

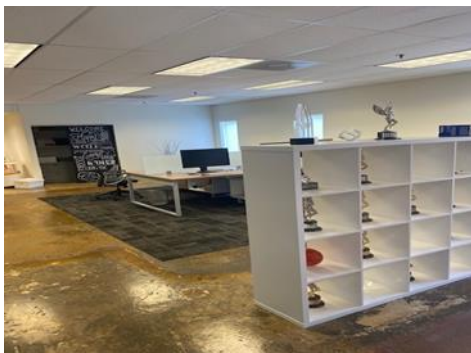
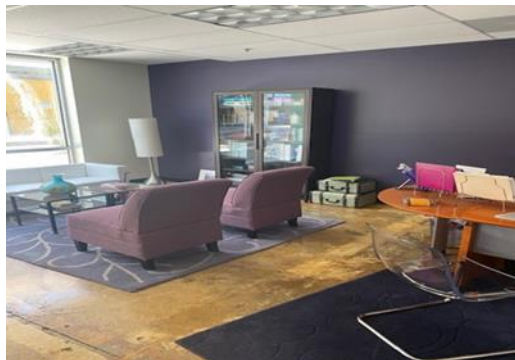
## East Decatur Station



619A East College Avenue, Decatur Ga 30030

3,916 Sq ft

\$15.00 psf NNN plus 7.35 in pass thru taxes, insurance,  
CAM- utilities included



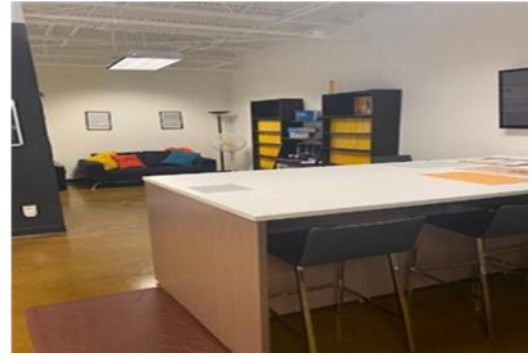
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**Cell 770-286-7212**

**404-377-5188**



- Located in the center of East Decatur Station
- Adjacent to Courtyard and Restaurant
- mile from Downtown Decatur/Decatur Square
- One block from Avondale Marta Train Station
- Open office floorplan with 4 private offices
- Open workspace
- Full Kitchen
- Concrete Floors
- Glass storefront entry

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.