



OAKHURST  
REALTY  
PARTNERS

TAKE A  
VIRTUAL  
TOUR

FOR LEASE

3,730 SF

### OVERVIEW

Suite 110 at 315 West Ponce de Leon Avenue presents a rare opportunity to lease a highly functional, move-in ready medical office space in the heart of Downtown Decatur. Currently occupied by a physician's practice, the suite is thoughtfully designed to support a wide range of healthcare users, with existing infrastructure that can significantly reduce upfront buildout costs.

Positioned within one of Metro Atlanta's most walkable and affluent submarkets, this location offers unmatched accessibility, strong surrounding demographics, and immediate proximity to Decatur's vibrant mix of retail, dining, and civic destinations.

## *Downtown Decatur Medical / Office Space*

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

### HIGHLIGHTS

- » **3,730 SF Turnkey Medical Layout** – Existing floor plan includes reception/waiting area, exam rooms, private offices, and support spaces
- » **Established Medical Use** – Ideal for physicians, specialists, dental, wellness, or other healthcare providers
- » **High Visibility Location** – Frontage along West Ponce de Leon Avenue with strong daily traffic counts
- » **Walkable Urban Setting** – Steps from Downtown Decatur's shops, restaurants, and services
- » **Excellent Accessibility** – Immediate access to MARTA (Decatur Station) and major corridors including Church Street and Scott Boulevard
- » **Affluent Patient Base** – Located within a dense, high-income residential and daytime population
- » **On-Site Parking** – Convenient parking for patients and staff with 8 dedicated spaces on the east side of the building located in the surface parking area

