



Cousins
Talk to Cousins.

cousins.com

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120 West Trinity



120 West Trinity



Downtown Decatur is one of the most desirable office, residential and retail areas in metro Atlanta.



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AREA INFORMATION • PROJECT INFORMATION • OFFICE PLAN • MAP • TESTIMONIALS

120 Why Decatur?

Decatur is one of the most desirable residential and retail office areas in metro Atlanta

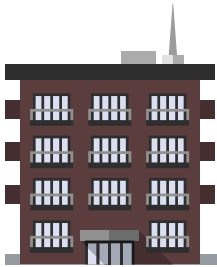
with home values well above the MSA average, a top-ranked school system, low crime rates and walkable neighborhoods.





The Downtown Business District,

centered around the historic DeKalb County Courthouse and lawn, includes over 15 blocks of retail and restaurants. You'll find storefront spaces, standalone retail, professional offices, converted residential space and more along Decatur's main thoroughfares and side streets.



Existing Apartments:

174 units at Alexan Decatur,

235 units at 315 W. Ponce de Leon

210 units at Arlo

TOTAL:

619 Apartments Existing



Proposed/ Under Development:

232 unit (six story apartment complex)
in the former Bank of America property

TOTAL:

232 Under Development
(not including 120 W. Trinity)



The typical resident in Decatur's trade area is

Highly educated,
creatively inclined and
socially progressive.



The city's four square miles are home to

**200+ storefront shops,
galleries, salons, services,
cafes and restaurants**

making it a regional destination for dining
and nightlife as well as a browse-worthy
draw for boutique shopping.

Decatur

by the Numbers

Education

Decatur residents have one of the highest education levels in the Metropolitan Atlanta area.

Population Density

The city of Decatur holds a higher population density than the city of Atlanta.

Top Talent

Emory University 15,250 students
Agnes Scott 950 students

Daytime Population

Downtown Decatur attains a daytime population of roughly 30,000. A 3-mile ring boasts over 85,000 daytime population.

Top Employers

Top area employers include:
Emory University (13,000 faculty/staff), DeKalb County (12,000 faculty/staff), Emory Healthcare (15,000 staff), Centers for Disease Control and Prevention (15,000 staff).

300,000

Estimated population includes more than 300,000 residents within a 5-mile radius surrounding the area.

Demographics

	1 MILE	3 MILE	5 MILE
Estimated Population (2017)	16,499	108,747	329,945
Projected Population (2022)	17,627	114,278	348,114
Projected Population Growth (2017-2022)	1.08%	1.08%	1.08%
Average Household Income (2017)	\$113,803	\$93,334	\$86,554
Households (2017)	7,648	48,123	148,074
Median Household Income (2017)	\$78,517	\$58,558	\$56,026
Median Household Income (2022)	\$91,490	\$70,181	\$66,114
Median Age	39.5	36.4	35.6

Demographics Source: ©2013 Sites USA



*Walk Score generated by WalkScore.com for East Court Square, Decatur.



