



## 160 CLAIREMONT AVENUE

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160 Clairemont Avenue – Office Space Sublease Opportunity in Decatur/Northlake Sublease space highlights: – Perfect layout for a financial services group or law firm. – The space consists of 5 private offices, a reception, conference room, break room and IT/copy room. – Existing law firm build-out.



### Quick Info

#### Call us now

Phone: 404-455-1600

Email: [info@AtlantaSublease.com](mailto:info@AtlantaSublease.com)

Address: 2110 Powers Ferry Road, Suite 198, Atlanta, GA 30339



**Building Name:** 160 Clairemont Avenue **Atlanta Office Submarket:** Decatur/Northlake  
**Class of Building:** Class A Office Space **Suite#:** 600  
**SF Available:** 2,010 sq ft **Market Rate/SF (Est.):** \$31.50  
**Sublease Rate/SF:** \$29.50 **Sublease Discount %:** 6%  
**Sublease Expiration Date:** 9/30/2027 **Listing Broker Name:** Drew McDuffie  
**Date added:** Added 8 months ago

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## Amenities & Features

**Amenities:** Cafe, Conferencing Facility, Fitness Center, Food Service, Wifi

**Features:** 24-hour Access, Covered Parking, On-Site Property Management, On-Site Security

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## Sublandlord is Represented By:

**Listing Company:** Atlanta Leasing & Investment

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**Building Name:**  
160 Clairmont  
Avenue

**Year Built:** 1982

**Year Renovated:**  
2008

**Building Class:** Class A Office Space

**Lease Type:** Full-  
Service

**Rental Rate/SF (Est.):** \$31.50

**Parking  
Ratio/1,000 SF  
Leased:** 4.64

**Property Details & Highlights:** • Well-recognized corner office building centrally located in Downtown Decatur surrounded by an urbanizing and growing residential base. • Recently upgraded building including a highly attractive and expanded lobby. • Recently added six-level attached parking garage increases the building parking ratio to 5.1 per 1,000 SF, the highest in the submarket. • Excellent on-site amenities including a conference center, fitness center, café, and full-service drive-through bank branch. • Modern construction features including full-height glass, T-8 lighting throughout, and secured entry. • Unmatched location. Over 20 restaurants within three blocks such as Leon's Full Service and No. 246. Two blocks from robust Ponce de Leon and Decatur Square amenities. • Within walking distance of MARTA rail station. • Set within Decatur's historic, master-planned town center.

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