

160 CLAIREMONT AVENUE

DECATUR'S CHOICE OFFICE ENVIRONMENT

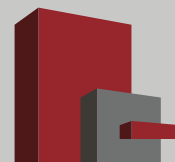


For leasing information, please contact:

Jeff Pollock, CCIM, SIOR
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160Clairemont.com



POLLOCK
COMMERCIAL
CORFAC INTERNATIONAL

160 CLAIREMONT AVENUE



RECENTLY RENOVATED LOBBY INTERIOR EVOKES STRONG CORPORATE PRESENCE

PROMINENTLY LOCATED. PREMIER FINISHES. DECATUR'S CHOICE OFFICE ENVIRONMENT.

- Well-recognized corner office building centrally located in Downtown Decatur surrounded by an urbanizing and growing residential base.
- Recently upgraded building including a highly attractive and expanded lobby.
- Newly added six-level attached parking garage increases the building parking ratio to 5.1 per 1,000 SF, the highest in the submarket.
- Excellent on-site amenities including a conference center, fitness center, café, and full-service drive-through bank branch.
- Modern construction features including full-height glass, T-8 lighting throughout, and secured entry.
- Unmatched location. Over 20 restaurants within three blocks such as Leon's Full Service and No. 246. Two blocks from robust Ponce de Leon and Decatur Square amenities.
- Within walking distance of MARTA rail station.
- Set within Decatur's historic, master-planned Town Center.



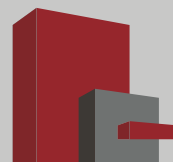
OVER 20 RESTAURANTS WITHIN THREE BLOCKS

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A STRONG MIX OF ON-SITE AMENITIES INCLUDE A FULL-SERVICE BANK, TENANT CONFERENCE FACILITY, FITNESS CENTER, CAFE, AND OUTDOOR SEATING.



PROFESSIONAL FINISHES



TENANT CONFERENCE FACILITY



FITNESS CENTER ON-SITE



OUTDOOR TENANT LOUNGE

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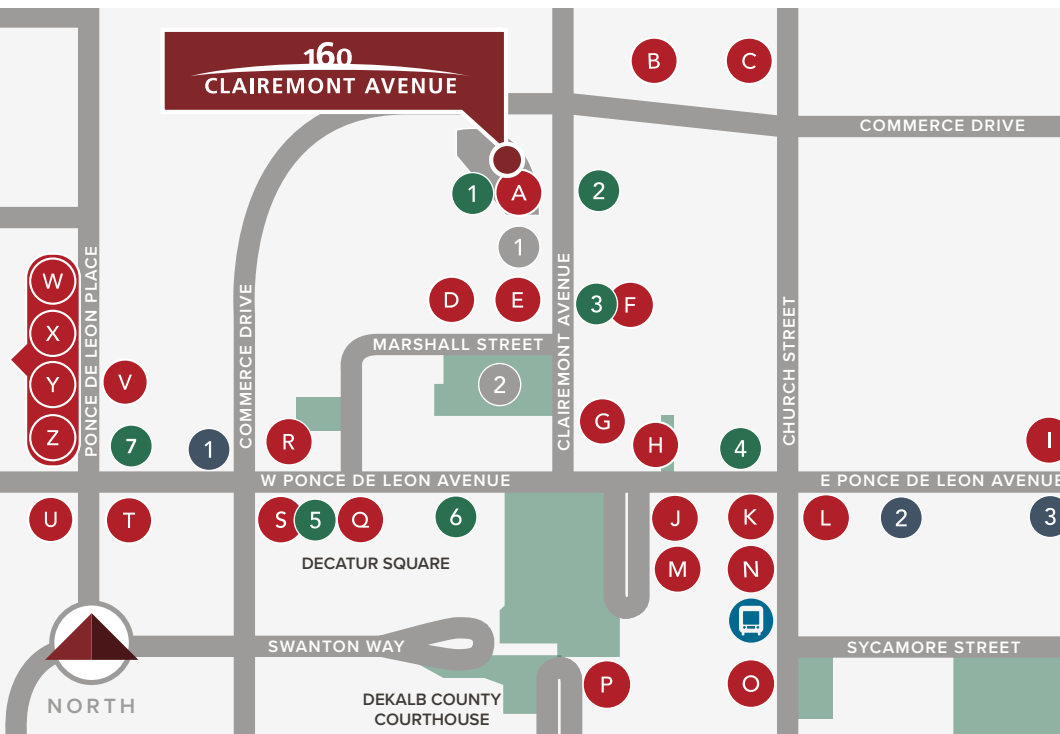
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NEARBY WALKABLE AMENITIES



