

160 CLAIREMONT AVENUE

DECATUR'S CHOICE OFFICE ENVIRONMENT



For leasing information, please contact:

Jeff Pollock, CCIM, SIOR

404-662-2182

jp@pollockcommercial.com

Katie Sentell

404-596-8419

katie@pollockcommercial.com

OfficeinDecatur.com



160 CLAIREMONT AVENUE



RECENTLY RENOVATED LOBBY INTERIOR EVOKES STRONG CORPORATE PRESENCE

PROMINENTLY LOCATED. PREMIER FINISHES. DECATUR'S CHOICE OFFICE ENVIRONMENT.

- 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.
- Newly 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 and cafe.
- Modern construction features including full-height glass, T-8 lighting throughout, and secured entry.
- Unmatched location. Over 20 restaurants within three blocks such as Cakes & Ale, 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.



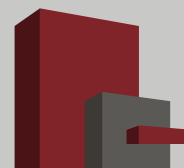
OVER 20 RESTAURANTS WITHIN THREE BLOCKS

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POLLOCK
COMMERCIAL

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A STRONG MIX OF ON-SITE AMENITIES INCLUDE TENANT
CONFERENCE FACILITY, FITNESS CENTER, CAFE, AND
OUTDOOR SEATING.



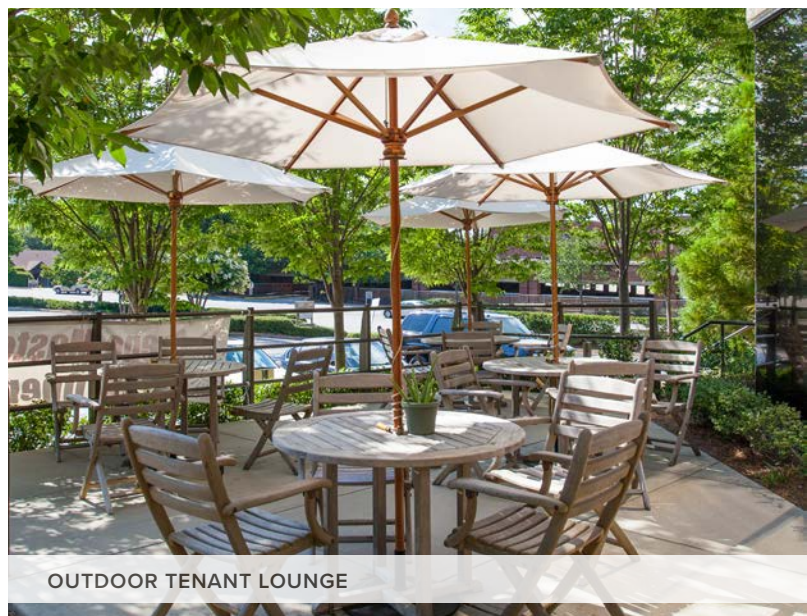
PROFESSIONAL FINISHES



TENANT CONFERENCE FACILITY



FITNESS CENTER ON-SITE



OUTDOOR TENANT LOUNGE

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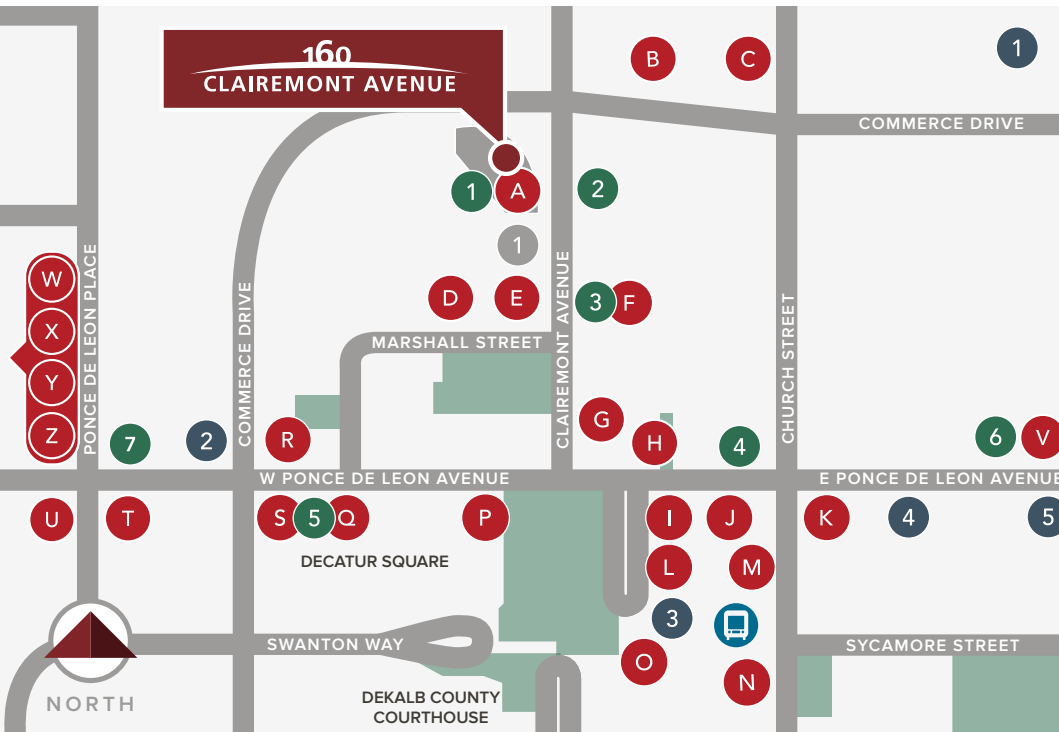
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NEARBY WALKABLE AMENITIES



