

Office Warehouse For Lease

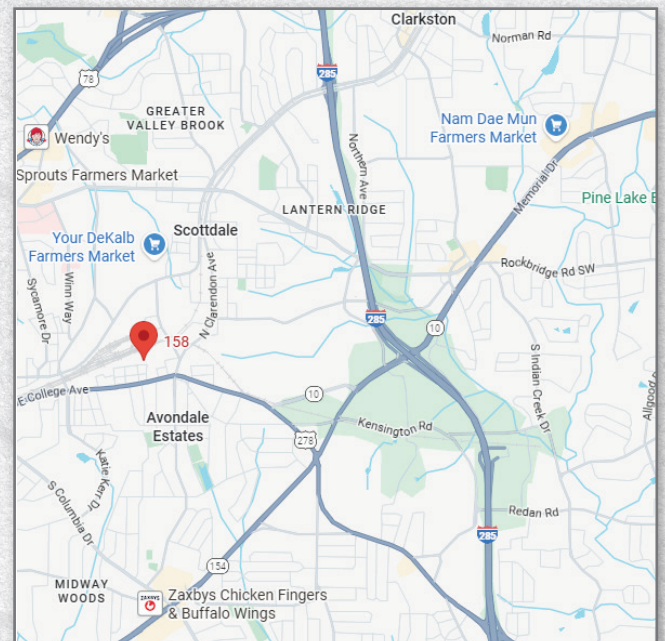
IN DEKALB COUNTY



158 Oak Street
Avondale Estates
GA 30002

Features of this property include:

- 7,400 Sq Ft
- 350 Sq Ft Office
- One Office Bathroom, One Warehouse Bathroom
- Two Dock High Doors
- 3-Phase, 400-Amp Power
- 13 Parking Spaces
- 75' Truck Court
- Dekalb County Industrial Zoning (M)
- Across The Street From The New City Park/Oak Street Development (Coming Soon)
- Building Completely Renovated Inside And Out, Including A New Roof
- Ready For Occupancy



Neal Shiver, CCIM  404-564-5754

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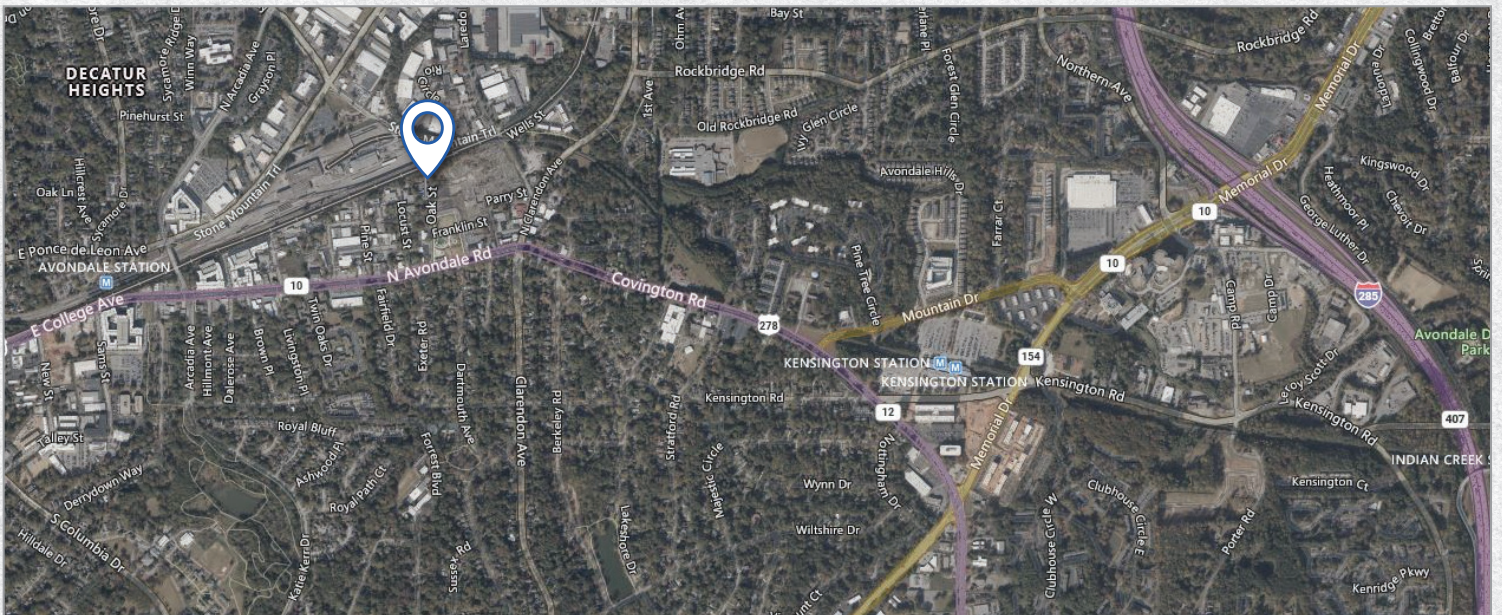
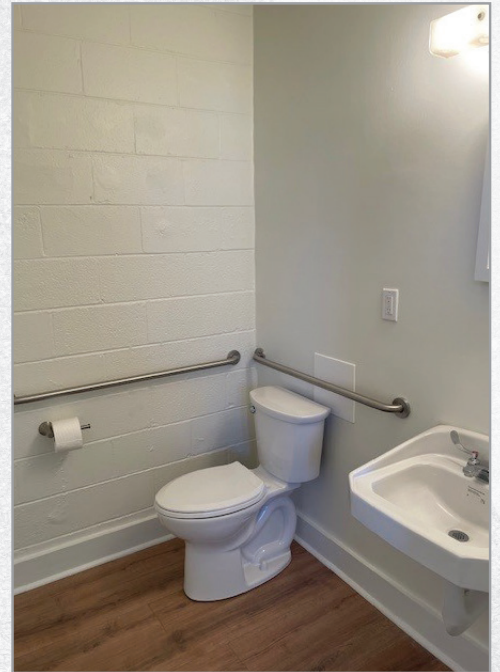


