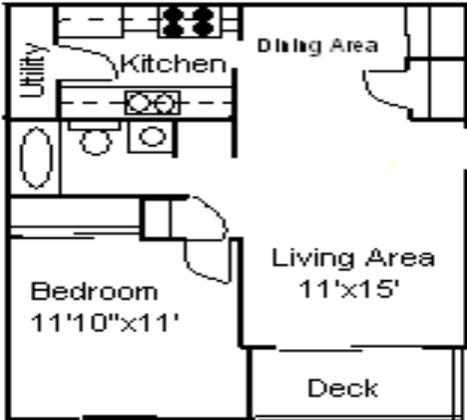


Athens Station Brochure

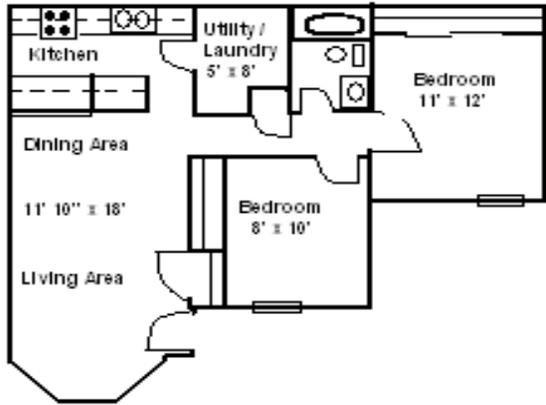


A Living Experience That Meets
Everyone's Needs

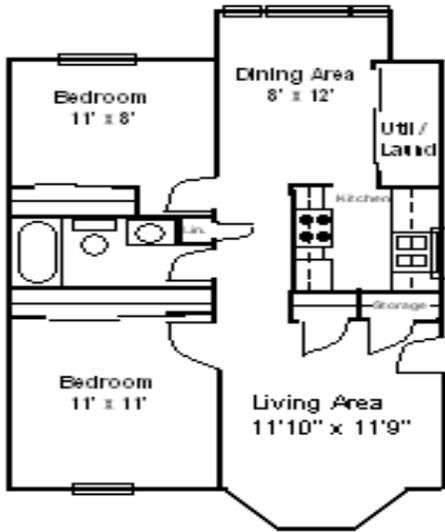
We Only Offer 12 Month Leases
Units vary per Availability / Prices vary per Features
Rental Rates are in Total not Per Person



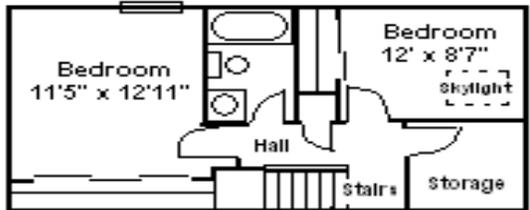
Unit A
1 Bedroom Flat (1BF)
595 Square Feet
Monthly Base Price - \$1,074.00 - \$1,084.00
Buildings 11 & 13 - \$1,094.00 - \$1,114.00
Building 5 - \$1,114.00 - \$1,124.00



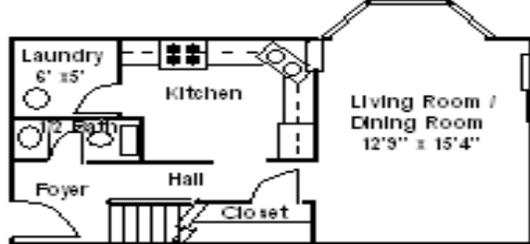
Unit B
2 Bedroom Flat (2BF)
757 Square Feet
Monthly Base Price - \$1,234.00 - \$1,254.00
Buildings 11 & 13 - \$1,264.00 - \$1,274.00
Building 5 - \$1,284.00 - \$1,294.00



Unit C
2 Bedroom Flat (2BF)
759 Square Feet
Monthly Base Price - \$1,234.00 - \$1,254.00
Buildings 11 & 13 - \$1,264.00 - \$1,274.00
Building 5 - \$1,284.00 - \$1,294.00



Second Floor



Main Floor

Unit D
2 Bedroom Townhouse (2TH)
988 Square Feet
Monthly Base Price - \$1,284.00 - \$1,294.00
Buildings 11 & 13 - \$1,324.00 - \$1,344.00
Building 5 - \$1,344.00 - \$1,354.00

Athens Station

2025 - 2026

Athens Station is a unique residential community which offers comfort and quality at an affordable price. Nestled between the Ohio University Campus and downtown Athens, Athens Station offers a convenient location for all your needs. There are four distinct styles of one and two bedroom floor plans, which include both flats and two story townhouses. The Victorian design theme blends perfectly with the surrounding architecture, making Athens Station appealing to both your sense of taste and quality.

Enjoy These Standard Features:

- Wall to wall carpeting
- Utilities are all electric - no gas
- Deluxe range, range hood, and exhaust fan
- Frost free Refrigerator
- Automatic dishwasher
- Garbage disposal
- Air conditioning in each apartment
- Bay windows and/or balconies
- Cable TV/cable internet hook-ups
- Telephone hook-ups
- Smoke detectors
- Washer/Dryer hookups
- Controlled parking
- Lighted parking area and entrance
- Walking path to Ohio University West Green
- Basketball court
- *Updated Units—Bldgs. 5, 11 & 13*
- **Limited Availability -Central Heat/ A.C.**

A five minute walk from downtown Athens and the Ohio University campus, Athens Station is an ideal location for your busy lifestyle. Located across the street is the unique Athens Station Plaza which features:

- ArtistryHair Design
- Fish'n Stuff
- Bella Rea's Resteraunt (Coming Soon)
- Athens Uncorked / The Wine Bar
- Ohio Valley Running Company

Utilities Included:

- Water/Sewer/Trash Removal
- Parking

Utilities Not Included:

- Electric
- Cable TV / Internet / Telephone

Athens Station, with eight apartment buildings located on Station Street, is the ideal location to meet everyone's lifestyle. For further information contact:

Athens Station, LTD.
123 West Union Street
Athens, OH 45701
(740) 593-3153

Office Hours: 9a.m. - 5p.m. Monday - Friday

Website: www.athensstation.com
Email: athensstation@athensstation.com
*** We have a Strict "NO PET" Policy ***

Athens Station Apartments



Located off West Union Street behind The Historic Athens Depot, overlooking the New Heritage Ohio University College of Osteopathic Medicine and the College of Engineering.

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