

FOR LEASE

City of Decatur Office / Flex Space

129 New Street, Decatur, GA 30030



**OAKHURST
REALTY
PARTNERS**

**BUILDING
B VIRTUAL
TOUR**

Exclusive Offering



For more information contact: **Todd Semrau** | tsemrau@oakrep.com | (404) 371-4100

Property Overview

129 New Street presents a unique leasing opportunity in the City of Decatur, offering two buildings suited for a variety of office, service, flex and storage uses. The property includes one newly renovated office building, a large parking lot and a separate flex building ideal for storage or operational needs.

The buildings provide flexibility for businesses seeking anything from dedicated office space to a combined office and storage solution. Conveniently located just ¼ mile from the MARTA Avondale rail station, the property offers excellent connectivity along with quick access to Downtown Decatur, Downtown Avondale Estates, W. College Avenue and DeKalb Industrial Boulevard.

Highlights

- » One newly renovated office building and one flex / storage building
- » Flexible office, service and storage uses
- » ¼ mile from MARTA Avondale Rail Station
- » Minutes from Downtown Decatur & Downtown Avondale Estates
- » Easy access to W. College Avenue and DeKalb Industrial Blvd
- » Convenient to local breweries, restaurants, grocery stores and neighborhood amenities



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\$4,950/Month plus \$3/SF NNN

Tenant pays for utilities

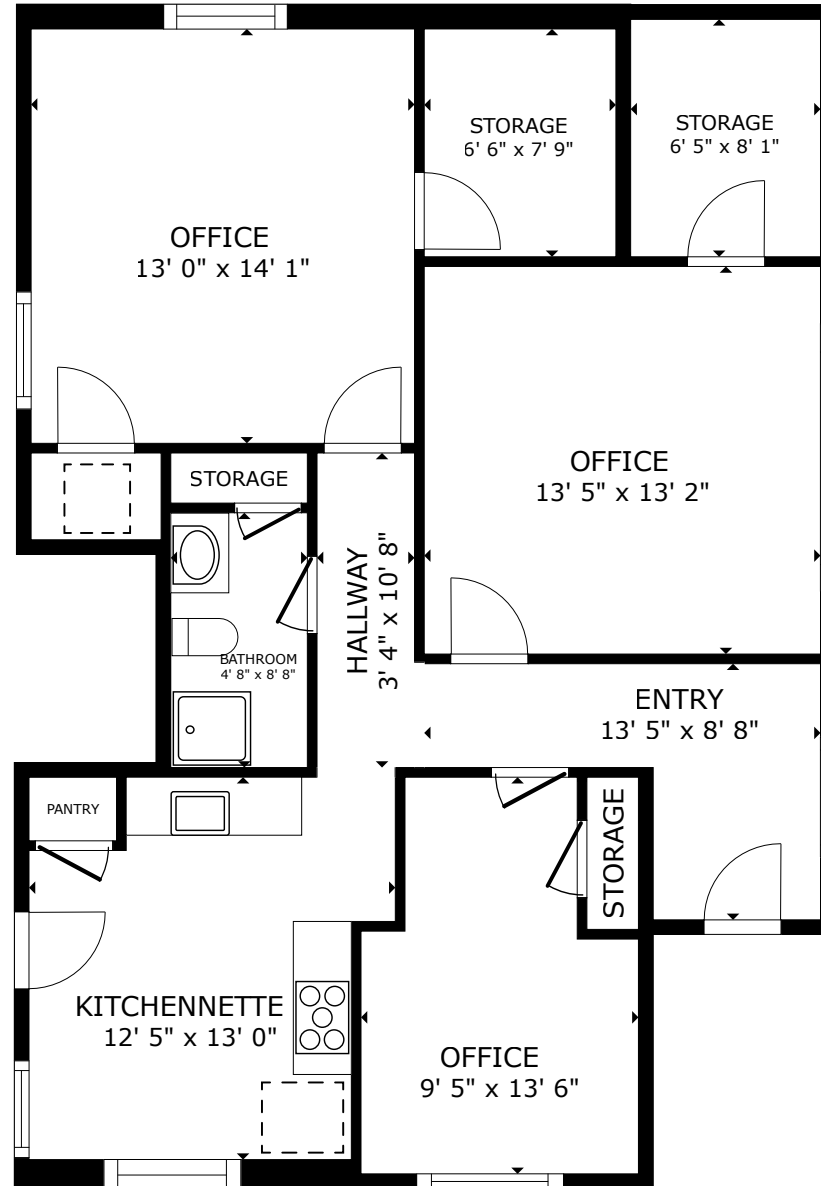
The "bungalow building" features a spacious floor plan measuring approximately 1,013 SF. The interior has a reception area, three private offices, a conference area, one restroom, laundry, closet storage and a kitchenette w/ refrigerator, stove and dishwasher. The rear building offers expansive parking and direct access to the prefabricated storage building. This building would be ideal for a services trade user that needs offices, storage and vehicular parking.

The storage building measures approximately 2,950 SF with concrete floors, two garage door entrances, 12' ceilings, gas heater, fluorescent ceiling lighting and one restroom.



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BUILDING B ~ 1,013 SF (Measurements are Approximate)

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Within 5 Miles



309,720

Population



\$116,610

Average Household Income



126,686

Total Households



10,140

Businesses



243,077

Employees

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