



FOR LEASE

FLEX/RETAIL/OFFICE SPACE

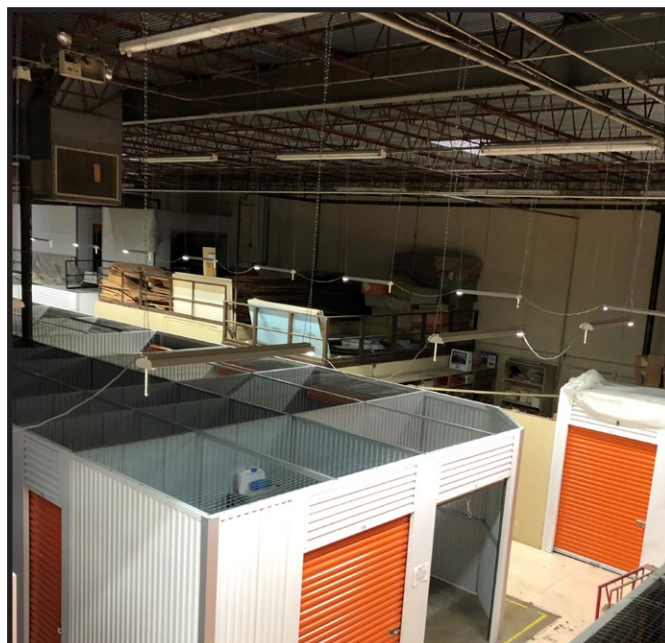
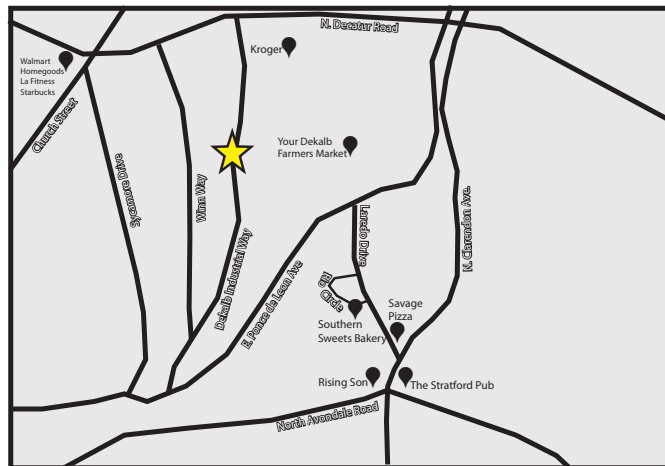
421 Dekalb Industrial Way, Decatur, GA 30030

PROPERTY OVERVIEW

Decatur Commons is a $\pm 65,000$ square foot creative office & warehouse campus ideally located between N. Decatur Road and E. Ponce de Leon Avenue. It includes a $+10,200$ square foot two-story office building and a $+54,800$ square foot warehouse with 24 foot ceilings, 40 feet x 40 feet column spacing, and an exposed steel ceiling.

Spaces as small as 3,800 SF

- Significant electrical power and in-place HVAC for a 100% climate controlled environment
- Dock High and Drive in access doors
- Convenient ample on-site parking with over 125 spaces
- Proximate to downtown Decatur, Greater Decatur, Avondale Estates, dense residential neighborhoods (single-family and multi-family) and several new mixed use developments
- Superb local and regional access via I-285 and Hwy 78



FOR MORE INFORMATION PLEASE CONTACT:

