

Physician Plaza I | FOR LEASE | Suites 140 & 110



- Located just off I-24
- Spacious Parking
- Renovated Common Areas
- Fiber Optic Telecommunications Available
- Conveniently located to retail shops & restaurants
- Rates starting at \$16 SF NNN

741 President Place | Smyrna

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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License #306533

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Information believed to be accurate but not guaranteed. Buyer and Buyer's agent should independently verify all information prior to submitting any offer to purchase.



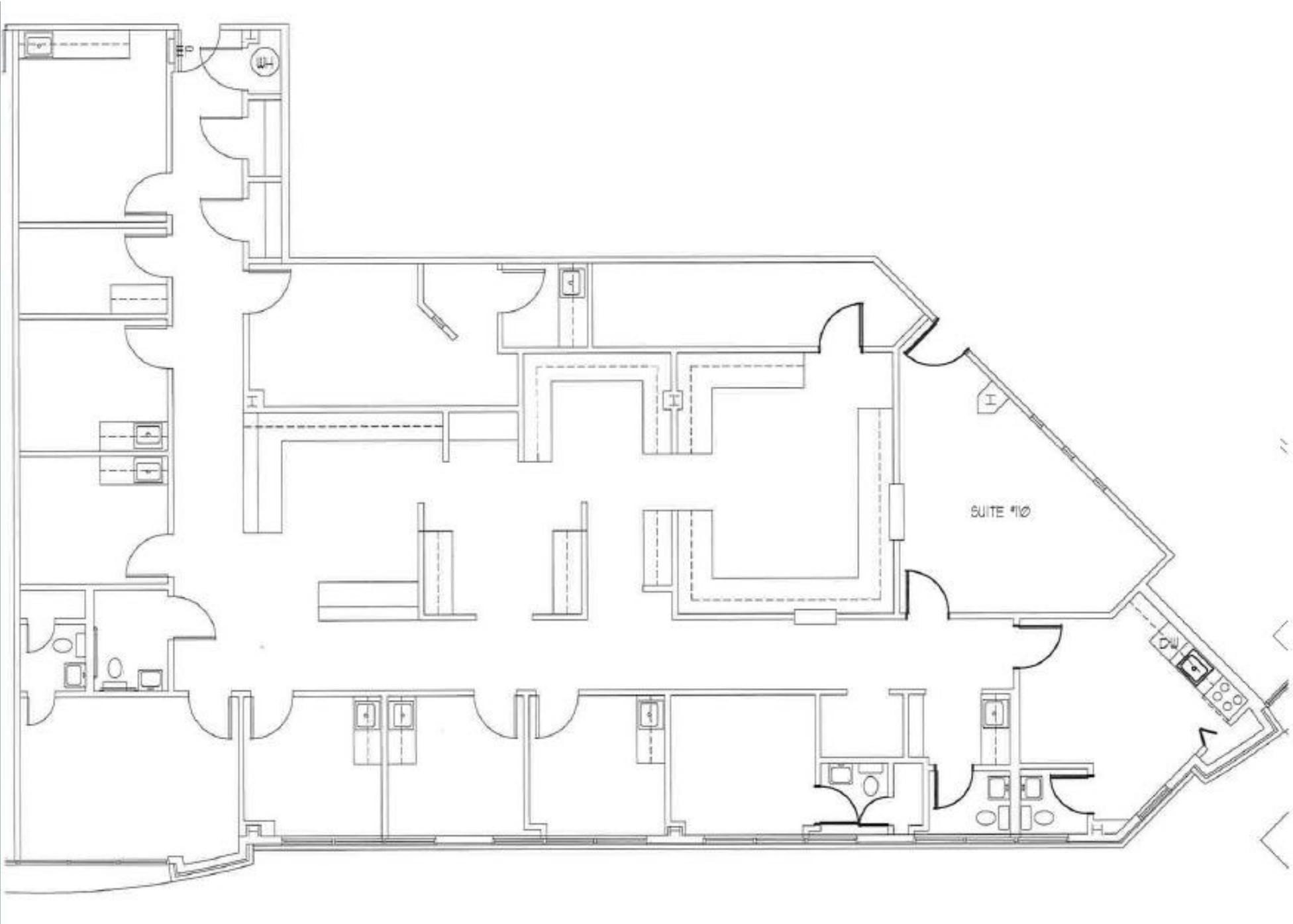
741 President Place | Smryna



741 President Place | Smyrna

Address:	741 President Place Smyrna, Tennessee 37167
Landlord :	741 President Place, LLC
Building/Property:	Physicians Plaza I is located off I-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) years plus.
Premises:	Call for more details on availability.
Common Areas:	The common areas including restrooms were renovated with new carpet, wall covering and granite counter-tops 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.

Suite 110 — 4,025 SF



Suite 140 — 3,195 SF

