



March 2019

RESTAURANT

- **627 A East College Ave-** approx. 1800 sq ft kitchen and dining, another 400 patio and about 600 in storage space. **\$4100/mo/NNN**, about \$1000/month in p/t *East Decatur Station*



OFFICE

- **141A Sams Street-** approx. 6200 sq ft office and training areas, **\$5900/mo rent/mo/NNN**, approx. \$3500/mo in P/T, including util, Available now, **expandable to 14k sq ft**



- **627E East College Ave-** Loft office with mezzanined private offices, approx. 1350 sq ft, mostly open, kitchenette area, RENT **\$2100/mo**, approx. \$550 in p/t a month +electric. Available April 1



- **115A New St-** 2 story loft office in middle of East Decatur Station, approx. 1800 sf, open floorplan, **\$2100/mo**, approx. \$775 in p/t



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- **114L New St-** Medium sized office- approx. 2900 sq ft, with kitchenette, copier room, reception, waiting, conference and 7 private offices. Efficient and tasteful layout. \$2600/mo+ \$1750 in p/t (including util)



### WAREHOUSE

- **731C East College Ave-** Approx 3000 sq ft of unconditioned warehouse. Tall and open, \$1550/mo NNN, P/T about \$600/mo, ***expandable to 6000 sq ft in May***



### 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
- \*\*\* Brokers will be paid commission on executed leases by EDS if and only if they make first contact with EDS leasing office***