



## Current Available Spaces

### OFFICES

- **141A1 Sams Street** - Approx. 2050 sq ft, office and training areas, **\$2050/ rent/mo/NNN**, approx. \$1220/ mo in P/T, including utilities (phone & Wi-Fi not included). **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 utilities (phone & Wi-Fi not included).



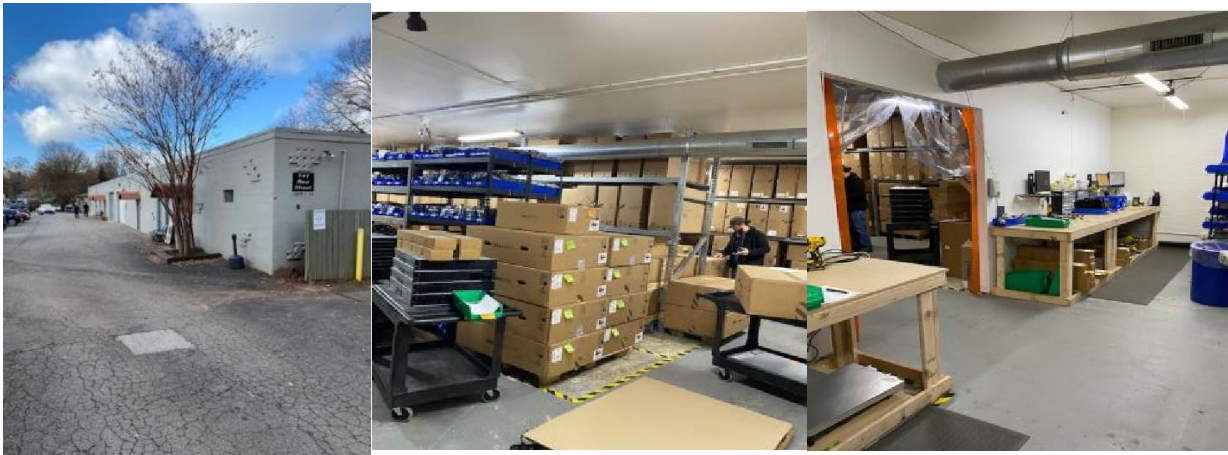
- **111A New Street AVAILABLE NOW!!**

Approx. 1670 sq ft, Beautiful finished open office plan with stone interior wall, glass overhead door, private office **\$1948 rent/mo/NNN** approx. \$661 in p/t, electric billed separately by LL monthly (phone & Wi-Fi not included).



- **141 Unit 10 & 11 New Street**

Approx. 2800 sq ft. Office and warehouse space; 2 bathrooms, kitchen Drive-in dock door **\$2916 rent/mo/NNN** approx. \$896 p/t, electric responsibility of TT; LL bills water monthly (phone & Wi-Fi not included).





## ACME

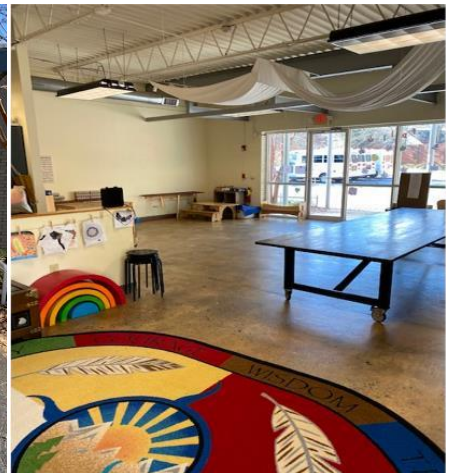
1026 Atlanta Avenue, Decatur, Ga 30030



Office space available in City of Decatur well-known ACME Building

Property Features include:

- Plenty of on-site parking
  - Trash/recycling service
  - Near all downtown Decatur restaurants and shopping
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- **1026 DE Atlanta Avenue-** Approx. 2310 sq ft, open layout, 2 large open office areas, in suite restrooms, direct to street entry, **\$2791 rent/mo/NNN** approx. \$925 in p/t including CAM TAX INS



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## Warehouse Space:

- **145DE New Street-** 1,000 sq ft, open warehouse space with drive in dock, concrete floors, high ceilings. **\$1,000 /rent/mo/NNN + \$100.00 CAM** (No Utilities included)

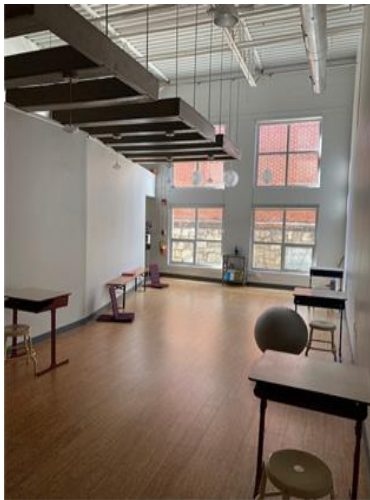


**533 West Howard Suite F  
Decatur, Ga 30030  
1,850SF**

**Rent: \$2235 rent/mo/NNN approx. \$738 in p/t including CAM TAX INS  
\*Minimum Lease Term 12 mo.**

- **533 West Howard Suite F**

- Approx. 2310 sq ft, open layout, 2 large open office areas, in suite restrooms, direct to street entry, **\$2791 rent/mo/NNN** approx. \$925 in p/t including CAM TAX INS





## Coming April 1, 2021

- **189 Sam Street Suite B-** Approx. 5000 sq ft. 3 Classroom/training spaces, reception area, breakroom, 5 private offices, kitchen, Immediate front parking, near all downtown Decatur restaurants & shopping.



### Rent:

- \$14-\$15/ SQ FT Base Rent
- Approx. \$5-\$6 / SQ FT in passthrough charges (CAM, taxes, insurance, HVAC, utilities)
- NNN lease; 1 - 5year lease term

### 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

### 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.