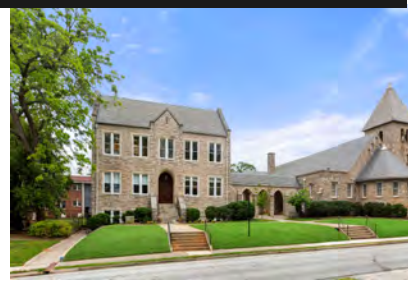


5180 RSF OFFICE SPACE AVAILABLE CITY OF DECATUR



THE SYCAMORE BUILDING 312 Sycamore St, Decatur GA 30030



PROPERTY FACTS:

Available Spaces:
Entire 1st Floor 5180rsf
Offered at \$26/sf/yr

Full Service Gross
Tenant Improvement Budget
Available

Year Built 1949/Year
Renovated 2022

SPACE HIGHLIGHTS:

Utilities & Internet included Conference room access
Elevator Natural light
Lobby areas Secure digital access control
Reception services available CCTV camera systems

PRIMARY BUILDING FEATURES:

Historical & architectural significance
Prime Downtown Decatur location
Nearby coffee, dining, shopping, gyms, MARTA
Monument Signage Opportunities
Preferred access to "Chapel on Sycamore" event space



The Sycamore Building office was originally built in 1949 as a school alongside the all stone Chapel on Sycamore event space which was first established on the property in 1899. Both buildings, bursting with character, have been incredibly adapted and renovated to take them into their next generation of use while maintaining all of their historical and architectural significance. The Sycamore Building is optimally located in Downtown Decatur on the Ponce De Leon Ave/Commerce Drive/Sycamore St. block. Easy commute by train, bus, bike or car and convenient to Dekalb County Courthouse, Decatur City Hall, Decatur & Avondale MARTA rail stations. Perched one block from the Decatur Square with nationally acclaimed coffee, dining, pubs, shopping, concerts, festivals, craft beer & cocktails. Highly educated workforce with over 500,000 college educated individuals within a 30 minute commute, robust pipeline for talent with 82,000 students within a 20 minute commute. Decatur is becoming a nexus for health and human services, Task Force for Global Health, Emory School of Nursing, Centers for Disease Control and Emory University Hospital. Nearby major employers include DeKalb County Government, Decatur Board of Education, Agnes Scott College, Emory Dekalb Hospital.



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