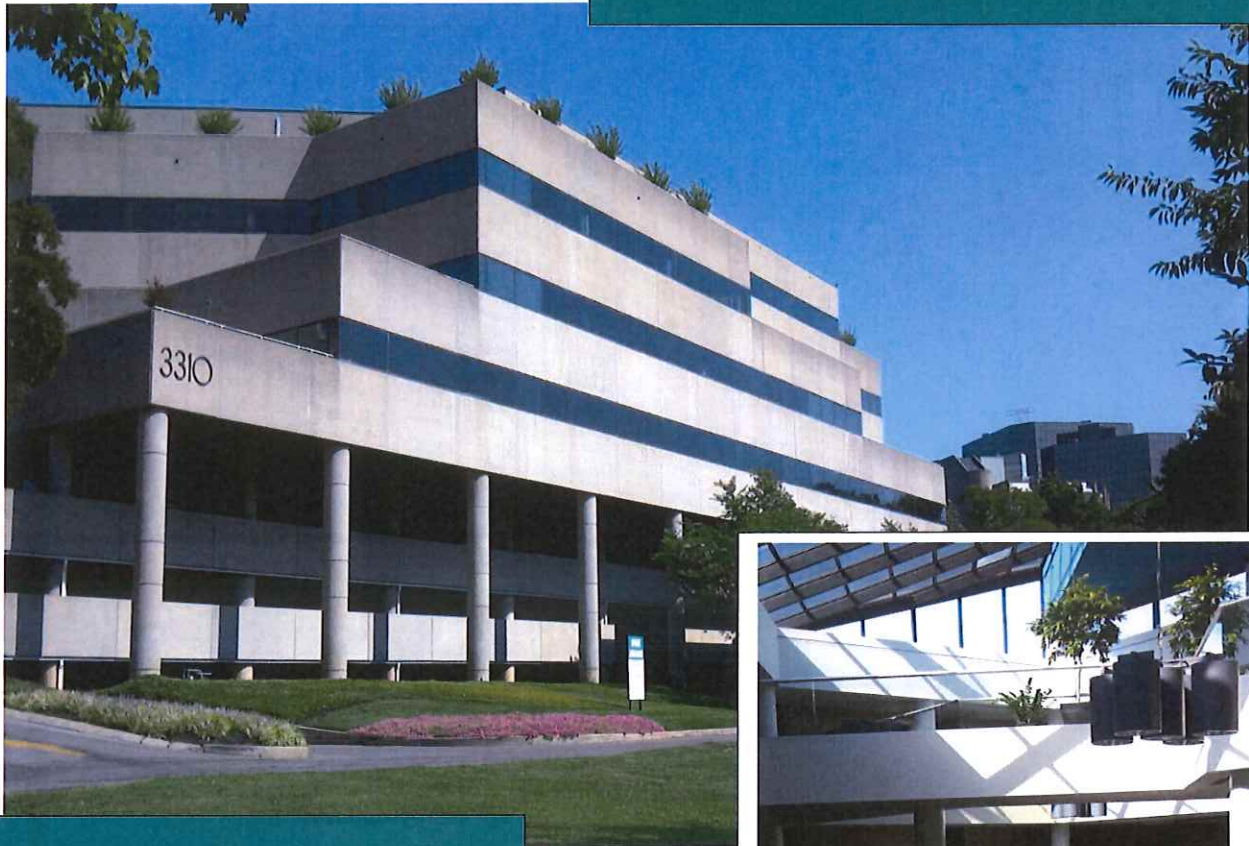
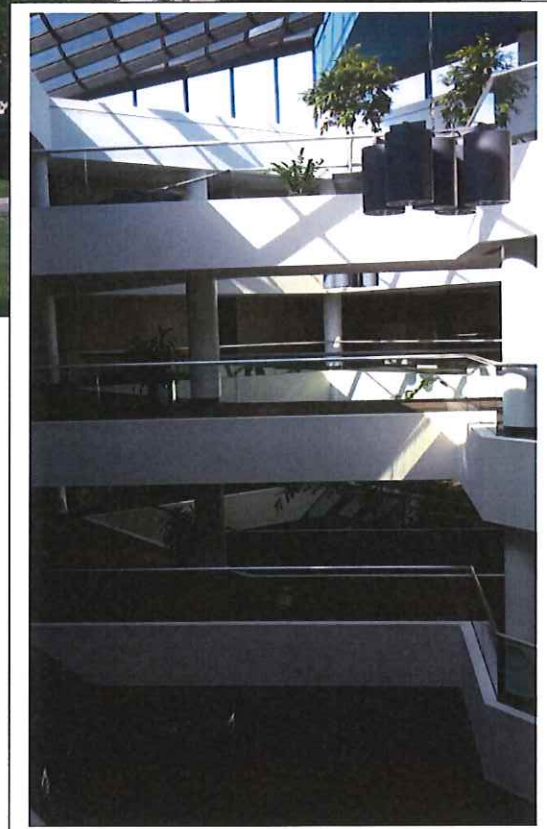