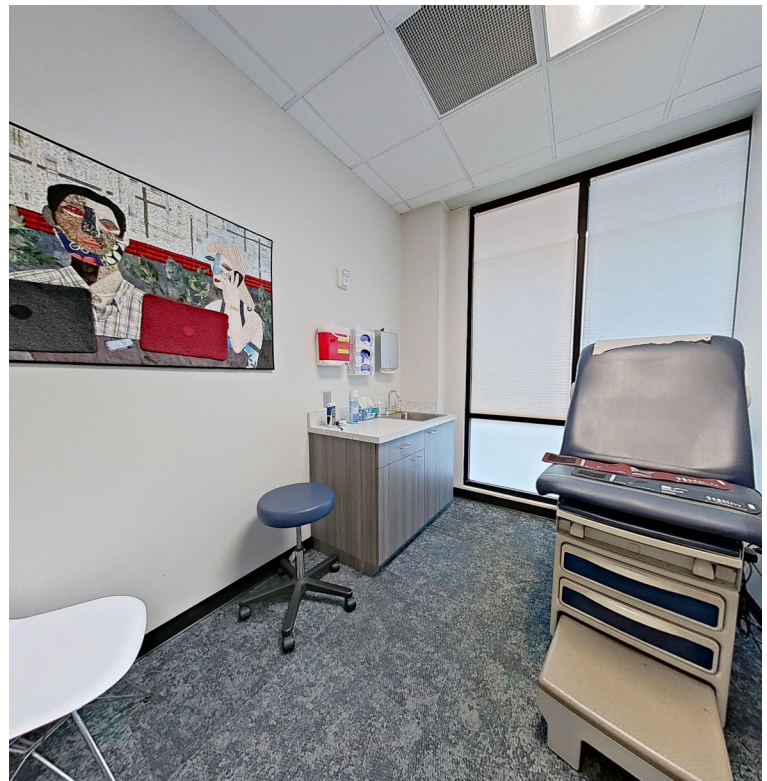
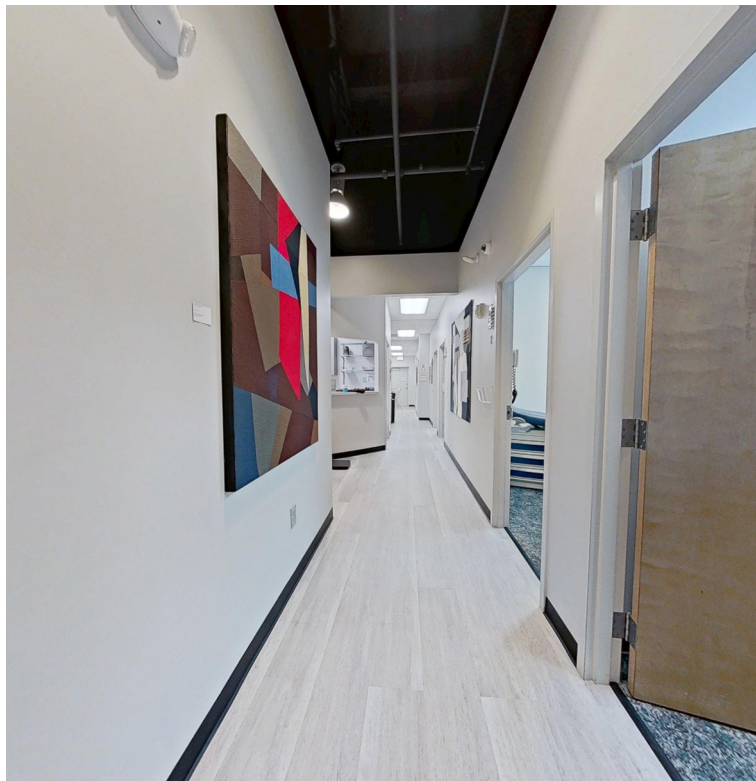
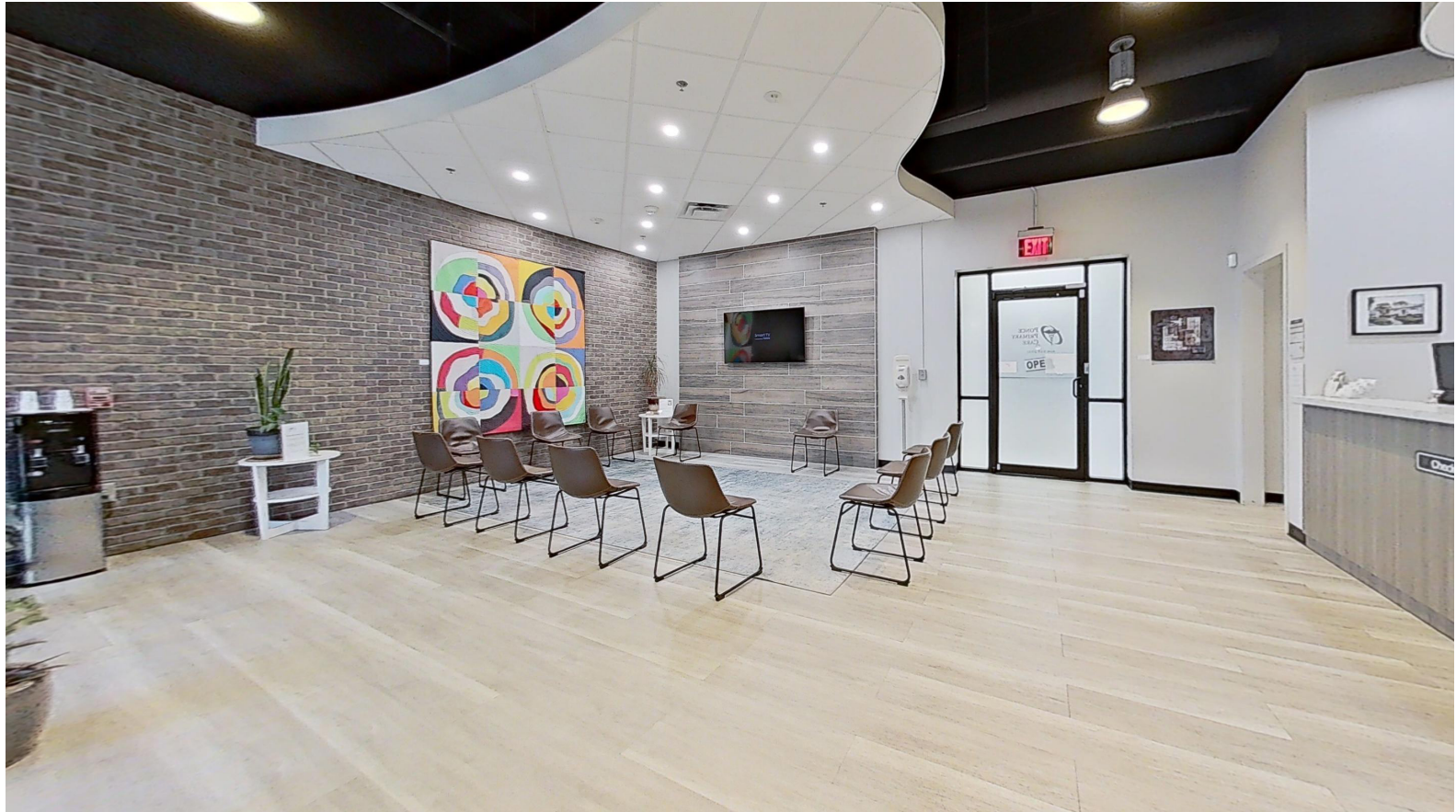
### FOR MORE INFORMATION PLEASE CONTACT:

