



June 2020 Flyer of Available Spaces

OFFICE

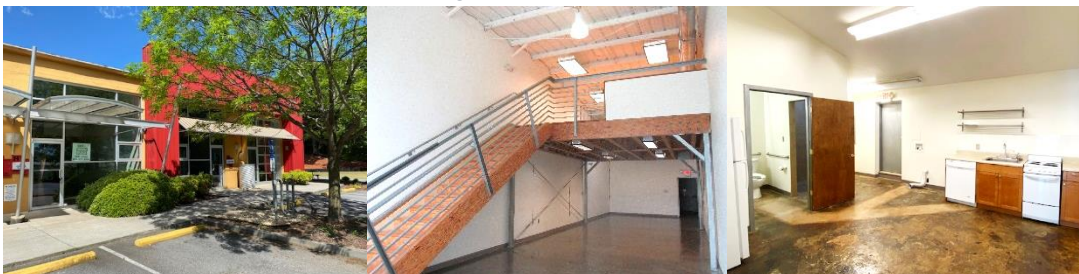
- **141A1 Sams Street-** approx. 2050 sq ft office and training areas, **\$2050/ rent/mo/NNN**, approx. \$1220/mo in P/T, including util, (not wifi or telephone), **expandable to 7900 sq ft**



- **2752E E Ponce de Leon-** Loft office, middle unit at 2752, approx. 1600 sf, 3 private offices with Loft mezzanine **\$1800/mo NNN**, approx. \$500 in p/t each month including CAM TAX INS



- **2752H E Ponce de Leon-** Loft office in Lofts at 2752. Live/Work Space, approx. 1700 sf, open floorplan and loft mezzanine **\$2100/mo NNN**, approx. \$550 in p/t including CAM TAX INS **AVAIL May 1, 2020**



- **533B W. Howard Ave** - Approx. 2400 sf of Flex Space located at Acme Lofts. Great for retail, Instructional/ Classroom Studio Space. Open floorplan with one office **\$3350/mo NNN**, approx. \$980 in p/t including CAM TAX INS



- **533G W. Howard Ave** - Approx. 550 sf of office located at Acme Lofts, open floorplan with one office **\$1150/mo NNN**, approx. \$250 in p/t including CAM TAX INS



WAREHOUSE/Commercial Kitchen

- **145HI New St** - Approx. 950 sq ft of Warehouse Kitchen with fire suppression hood, ½ bath, walk-in cooler, sinks, one private office **\$1800/mo NNN**, + approx. \$230 in p/t including CAM trash + util
**Landlord does not warranty any equipment*



COMING SOON:

Office

- **189A1 Sams Street-** approx. 2800 sq ft office with large rooms for training or classrooms space, **\$2890 rent/mo/NNN**, approx. \$1350/mo in P/T, including util, (not wifi or telephone). **Available August 2020**



SEE FLYER AT eastdecaurstation.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)

