



September 2020 Flyer of Available Spaces

OFFICE

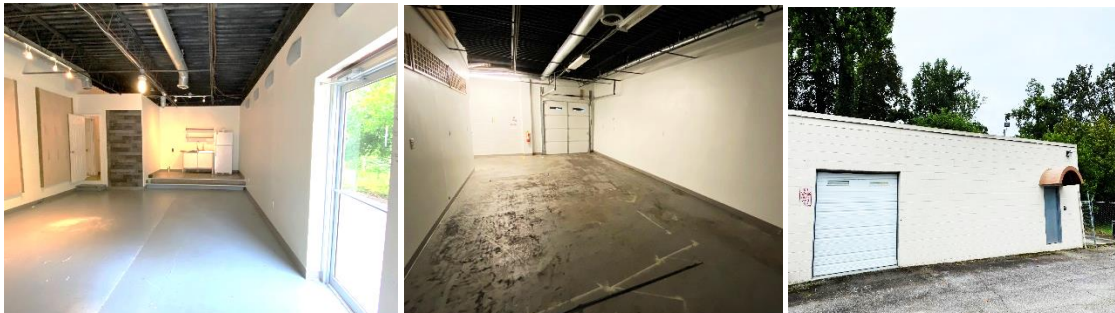
- **141A1 Sams Street** - Approx. 2050 sq ft, office and training areas, **\$2050/ rent/mo/NNN**, approx. \$1220/mo in P/T, including util, (not wifi or telephone), **expandable to 7900 sq ft**



- **189A1 Sams Street**- Approx. 2800 sq ft, office with large rooms for training or classrooms space, **\$2890 rent/mo/NNN**, approx. \$1350/mo in P/T, including util, (not wifi or telephone).



- **145JK New St** - Approx. 1332 sq ft, Live/Work Loft. Finished Studio Office or Living Space with Kitchenette and Full Bathroom on one side. Workshop workspace on other side with Utility Sink and Garage Door. **\$1450 rent/mo/ NNN**, approx. \$405 in p/t including CAM TAX INS



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COMING SOON:

Office/ Flex Space

- **185A Sams Street – Approx. 10,500 sq ft ~ Available December 2020**

SEE FLYER AT eastdecaturstation.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
- \$55 application fee
- A copy of your driver's license
- Business bank and/or Personal statements (Last 3 months)
- Other supporting Financial Documents for proof of funds/income (eg: tax returns, P&L, personal financial documents)

Broker Commission:

- **Brokers to be paid ½ of first month's rent with 5% residual.**
* ***Brokers must make first contact with EDS Leasing office for commission to paid on executed leases by EDS. If EDS shows the tenant the property first, tenant will be responsible for Broker's commission.***

Leasing Terms:

- * **P/T** – Pass-through expenses. Can include all or some of the following: CAM, taxes, insurance, utilities, HVAC, trash.
- * **CAM** – Common area maintenance (maintenance of common areas, parking lot, landscaping, common utilities, etc)
- * **Rent + Passthroughs (P/T) = Total Rent**