

Downtown Decatur: Existing Office Landscape

Residential	Urban Flats/Apartments		Existing & Under Construction
Commercial	Hotel		Dedicated bike facility
	Office		Proposed/Under construction
Government	General Facilities		MARTA bus stop
	Conference Center		

- | | | |
|-------------------------------|-------------------------------|--------------------------------|
| 1 1 W. Court Sq. | 6 101 W. Ponce de Leon Ave. | 11 150 E. Ponce de Leon Ave. |
| 2 250 E. Ponce de Leon Ave. | 7 125 Clairmont Ave. | 12 450 N. Candler St. |
| 3 178 Sams St. | 8 330 W. Ponce de Leon Ave. | 13 137 S. McDonough St. |
| 4 160 Clairmont Ave. | 9 755 Commerce Dr. | 14 200 E. Ponce De Leon Ave. |
| 5 315 W. Ponce de Leon Ave. | 10 120 W. Trinity Place | 15 1300 Commerce Dr. |
| | | 16 325 Swanton Way |

More than 100+ locally owned and nationally acclaimed dining options in the City,

Popular coffee houses:
Dancing Goats, Ebrik Coffee Room, Java Monkey, Kavarna, Starbucks

Celebrated craft breweries and pubs:
Three Taverns
Blue Tarp
Twains
Brick Store Pub

500K+ potential employees with a college degree or higher within a 30-minute drive shed at rush hour. More than other major office markets.

100% of the office space within a five minute walk of transit stations

More than 60 miles of tree lined sidewalks and a Walk Score of 90

97% of Decatur residents and employees are within a 10 minute walk of a park.

1.6M sq ft of office

15 large office buildings

\$25/sq ft average rental rate
(Relative to \$50 at Ponce City Market; \$40-50 In Midtown)

Three locally owned and operated co-working spaces
(Regus, Good Work loft offices, Decatur Co-Works)