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Neal Shiver, CCIM
Phone 404-564-5754 | Cell 404-643-1373
nshiver@commercialproadvisors.com

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Avondale Estates, GA 30002

City Park/Oak Street Development



158 Oak St.

MULTIFAMILY

PHASE I (WEST)
5-STORY FOOTPRINT: 53,600 GSF x 5 = 268,000 GSF
LESS 4-STORY FOOTPRINT: -8,000 GSF
TOTAL RESIDENTIAL = 260,000 GSF
LESS 10,000 GSF AMENITY = 250,000 GSF
@ 82% EFF. = 205,000 NSF
200 UNITS @ 1,025 SF AVG.

PHASE I (EAST)
4-STORY FOOTPRINT: 66,000 GSF x 4 = 264,000 GSF
PLUS 5-STORY FOOTPRINT: +32,000 GSF
LESS COURTYARD PASS-THRU: -10,000 GSF
TOTAL RESIDENTIAL = 286,000 GSF
LESS 10,000 GSF AMENITY = 276,000 GSF
@ 82% EFF. = 226,300 NSF
220 UNITS @ 1,025 SF AVG.

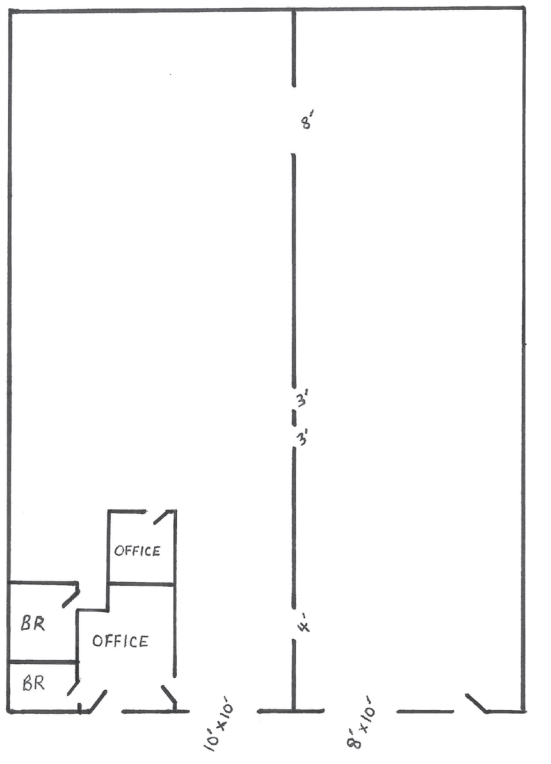
PHASE I (WEST) HEIGHT
4-STORY PORTION FFE: 1042'
TYPICAL GROUND FLOOR FFE: 1031'
TUDOR VILLAGE HEIGHT: 1,094'
EAVE HEIGHT: 1,086' (*8' BELOW VILLAGE)
RIDGE HEIGHT: 1,099' (*5' ABOVE VILLAGE)

PHASE I (EAST) HEIGHT
4-STORY PORTION FFE: 1053'
TYPICAL GROUND FLOOR FFE: 1042'
TUDOR VILLAGE HEIGHT: 1,094'
EAVE HEIGHT: 1,097' (*3' ABOVE VILLAGE)
RIDGE HEIGHT: 1,110' (*16' ABOVE VILLAGE)

SINGLE FAMILY

Home Type	Units
A: 24x46'	46
B: 20x40'-46'	17
C: 16x40'	8
D: 18x36'	2
E: Customized units	5
TOTAL	78

Floor Plan



Commercial Pro Advisors
Real Estate Solutions



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