

OLIVER SMITH REALTY & DEVELOPMENT CO., INC.

www.oliversmithrealty.com

7220 Wellington Drive

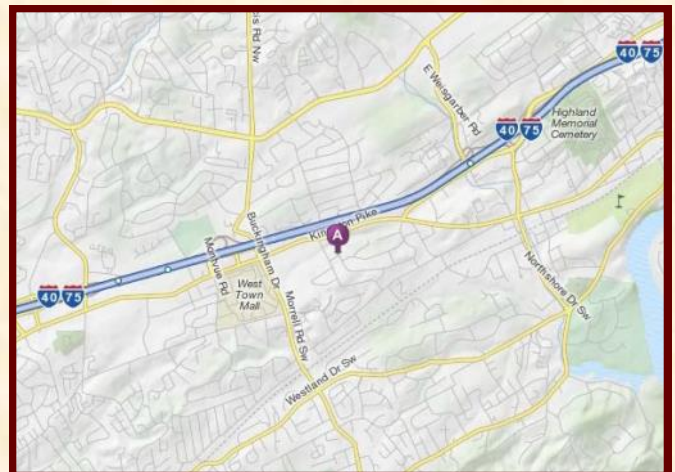


MEDICAL OFFICE FOR SALE/LEASE

Property Information

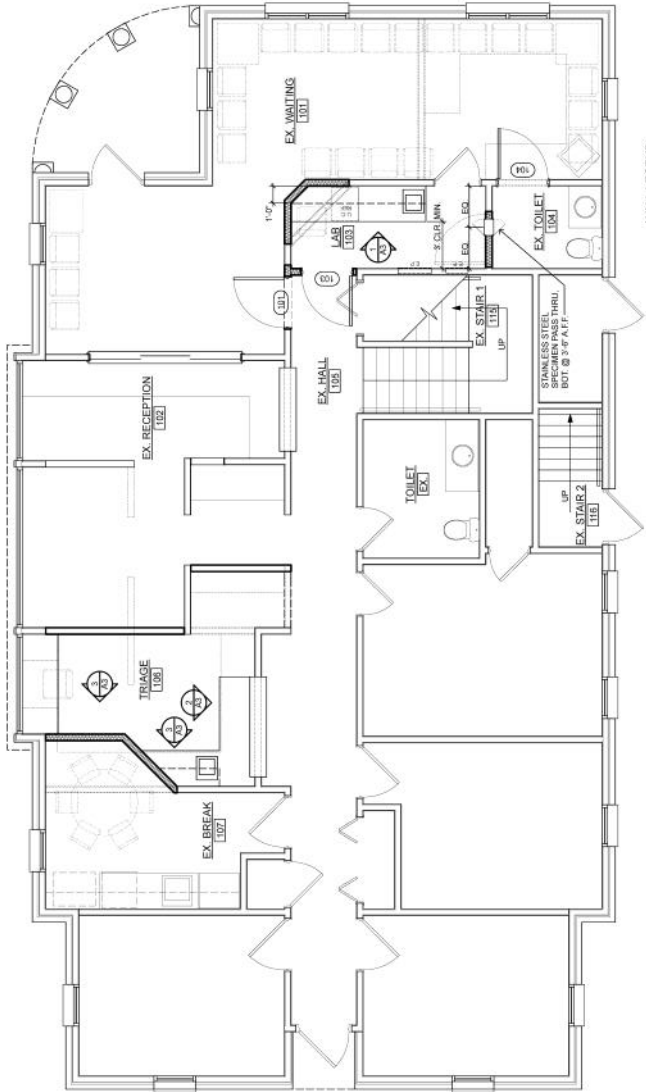
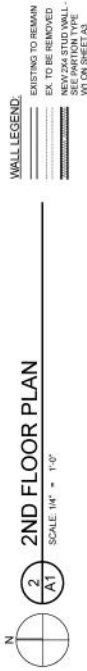
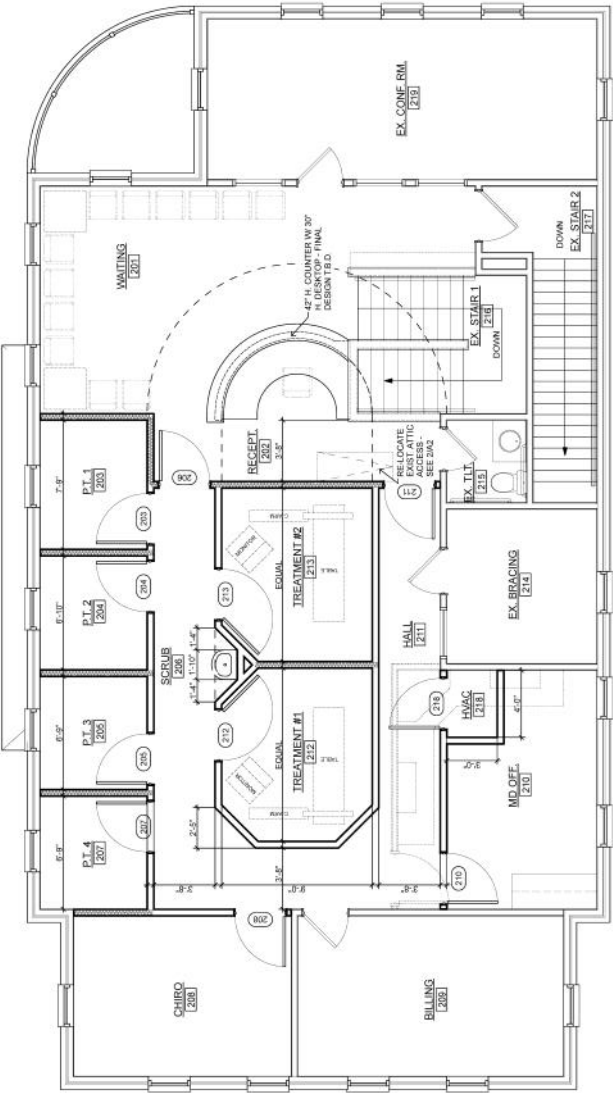
- ♦ \$895,000
- ♦ \$18.00 sq. ft. NNN/ \$3.92 sq. ft. NNN charges
- ♦ 4,250 sq. ft.
- ♦ Medical office use with 26 parking spaces
- ♦ Prime location east of West Town Mall
- ♦ Kingston Pike signalized access
- ♦ Traffic count: 36,936
- ♦ Close to retail and restaurants
- ♦ Easy access to I40/I75 and Kingston Pike
- ♦ Demographics:

