



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 space (currently occupied by an IT services group) features a direct entrance from the building lobby and ground floor storage area with secondary exterior access.

HIGHLIGHTS

- » Unique second floor open concept
- » 3,350 RSF
- » 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 UNIQUE CREATIVE OFFICE SPACE

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



FOR MORE INFORMATION PLEASE CONTACT:
Steve Wohl | 404-371-4422 | swohl@oakrep.com

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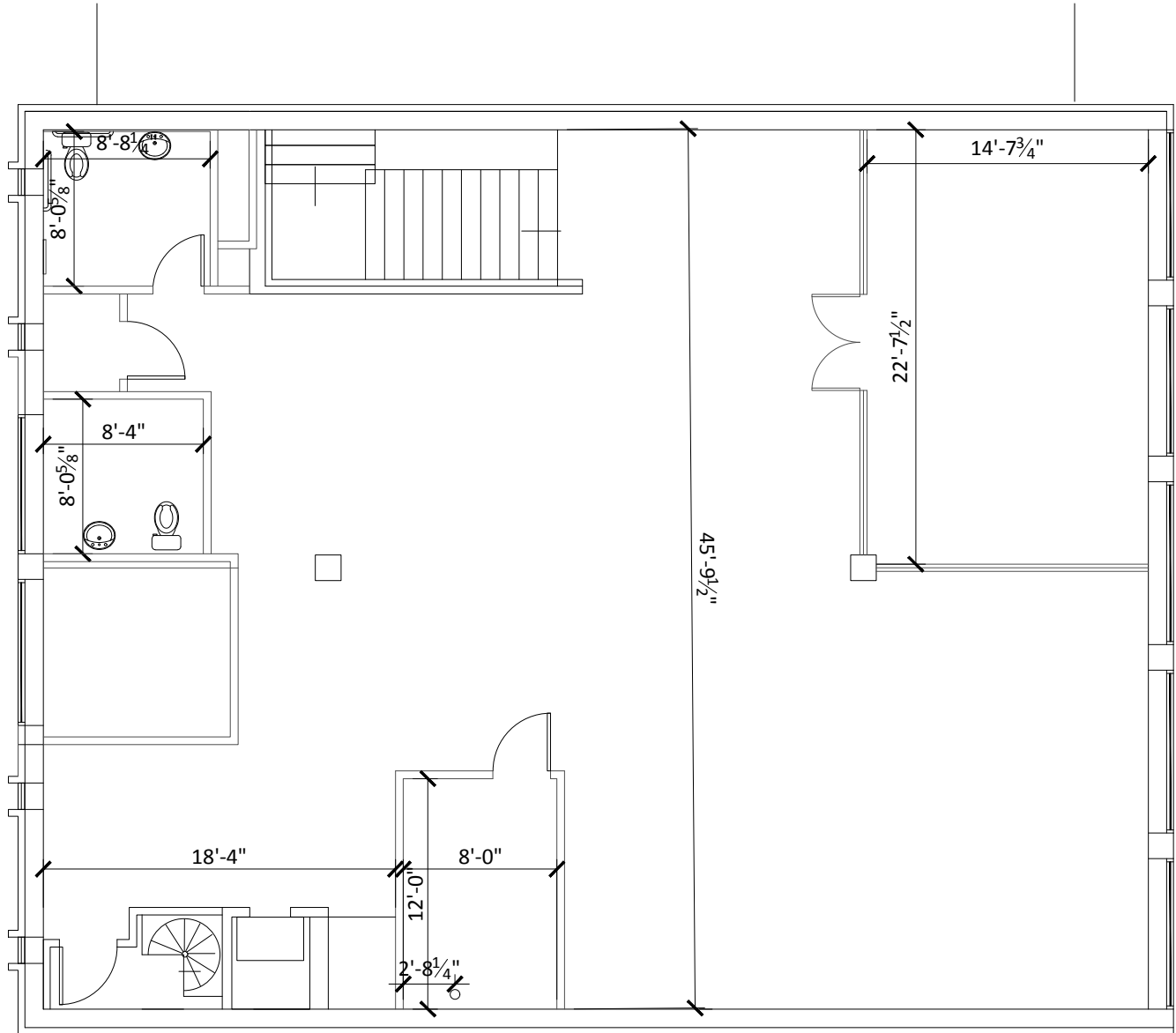
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- Best views in downtown Decatur of Atlanta's downtown, Midtown and Buckhead skyline, Decatur's streetscape, Stone Mountain, and the tree-lined surrounding neighborhoods.
- Spacious Conference Room available for use by tenants on a first come first 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. **Sapori di Napoli**
12. **Kimball House**

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