

# ACME LOFTS

## Office Space

533 Suite A-2 West Howard Avenue  
Decatur, GA 30030  
1750 sq ft



\$18.00 psf NNN, approx. \$7.32 psf in p/t including CAM TAX INS,  
Gas & Electric not included

- Large open floor plan, 2 large work/conference room areas, kitchenette, and restroom
- Industrial look, floor to ceiling windows, abundant natural light, hardwood floors
- Located in the renowned Acme Lofts Building. Building between East Lake MARTA Station and Decatur MARTA Station, about a 12-minute walk to either train. Bus 19 (Clairmont Road/Howard Ave) W

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

[www.eastdecaturstation.com](http://www.eastdecaturstation.com) 404 595 1847

- Walking distance to downtown City of Decatur Shopping and Restaurants



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### 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 1st 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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