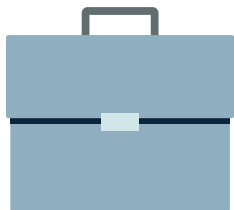
The Project



Office

33,000^{SF}

Boutique office space



Retail

19,000^{SF}

Retail/commercial space



Residential

330

Luxury apartment homes 



Aerial *and* site plan



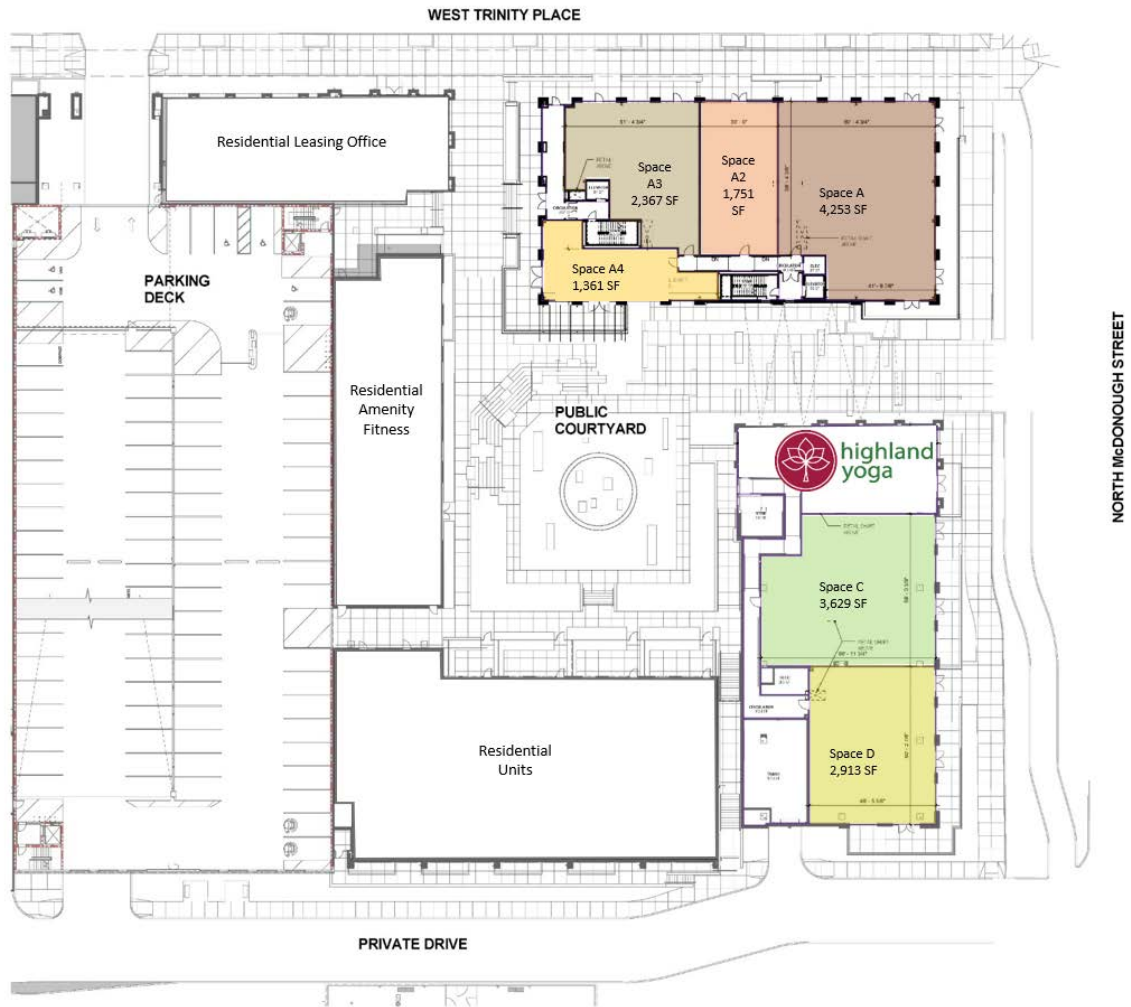


Site plan

120

Retail Availabilities





AVAILABLE SPACES

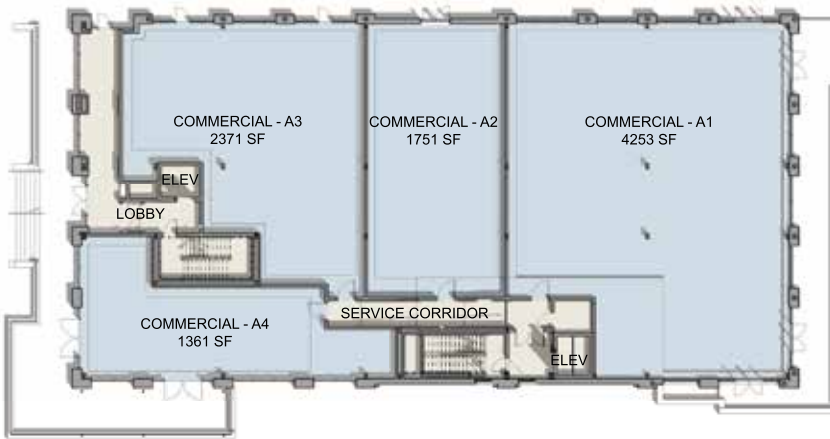
A	-	4,253 SF
A2	-	1,751 SF
A3	-	2,367 SF
A4	-	1,361 SF
B	-	LEASED
C	-	3,629 SF
D	-	2,913 SF

TOTAL
18,436 SF



20

Office plan *Floorplans*



Lobby Level



Multi-Tenant Floor



Full Floor



Office

3 Stories

2.5:1,000 RSF
Parking ratio

10,000 SF Floor plates

Boutique office space with downtown Decatur views

Pedestrian friendly

4-Minute walk to MARTA and Decatur Square

Elevation

40' Elevation allows for a terrace design.



