
Email: [csmith@fidelityreg.com](mailto:csmith@fidelityreg.com)





## FOR MORE INFORMATION CONTACT:

Chris G. Smith  
csmith@fidelityreg.com  
Direct: 615.727.0114  
Cell: 615.351.8803  
Fax: 615.297.7427

---

[WWW.FIDELITYREG.COM](http://WWW.FIDELITYREG.COM)

102 Woodmont Blvd. Suite LL 110  
Nashville, Tennessee 3720