

# **ACME**

## **Move-In ready Office Space (Potential Live/Work )**

**1026 B Atlanta Avenue, Decatur, GA 30030  
1560 sq ft**



**\$17.00 psf NNN, approx. \$8.02 psf in p/t including CAM TAX INS, and  
HVAC**

**Electric and Gas not included**

R. Jame Properties, Inc  
1904 Monroe Drive, Suite 235  
Atlanta, Ga 30324  
Kerry P. Chapman 770 286 7212  
404 595 1847  
kerry@eastdecaurstation.com

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

## Property/Space Features

- **4 private offices or 3 private offices and conference room, Built- in cubicles, Restroom with shower**
- **Kitchen area**
- **Parking at the immediate front of the building**
- **Industrial look with cement floors, high exposed ceilings and skylight**
- **Great Location: Walking distance to downtown City of Decatur Restaurants and Shopping**



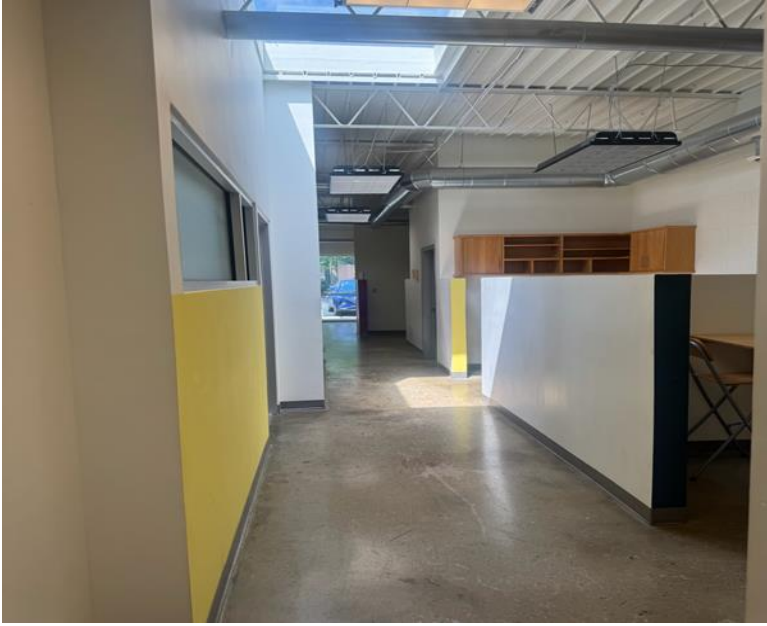
R. Jame Properties, Inc  
1904 Monroe Drive, Suite 235  
Atlanta, Ga 30324  
Kerry P. Chapman 770 286 7212  
404 595 1847  
kerry@eastdecaurstation.com

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



R. Jame Properties, Inc  
1904 Monroe Drive, Suite 235  
Atlanta, Ga 30324  
Kerry P. Chapman 770 286 7212  
404 595 1847  
kerry@eastdecaurstation.com

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



R. Jame Properties, Inc  
1904 Monroe Drive, Suite 235  
Atlanta, Ga 30324  
Kerry P. Chapman 770 286 7212  
404 595 1847  
kerry@eastdecaturstation.com

[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.**