



For Lease



Approx 1800 sq ft Restaurant
with 400 sq ft patio

627-A E. College Ave
East Decatur Station

(404) 377-3095



Rent breaks down into rent + tax+ ins + CAM
+ trash. tax is approximated. Approx \$5680/

	sf	rent \$26/sf	tax \$2.42/ sf	Ins.0/sf	CAM 1.30/sf	Trash	Total/ month
restau- rant	1800	3900	363	45	195	144	4647
patio	400	867	80	13	46	32	1033

* LANDLORD will pay commission only if Tenant's broker makes first contact



627-A EAST COLLEGE AVENUE

- **Great Restaurant Space Adjacent to Upcoming Pedestrian Friendly Mixed-Use Development including a 270 unit residential apartment building**
 - **600 Square Feet of 2nd Floor Flex Space**
 - **Located Near the Center of East Decatur Station**
 - **One Mile from Downtown Decatur/Decatur Square**
 - **One Block from Avondale Marta Train Station**
 - **Utilities are NOT included in rent**

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 + TI + TRASH = Monthly Payment**
 - **\$55 Application Fee**

BROKER COMMISSION

- **Brokers to be paid 1/2 of first months 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.**