



**2752 East Ponce De Leon Ave, Decatur, GA 30030**



**Loft Office space available in Decatur (Unincorporated Dekalb County).**

**Property Features include:**

- **3 Private Office + Loft**
- **Parking at Immediate Front**
- **Trash/recycling service**
- **1 Mile to Downtown Decatur**
- **.4 Miles to Avondale Train Station**

**Unit: Suite E 1600 Sq. Ft.**

**Rent:**

- **\$18.00 / SQ FT Base Rent**
- **Approx. \$4.50 SQ FT in passthrough charges (CAM, taxes, insurance, HVAC) Electric not included**
- **NNN lease**
- **1-5 year lease term**

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[www.eastdecaturstation.com](http://www.eastdecaturstation.com)

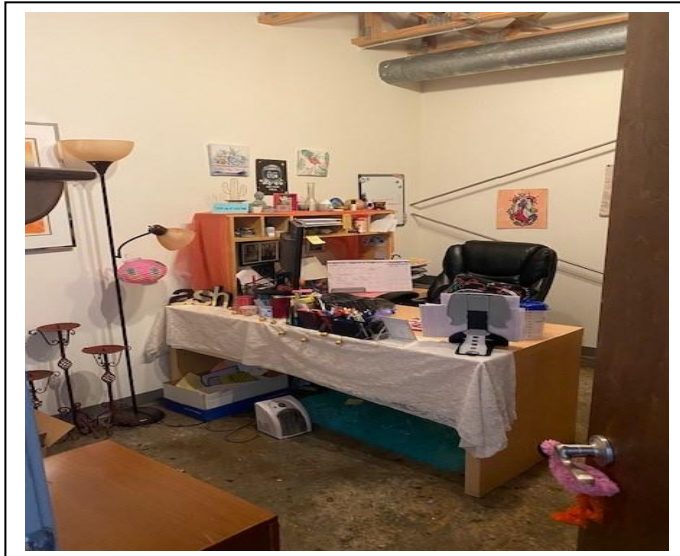
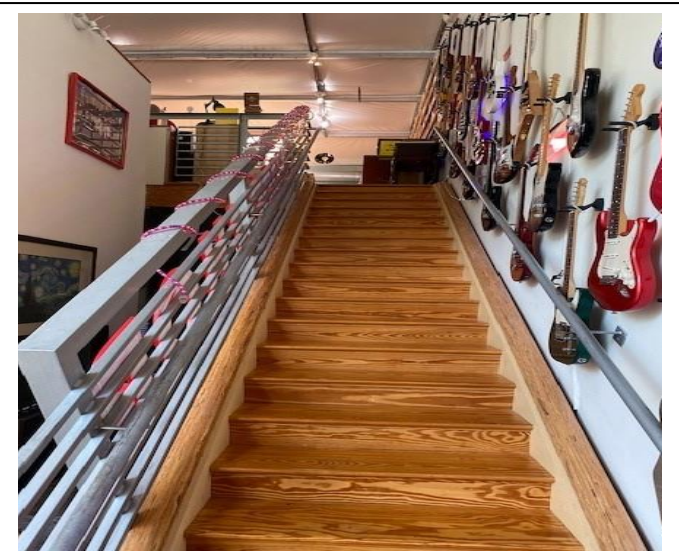
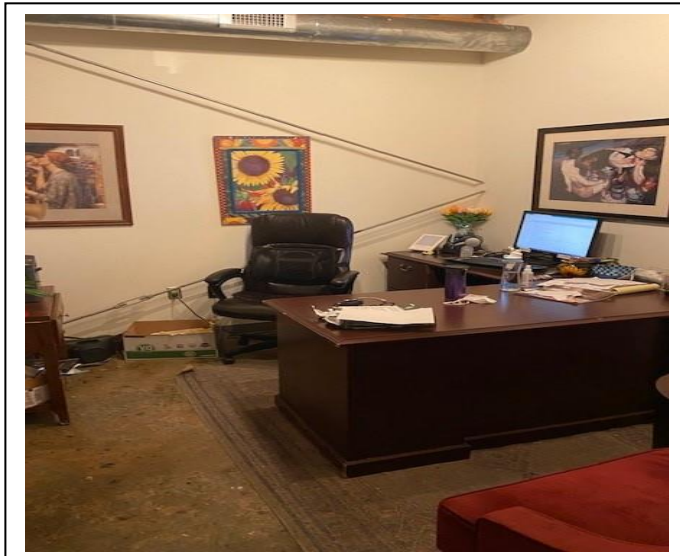
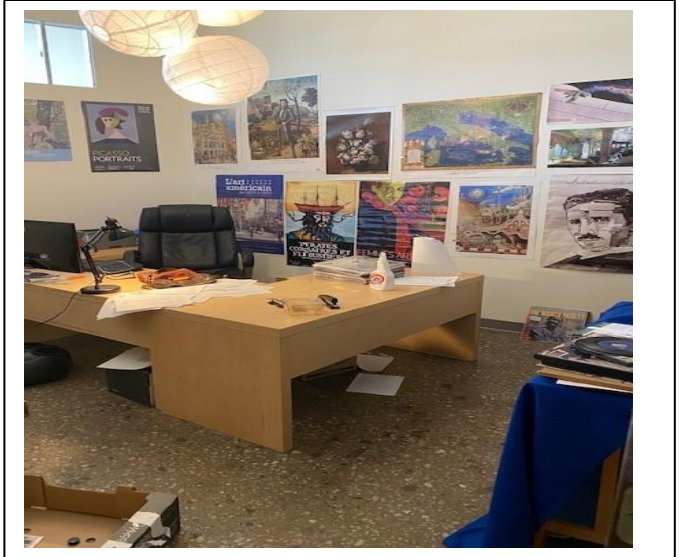
**Leasing requirements:**

- 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

**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.**



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