



# FOR LEASE

## PROPERTY OVERVIEW

315 W. Ponce is a 124,000 square foot office building located in the heart of downtown Decatur, Georgia. The landmark 10-story building is one of the tallest in Decatur, and is centrally located and easily accessible. The available ground floor space (formerly a realty office) features a direct entrance from the building lobby and dedicated parking.

## HIGHLIGHTS

- » Ground floor space with separate entry
- » 8,219 RSF - can be demised
- » Reserved / dedicated parking area
- » Floor to ceiling windows offering ample natural light
- » Walk to downtown Decatur's variety of restaurants and shops
- » Private restrooms
- » Accessible from building lobby

## DOWNTOWN DECATUR GROUND FLOOR OFFICE / RETAIL

**315 W. Ponce De Leon Ave., Decatur, GA 30030**



**FOR MORE INFORMATION PLEASE CONTACT:**  
**Steve Wohl | 404-371-4422 | [swohl@oakrep.com](mailto:swohl@oakrep.com)**



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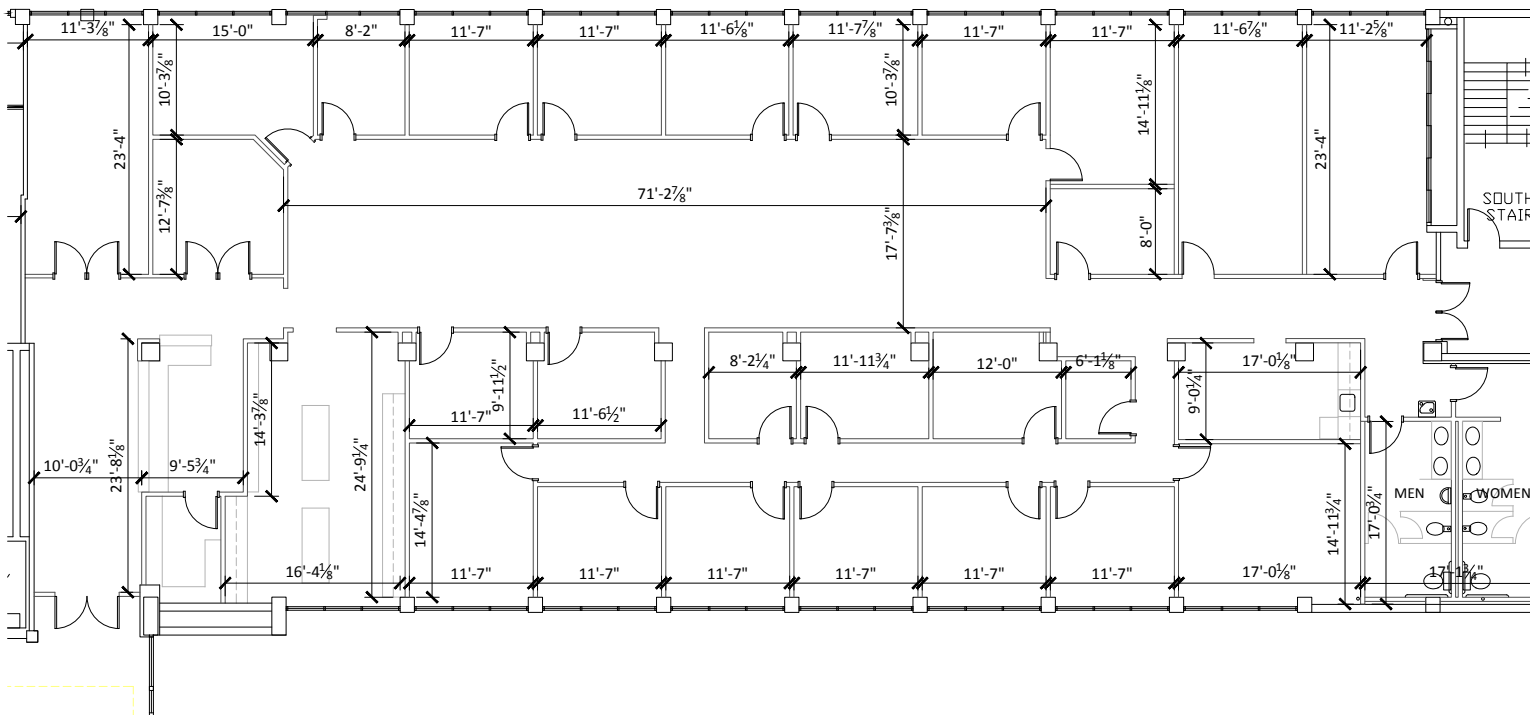
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- Best views in downtown Decatur of Atlanta's downtown, Midtown and Buckhead skyline, Decatur's streetscape, Stone Mountain, and the tree-lined surrounding neighborhoods.
- Spacious Conference Room available for use by tenants on a first come first served basis, free of charge.
- Easily accessible surface parking lot with ample, inexpensive parking (375 spaces for a ratio of 2.85 per 1,000 RSF)
- Recently upgraded common areas and upcoming renovations.
- Variety of floor plans that can accommodate a wide array of tenants
- Excellent access to MARTA, Decatur Square, DeKalb County Courthouse, Decatur City Hall, Emory, CDC, and Agnes Scott College.
- Easy walking distance to dozens of unique restaurants and retailers.

1. Grindhouse Killer Burgers
2. Chick-fil-A
3. Jeni's Splendid Ice Cream
4. Iberian Pig
5. Victory Sandwich Bar
6. Leon's Full Service
7. Brick Store Pub
8. Parker's On Ponce
9. No. 246
10. Ponko Chicken
11. Saponi di Napoli
12. Kimball House

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