BANKS


- 1 Fidelity Bank (On-Site)
- 2 Bank of America
- 3 Cornerstone Bank
- 4 Private Bank of Decatur
- 5 Suntrust
- 6 Wells Fargo
- 7 Delta Community Credit Union

LODGING

- 1 Courtyard by Marriott

GROCERY, GAS + RX

- 1 Kroger
- 2 CVS Pharmacy
- 3 Shields Produce + Grocery
- 4 McKinney's Apothecary
- 5 Pure Gas Station

 MARTA Decatur Station
>.3 mile walk

*All amenities detailed within >.4 mile walking radius.

RESTAURANTS

- | | |
|---|--|
| <ul style="list-style-type: none"> A Cafe 160 (On-Site) B McDonald's C La Brasas D The Bistro E Makan Restaurant & Bar F Andryannis Greek Bistro Cafe G K BBQ Taco H Parker's on Ponce I Starbucks, Cafe Alsace, Sweet Melissa's J no.246, Leon's Full Service K Fresh To Order, Noodle, American Deli, Java Monkey, Subway L Brick Store Pub, Sweet Melissa's, Colbeh Persian Kitchen + Bar M Calle Latina | <ul style="list-style-type: none"> N Cakes + Ale, The S.O.S Tiki Bar, Victory Sandwich Bar, Raging Burrito O Iberian Pig, Sushi Avenue, The Square Pub, Mac Mcgee Irish Pub P Souper Jenny Q Thumbs Up R Ted's Montana Grill, Smoothie King S Chipotle Mexican Grill T The Pinewood, Sawicki's, Taco Mac U Cafe Lily, Sushi Avenue Decatur V J. Christopher's W Jimmy John's X Dos Madres Cantina, Garlic Thai Y Chai Pani, Farm Burger Z Dancing Goats Coffee |
|---|--|

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ACCESS + WALKABILITY



A CAFE 160 (ON-SITE)



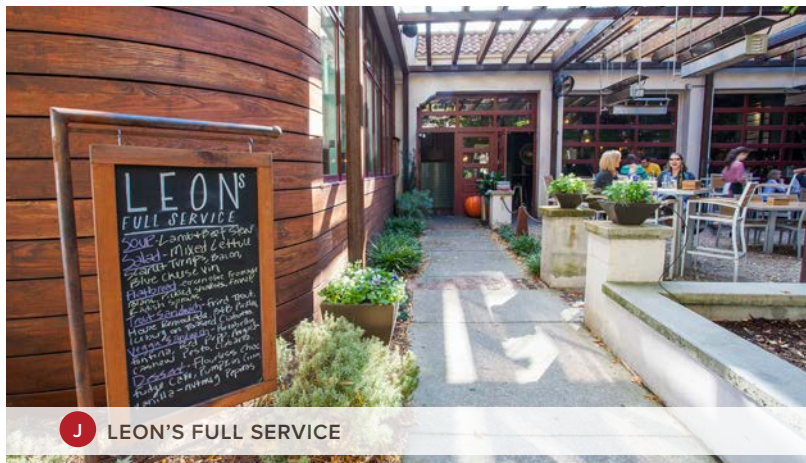
O MAC MCGEE'S IRISH PUB | THE SQUARE PUB



M MARTA DECATUR STATION > .3 MILE WALKING RADIUS



L BRICK STORE PUB | SWEET MELISSA'S



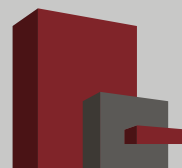
J LEON'S FULL SERVICE

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PROPERTY SPECIFICS

PROPERTY ADDRESS	160 Clairemont Avenue, Decatur, GA 30030
OWNERSHIP	Clairemont Office Center, LLC
PROPERTY MANAGEMENT TEAM	TRANSWESTERN emily.sircy@transwestern.com
ARCHITECT	Thompson, Ventulett, Stainback & Associates, Inc.
YEAR BUILT YEAR RENOVATED	1983, renovated 2008, 2012
TOTAL RSF	123,205 square feet
STORIES	Six (6) plus basement
ELEVATORS	Two (2) Dover 2,500-pound traction passenger elevators
PARKING	5.1/1,000 sf, 335 parking deck, 237 spaces in surface lot in immediate proximity
HVAC	One, 320 ton Trane centrifugal chiller installed December 2008; Six, Trane air-handling units, and energy recovery unit.
ELECTRICAL	3,000 amp, 277/480 volt. three-phase, four-wire, alternating current (AC), building is also equipped with a natural gas emergency generator to power emergency lighting in rest rooms, common corridors, stairwells, and the building access.
EMERGENCY GENERATOR	Emergency generator allowing for continuous operation of systems in case of power outages
SECURITY	On-site security guard Monday-Friday 7am to 11pm, Saturday 8am to 1pm

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