



March 2020 Flyer of Available Spaces

OFFICE

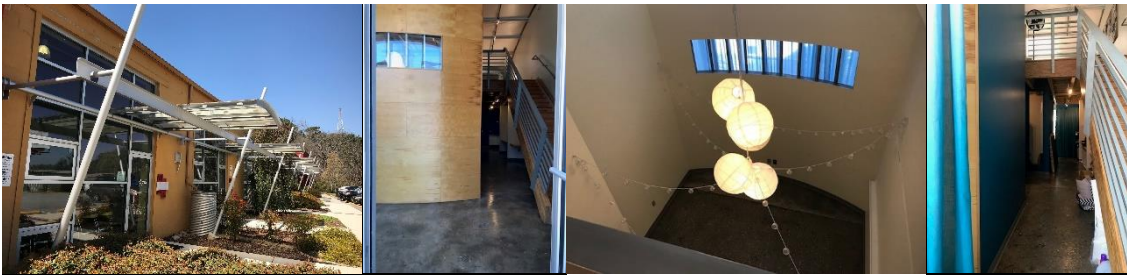
- **141A1 Sams Street-** approx. 2050 sq ft office and training areas, **\$2050/ rent/mo/NNN**, approx. \$1220/mo in P/T, including util, (not wifi or telephone) Available approx. May 1, **expandable to 7900 sq ft**



- **533A2 West Howard Ave-** approx. 1800 sf of office and loft studio, **\$2000/mo rent + \$650 in p/t each month**, Available April 2020



- **2752E E Ponce de Leon-** Loft office in middle of Lofts at 2752, approx. 1600 sf, open floorplan with one private **\$1800/mo NNN**, approx. \$500 in p/t each month including CAM TAX INS **AVAIL April 2020**



WAREHOUSE/Commercial Kitchen

- **145HI New St-** Warehouse with fire suppression hood, ½ bath, walk in cooler, sinks, one private office **\$1800/mo NNN**, + approx. \$230 in p/t including CAM trash + util **AVAIL March 2020. Landlord does not warranty any equipment**



COMING SOON:

Office

- **2752H E Ponce de Leon-** Loft office in Lofts at 2752, approx. 1700 sf, open floorplan with one private **\$2100/mo NNN**, approx. \$550 in p/t including CAM TAX INS **AVAIL May 1, 2020**



- **533G W. Howard Ave -** Approx. 550 sf of office located at Acme Lofts, open floorplan with one private **\$1150/mo NNN**, approx. \$250 in p/t including CAM TAX INS **AVAIL April 1, 2020**



Restaurant

- **2752A1 E Ponce de Leon-** Approx 1500 sf Loft Restaurant with glass roll-up door, patio, grease trap, sinks, cooler, concrete floor. Big apartment complex under construction next door. RENT \$3100/mo + \$600 in p/t **AVAILABLE MAY 2020. Landlord does not warranty any equipment**



SEE FLYER AT eastdecaurstation.com

Leasing requirements-

- Personal guarantee required
 - Personal credit score of 675 or more required
 - First month's rent and security deposit due at lease signing
 - RENT + CAM + UTIL+ TI + HVAC replacement fee= monthly payment
 - \$55 application fee
- *** Brokers will be paid commission on executed leases by EDS if and only if they make first contact with EDS leasing office. Brokers to be paid ½ of first month's rent with 5% residual.**