



## 141A1 Sams Street, Decatur, GA 30030



7900 SQ FT of Office space available in City of Decatur. Can be divided into smaller individual units.

### Unit includes:

- Large rooms for office or training/ instructional purposes
- Front desk reception area
- Break room with sink, dishwasher and grease trap
- Exterior direct entry
- utilities included in rent (Not wifi or telephone)
- Ample parking
- Directly across the street from Avondale Marta Train Station
- 1 mile to Downtown Decatur/ Decatur Square

### Rent:

- \$10-13 / SQ FT Base Rent, \*Depending on division of unit
- Approx. \$7-\$8 / SQ FT in passthrough charges (CAM, taxes, insurance, HVAC, utilities)
- NNN lease
- 1-5 year lease term

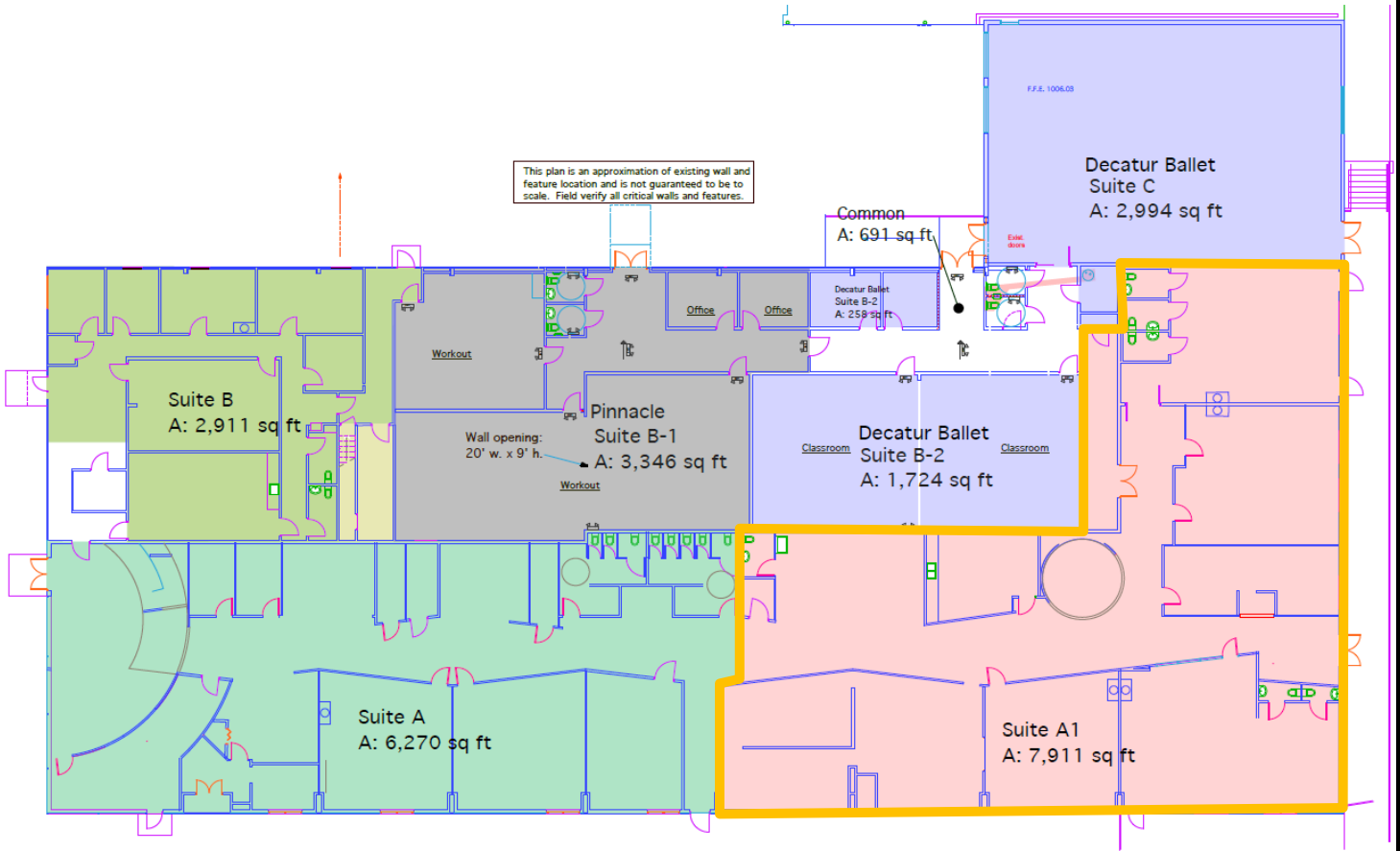


**Kerry Chapman**  
Cell 770-286-7212

**[kerry@eastdecalurstation.com](mailto:kerry@eastdecalurstation.com)**  
404-377-5188

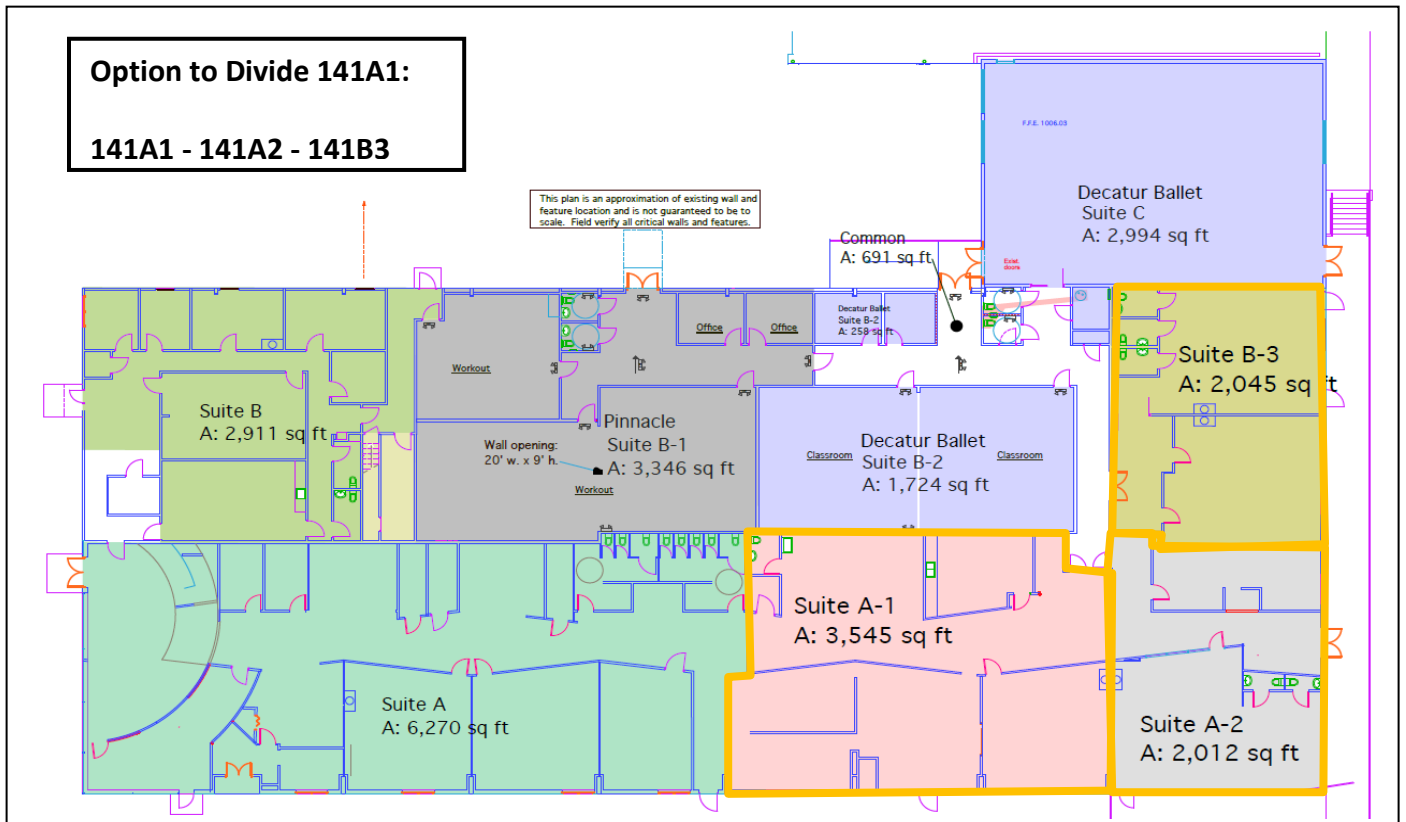
**[www.eastdecalurstation.com](http://www.eastdecalurstation.com)**

# 141 Sams St Floorplan



## Option to Divide 141A1:

141A1 - 141A2 - 141B3



**Contact:**

**Kerry Chapman**  
**Leasing Manager**  
**Cell 770-286-7212**  
**404-377-5188**  
**kerry@eastdecaturstation.com**

***Visit Website for More info: [www.eastdecaturstation.com](http://www.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
- 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 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)