Decatur parking



Downtown Decatur parking includes 300 metered spaces, 2,200 deck and lot spaces, and private spaces located conveniently in front of many of Decatur's merchants.

AAA Parking

Cash Only - \$3 Daily
Church Street at Commerce

The Artisan

Cash/Credit - \$11 Daily
875 Commerce Dr.

Benchmark South

Cash Only - \$10 Daily
120 E. Trinity Pl.

Benchmark North

Exact Cash Only - \$6 Daily
114 E. Trinity Pl.

Church St Lot ★

Cash/Credit - Rate Varies Daily
Monthly rates available upon request
320 Church St.

Courthouse/County Deck

Cash/Credit/Debit - \$6 Daily
West Trinity Place

Courtyard by Marriott/ City of Decatur deck ★

Cash/Credit/Debit - Rate varies daily
Monthly parking rates from \$45
130 Clairmont Ave.

Decatur Court

Cash/Credit - \$6 Daily
315 W. Ponce de Leon Ave.

Decatur Renaissance

Cash/Credit/Debit - \$10 Daily
Monthly parking rates from \$60
250 E. Ponce de Leon Ave.

Downtown Square/ Courthouse

Exact Cash/Credit/Debit - Rate Varies Daily
527 N. McDonough St.

One West Court Square

Cash/Credit/Debit - \$10 Daily
Monthly parking rates from \$25 - \$45
158 W. Ponce de Leon Ave.

Public Parking

Cash/Credit/Debit - \$7 Daily
Monthly rates available upon request
235 E. Ponce de Leon Ave.

Decatur Court

Cash/Credit/Debit - \$10 Daily
125 Clairmont Ave.

★ Pay by cell available with the
Park Mobile App at these locations.

Location



Getting here is easy

By car or public transit, with three in-town MARTA stations offering direct access to Hartsfield-Jackson International Airport.

Testimonials

"Locating my company in Downtown Decatur has produced huge benefits for my growing business and the quality of life that is so important to today's workforce. Decatur is a truly walkable, creative community, with everything you would want a few steps away, including celebrated restaurants and bars, trendy shops, banking resources, high-speed fiber and solid community services. Civic leadership and support for businesses in Decatur is extraordinary. The citizens are friendly and helpful, and the schools are some of the best in the state. My employees and clients love Decatur, and I can't imagine working anywhere else in Georgia."

RICHARD J. LENZ, FOUNDER AND PRESIDENT OF LENZ, INC.

"We opened our first business, Brick Store Pub, almost 20 years ago because the city had a vision that gave us hope. We opened Leon's Full Service six years ago because Decatur has shaped up to be the home we always wanted it to be. We opened Kimball House less than two years ago because if you're serious about becoming a part of a great community – and making a livelihood at the same time – Decatur is the place to be."

MIKE GALLAGHER, OWNER OF BRICK STORE PUB, LEON'S, AND KIMBALL HOUSE



"Task Force employees spend their money and time where their heart and their jobs are — and they are both in Decatur. As we grew and needed to seek out new space, there was one overriding theme among employees — stay in Decatur! It is not only a warm and welcoming city, but it is home for many of our employees. For those not familiar with Decatur, it is truly an energetic city with direct access to public transit, an endless selection of restaurants, vibrant nightlife and convenient hotels, all within a short walk from our offices. In addition, Decatur is very close to the rest of Atlanta's premier health organizations, such as the Centers for Disease Control and Prevention, Emory University, and The Carter Center, as well as easy access to downtown Atlanta. All in all, Task Force is lucky to count itself a member of the Decatur family and we hope to remain so for many years to come."

DR. MARK ROSENBERG, CEO OF TASK FORCE FOR GLOBAL HEALTH