

## 2752 E. Ponce de Leon Ave, Decatur, GA 30030



Loft Office space available in Decatur (Unincorporated Dekalb County).

Property Features include:

- 9 Unit Building
- Parking at Immediate Front
- Trash/recycling service
- 1 Mile to Downtown Decatur
- 0.4 Miles to Avondale Train Station

Unit Availability:

- 2752E E. Ponce de Leon Ave
- 2752H E. Ponce de Leon Ave

**2752E E. Ponce de Leon Ave – 1600 SQ FT - \$2300/ month**



**Unit E Features:**

- 3 Private Offices
- Mezzanine Loft
- Conference Room/ Break Area with Sink
- Single ADA Bathroom
- High ceilings/ Large Windows / Lots of Natural Light
- Exterior direct entry

**Rent:**

- \$1800/ Month Base Rent
- Approx. \$500 in passthrough charges (CAM, taxes, insurance, HVAC, Water)
- NNN lease
- 1-3 year lease term

## 2752H E. Ponce de Leon Ave – 1700 SQ FT - \$2650/ Month



### Unit H Features:

- Open Floorplan Offices
- Mezzanine Loft
- Live/Work
- Kitchenette with Stove, Dishwasher, Refrigerator
- Full Bathroom with Shower
- High ceilings/ Large Windows / Lots of Natural Light
- Exterior direct entry

### Rent:

- \$2100/ Month Base Rent
- Approx. \$550 in passthrough charges (CAM, taxes, insurance, HVAC, Water)
- NNN lease
- 1-3 year lease term

**Contact:**

**Annie Gilbert**  
**Leasing Manager**  
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**Visit Website for More info: [www.eastdecaturationstation.com](http://www.eastdecaturationstation.com)**

**Leasing requirements:**

- Personal guarantee required
- Personal credit score of 675 or more required
- First month's rent and security deposit due at lease signing
- RENT + CAM + UTIL+ TI + HVAC replacement fee= monthly payment
- \$55 application fee

**Broker Commission:**

- **Brokers to be paid ½ of first month's rent with 5% residual.**  
*\* **Brokers must make first contact with EDS Leasing office for commission to paid on executed leases by EDS. If EDS shows the tenant the property first, tenant will be responsible for Broker's commission.***

**Leasing Terms:**

- \***P/T** – Pass-through expenses. Can include all or some of the following: CAM, taxes, insurance, utilities, HVAC, trash.
- \***CAM** – Common area maintenance (maintenance of common areas, parking lot, landscaping, common utilities, etc)