



189A1 Sams Street, Decatur, GA 30030



Approx 2800 SQ FT of Office space available in City of Decatur.

Unit includes:

- Office with large rooms for training or classroom space.
- Kitchen Area
- 2 bathrooms one with Shower
- Exterior direct entry
- Utilities included in rent (Not wifi or telephone)
- Directly across the street from Avondale Marta Train Station
- 1 mile to Downtown Decatur/ Decatur Square

Rent:

- \$12-\$13/ SQ FT Base Rent
- Approx. \$5-\$6 / SQ FT in passthrough charges (CAM, taxes, insurance, HVAC, utilities)
- NNN lease; 1-5 year lease term

Kerry Chapman
Cell 770-286-7212

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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)



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