

Physicians Plaza I Building Profile

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| Address: | 741 Presidents Place Smyrna, Tennessee 37167 |
| Landlord: | 741 Presidents Place, LLC |
| Building/Property: | Physicians Plaza I is located off I-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: Rich Cotton
Fidelity Real Estate Group, Inc.
102 Woodmont Blvd., Suite LL-110
Nashville, Tennessee 37205
Direct: 615.727.0117
Main: 615.297.7400
Fax: 615.297.7427
Email address: rcotton@fidelityreg.com



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