



2752-G Ponce de Leon Avenue, Decatur Ga 30030

Available February 1, 2024

1375 sq. ft

\$20.00 NNN plus in \$5.35 pass thru taxes, insurance,
CAM, HVAC

- Industrial style open office
- Loft area with private office
- Cement Floors
- 1 Restroom with shower
- Close Proximity to Downtown Decatur and new Publix Shopping center
- Close to Avondale Marta Train Station



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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 + TI + WATER+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 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.

