



FOR LEASE

FLEX/RETAIL/OFFICE SPACE

250 Laredo Drive, Decatur, GA 30030

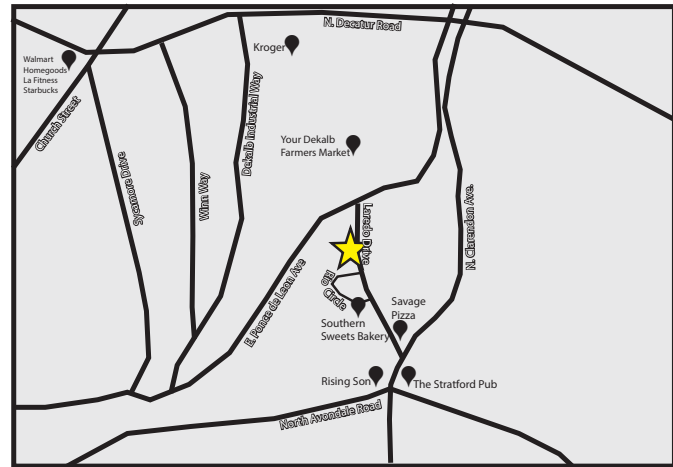
PROPERTY OVERVIEW

250 Laredo Drive is a 6,503 square foot creative loft building conveniently located in Decatur between E. Ponce de Leon Avenue and N. Avondale Road/East College Ave. It has 15.5 foot tall ceilings, exposed steel joists and has HVAC throughout.

Three suites remaining ranging from 1,609 - 1,643 SF and can be combined

Spaces have access to dock high door and the spaces can be combined.

- Renovated Building – All new systems & restrooms
- Convenient parking
- Proximate to downtown Decatur, Avondale Estates and several new mixed use developments
- Superb 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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Property/Location Attributes:

- Proximate to both downtown Decatur and Avondale Estates
- Within minutes of dozens of restaurants and retailers, including Sprouts, Kroger, Wal-Mart, Starbucks, Homegoods, Dunkin Donuts, Zoe's Kitchen and newly opened Whole Foods 365
- Just down from the Avondale MARTA Station and PATH trail
- In the path of growth: Over 650 apartment units currently under construction within 1 mile of the property and over 750 apartment units proposed to be built. In addition, over 400,000 square feet of new retail has come online (or will come online in next 12 months) in the immediate trade area.



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