FIDELITY
REAL ESTATE GROUP, INC.

3310 West End Avenue
Nashville, TN



- Beautiful architecture featuring a five story atrium
- Covered Parking
- Quick interstate access to I-440 and West End Avenue
- Controlled Access Security
- Upscale Lobby & Restroom Renovation
- Walking distance to restaurants and hotels.



Chris G. Smith
Fidelity Real Estate Group, Inc.
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3310 West End Building Profile

Address:	3310 West End Avenue Nashville, Tennessee 37203
Landlord:	3310 West End, LLC, owner of 700,000 SF of office space in Nashville and Atlanta, Georgia.
Building/Property:	3310 West End is located at the intersection of West End Avenue and I-440. The property consists of 110,000 square feet of class A office space with a 350 car parking structure. The property has ingress and egress on West Park Drive and Fairmont Court.
Rental Rate:	The base rental rate is quoted on a full service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
Lease Term:	Negotiable, depending on landlord's contribution to tenant improvements.
Escalations:	Pass-through for increases in Taxes, Insurance and Utilities over Base Year.
Premises:	Call for details on availability. Each suite has 9' ceiling heights with glass curtain wall. Many suites have access to private or shared patios.
Building Renovation:	3310 West End has received major renovations over the last several years including: • New Common Area carpet and paint • Restroom Renovation on 4th, 5th and 6th floors • 1st floor lobby and elevators • Replaced Chiller and Energy Management System (EMS) • New Gas fired Boiler • Replaced Fire Alarm/Protection system • New Card Access Security System • New Elevators The landlord has invested over \$1.5 million in capital expenditures to bring the building to market competitive finish and operating standards
'Green' Initiatives Sustainability:	3310 has an active light retrofitting program to energy efficient LED or compact florescent bulbs. It also takes advantage of TVA rebates on large projects. On tenant improvement projects, the owner recycles most demolition byproducts.

- HVAC:** 3310 West End has a Variable Air Volume (VAV) pneumatically controlled HVAC system with boiler provided heat. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays. The after-hours charge is \$35 per hour, subject to change based on NES.
- Security/Life Safety:** 3310 has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$25.
- The building contracts with Allied Barton to provide daily guard service, which time is split between 3310 and Parkview Towers. A uniformed guard is on-site randomly from 10:00 am to 6:00 pm Monday-Friday. The site has five (5), 24/7 CD taped surveillance cameras covering the parking entrances and 1st floor lobby entrances. The building fire detection systems are monitored 24 hours a day. A generator operates life safety equipment in times of power failure.
- Amenities:** The building is in close walking distance to many banks, restaurants, shopping and hotels.
- Parking:** The parking ratio is 3.3 spaces per 1,000 square foot of space. Parking spaces are available @ market rates. Handicap spaces are located on the first floor parking area.
- Telecommunications:** The building has fiber-optic loops available from XO, TW/Level 3 and Netdiverse. Comcast Cable provides cable TV service and high speed internet to the building.
- 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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