

# FOR LEASE 2,200 SF

135 MAPLE ST. AVONDALE ESTATES, GA 30030



AVAILABLE  
AUGUST 2026

BASE RENT **\$4,033/mo**

NNN EST. **\$650/mo**

## IDEAL USES

MEDICAL OFFICE THERAPY STUDIO

RETAIL CAFE / LOUNGE WELLNESS

PROFESSIONAL SERVICES EDUCATION

## SPECIFICATIONS

- ✓ **7 Private Offices/ Rooms**  
Each with private door(s), natural light - ready for use
- ✓ **2 Restrooms**  
ADA-accessible, updated
- ✓ **Multiple Waiting Areas**  
Front entrance and secondary flex space
- ✓ **Back Storage Room**  
Secure, internal storage, with dual access
- ✓ **21 Dedicated Parking Spots & Signage**
- ✓ **Green Space & Outdoor Storage Shed**  
Front garden and ample outdoor space plus detached shed for additional storage

## PRIME LOCATION

135 Maple Street sits at the center of Avondale Estates' most exciting transformation in decades - a mixed-use development anchored at College Avenue and Maple Street is bringing 800 new residences, retail, and dining to this corridor — joined by The Dale, a new commercial hub already activating the Town Green steps away.

Property managed by Owner. All information deemed reliable but not guaranteed.

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