



**111 New Street Suite A
Decatur, Ga 30030
AVAILABLE FEBRUARY 2021**

Approx. 1670sq ft, Beautiful Finished Office Space

Unit Includes:

Glass Overhead Door
Located in the center of East Decatur Station
Adjacent to Courtyard and Restaurant
1 mile from Downton Decatur/Decatur Square
One block from Avondale Marta Train Station

***Rent: \$1914 rent/mo/NNN approx \$661 in p/t including CAM TAX
INS**

***Minimum Lease Term 12 mo.**

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**

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 be paid on executed leases by EDS. If EDS shows the tenant the property first, tenant will be responsible for Broker's commission.**