BANKS

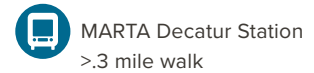
- 1 Delta Community Credit Union (On-Site)
- 2 Bank of America
- 3 The Art of Banking
- 4 SouthState Bank
- 5 Truist
- 6 Wells Fargo

LODGING

- 1 Courtyard by Marriott
- 2 Hampton Inn & Suites

GROCERY, GAS + RX

- 1 CVS Pharmacy
- 2 McKinney's Apothecary
- 3 Pure Gas Station



RESTAURANTS

- A** Cafe 160 (On-Site)
- B** McDonald's
- C** La Brasas
- D** The Bistro
- E** Platez Southern Kitchen & Cocktails
- F** Sidechick
- G** K BBQ Taco, Guild+Journeyman Coffee
- H** Parker's on Ponce
- I** J. Christopher's
- J** Cafe Alsace, Sweet Seed
- K** no. 246, Leon's Full Service
- L** Fresh To Order, Noodle, American Deli, Rebel Teahouse, Poke Bar
- M** Brick Store Pub, The White Bull
- N** Calle Latina, Butter & Cream Ice Cream
- O** Victory Sandwich Bar, The S.O.S. Tiki Bar, Mushi Ni, Raging Burrito, B-Side Coffee, Sapori di Napoli Pizzeria, Cuddlefish Sushi, PONKO Chicken
- P** Sushi Avenue, Siam Thai, The Iberian Pig, BOHO115, O'Sullivan's Irish Pub, Jeni's Splendid Ice Creams
- Q** FolkArt
- R** Effin Egg
- S** Chipotle Mexican Grill
- T** Taco Mac, Ren by Budi's, Chando's Tacos
- U** Cafe Lily, Sushi Avenue
- V** Wild Crab, Green Ginger Asian Fusion
- W** Taqueria del Sol
- X** Mellow Mushroom, Kale Me Crazy
- Y** Chai Pani, Farm Burger
- Z** Marlay House Irish Pub, Dancing Goats Coffee

*All amenities detailed within >.4 mile walking radius.

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ACCESS + WALKABILITY



A CAFE 160 (ON-SITE)



O MAC MCGEE'S IRISH PUB | THE SQUARE PUB



B MARTA DECATUR STATION > .3 MILE WALKING RADIUS



L BRICK STORE PUB | SWEET MELISSA'S



J LEON'S FULL SERVICE

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PROPERTY SPECIFICS

PROPERTY ADDRESS	160 Clairemont Avenue, Decatur, GA 30030
OWNERSHIP	Clairemont Office Center, LLC
PROPERTY MANAGEMENT TEAM	TRANSWESTERN
ARCHITECT	Thompson, Ventulett, Stainback & Associates, Inc.
YEAR BUILT / YEAR RENOVATED	1983, renovated 2008, 2012
TOTAL RSF	123,205 Square Feet
SITE (ACREAGE):	1.88
CEILING SYSTEM	9'-0"
STORIES	Six (6) plus basement
ELEVATORS	Two (2) Dover 2,500-pound traction passenger elevators
PARKING	5.1/1,000 SF, 335 parking deck, 237 spaces in surface lot in immediate proximity
HVAC	One, 320 ton Trane centrifugal chiller installed December 2008; Six, Trane air-handling units, and energy recovery unit.
ELECTRICAL	3,000 amp, 277/480 volt. three-phase, four-wire, alternating current (AC), building is also equipped with a natural gas emergency generator to power emergency lighting in rest rooms, common corridors, stairwells, and the building access.
EMERGENCY GENERATOR	Emergency generator allowing for continuous operation of systems in case of power outages
SECURITY	On-site security guard Monday-Friday 7am to 11pm, Saturday 8am to 1pm

"No warranty or representation, express or implied, is made as to the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals."

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