Steve Wohl | 404-371-4422 | [swohl@oakrep.com](mailto:swohl@oakrep.com)

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*Entrance from lobby*



*Exterior entrance*



*Dedicated parking*



*Dedicated parking*

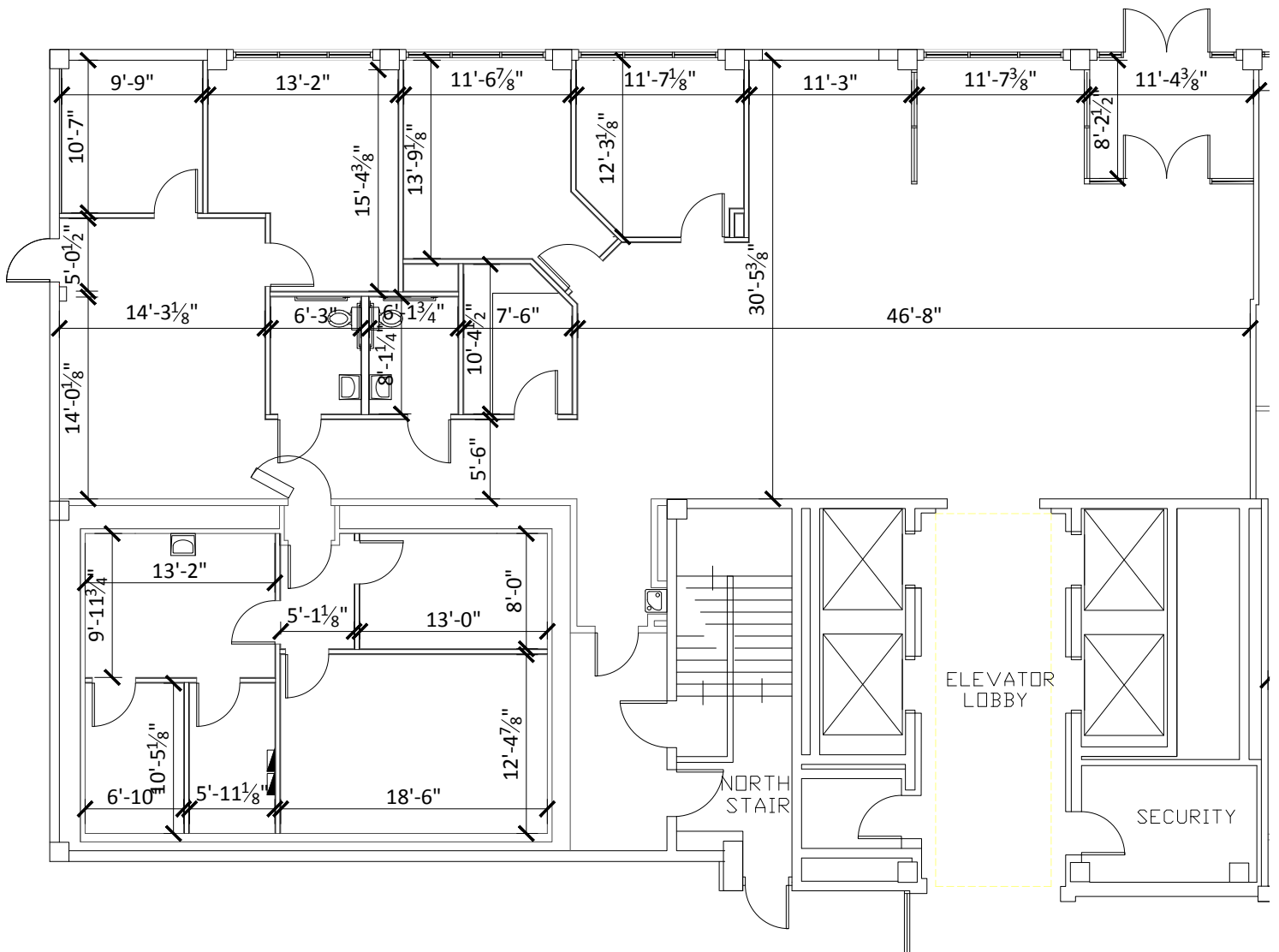
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- Best views in downtown Decatur of Atlanta's downtown, Midtown and Buckhead skyline, Decatur's streetscape, Stone Mountain, and the tree-lined surrounding neighborhoods.
- Spacious conference room available for use by tenants on a first come first 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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