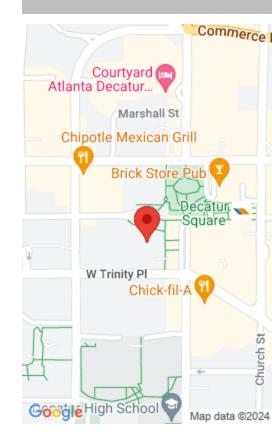


### **160 CLAIREMONT AVENUE**

https://www.atlantasublease.com

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

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%

Date added: Added 8 months ago

### **Amenities & Features**

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

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

## Sublandlord is Represented By:

Listing Company: Atlanta Leasing & Investment

## **Building Details**

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



**Building Name:** 

160 Clairmont Avenue Year Built: 1982

Year Renovated:

2008

Lease Type: Full-

Service

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

**Building Class:** Class A Office Space

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. • Recenty 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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