	<u>3 mile</u>	<u>5 mile</u>
Population	50,441	134,900
Aver. Household Income	\$70,467	\$63,458



Oliver A. Smith, IV

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000



FLOOR PLANS

GENERAL DEMOLITION NOTES:

- * Save all doors, frames, hardware, light fixtures, ceiling lights, mechanical diffusers and grilles, A/V aids and strobes, fire safety equipment and all other salvageable materials and equipment for possible reuse and relocation. Return all unused salvageable materials and equipment to the Owner, U.N.O.
- * Patch as required any damages to existing areas including columns, perimeter areas or existing to remain areas due to demolition and installation of work.
- * Contractor shall remove to the source, cap and flush off behind finish surfaces all projecting plumbing, floor electrical/telephone outlets and all other projecting items and materials. All items to be removed shall be properly stored and then patched at location of this work to be flush with existing wall.
- * Where full height gyp. bd. partitions are to be demolished, remove entire stud and all gyp. bd. to structure above.
- * Contractor shall furnish a system of temporary power and lights throughout the space under construction and demolition as required.
- * Contractor to notify Owner of any interruption of utilities to any building tenants.
- * Remove existing floor covering (including VCT, base and wallcovering).
- * Patch and repair as required to receive new finishes.
- * Contractor shall finish all exposed walls and ceilings required to complete demolition and removal of all items indicated on these drawings.
- * Drawings may not represent all existing site conditions. Contractor is responsible for field verification of existing conditions prior to ordering any materials or proceeding with the work. Contractor to notify Architect of any discrepancies or questions and obtain required clarification prior to proceeding with work.
- * Contractor shall execute all work within the regulations of the Owner for demolition and removal of existing materials and equipment.
- * Clean all spaces and surfaces throughout upon completion of work, including removing dust, debris, oils, stains, fingerprints, and labels from exposed surfaces including glazing.
- * All substrate surfaces are to be properly prepared to receive finish materials. Sub-contractor is not to apply finishes until substrate surface is smooth, dry, and ready to receive materials as specified in manufacturer's written instructions for installations or applications.
- * In all areas where Demolition (removal of tile, carpeting, partitions etc.) causes an existing floor to be exposed, the Contractor shall patch to level the slab to receive new finished flooring.
- * Contractor is responsible for visiting site and verifying existing conditions to determine extent of demolition required to build out space per contract documents.
- * Space has not been inspected for Mechanical, Electrical, or Plumbing. It is the responsibility of the Contractor to inspect all the systems for proper and safe operation and ensure compliance with all codes.