Fisher Paty | 404-371-4100 | fpaty@oakrep.com

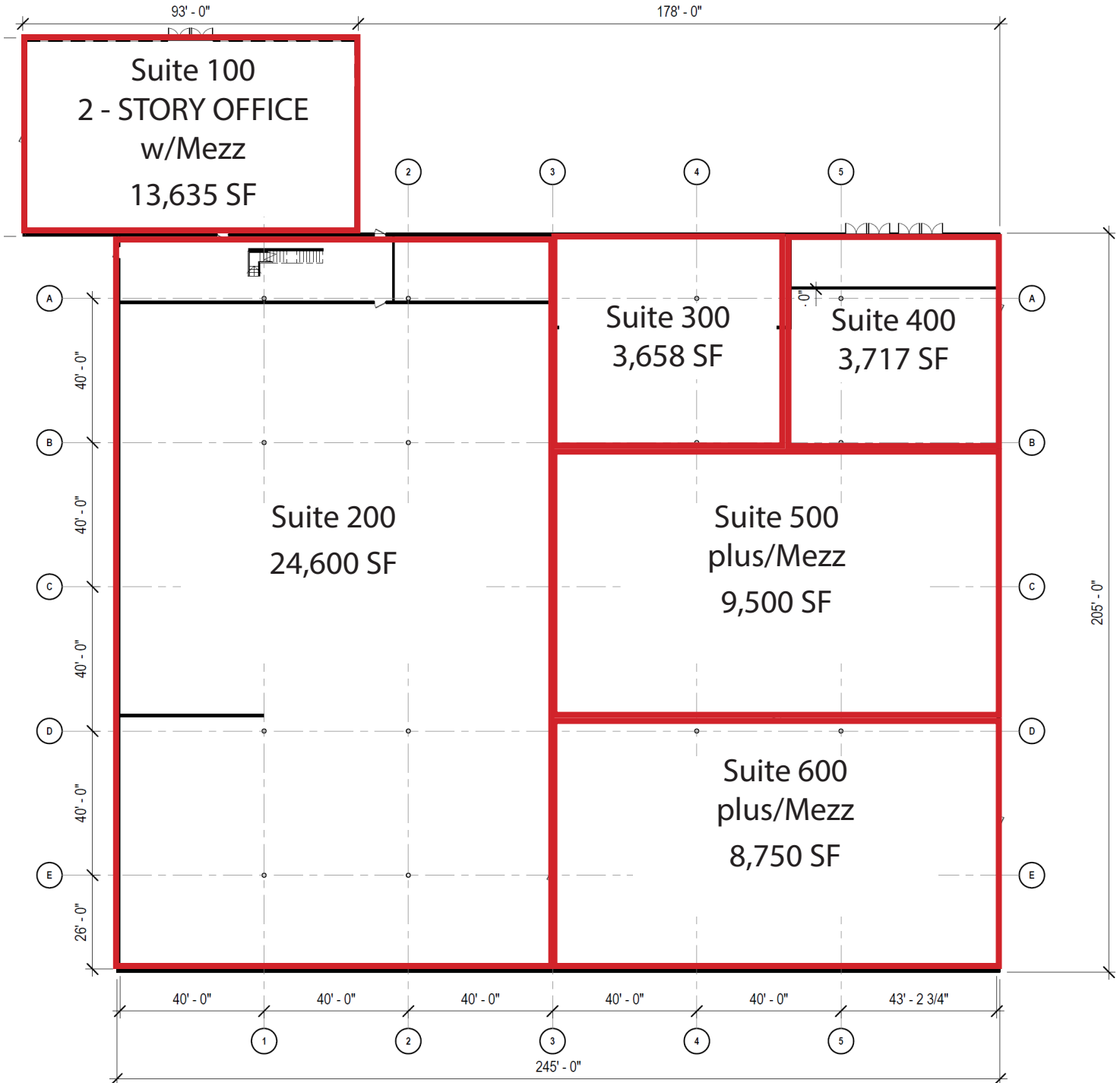
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FRONT OF BUILDING



REAR OF BUILDING



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Property/Location Attributes:

- Proximate to downtown Decatur, Greater Decatur and Avondale Estates
- Within minutes of dozens of restaurants and retailers, including Whole Foods 365, Sprouts, Kroger, Wal-Mart, Starbucks, Homegoods, Dunkin Donuts, and Zoe's Kitchen
- Just down the street from the Avondale MARTA Rail Station and PATH trail
- Ample parking with over 125 on-site parking spaces on the 3.8 acre campus
- In the path of growth: Significant apartment, townhome single family and retail developments in the immediate trade area



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