

For Lease

192 - 205 SF | \$650/month
Office Suites For Lease



Executive Office Suites

1060 Garland Dr, Bldg 300
Bogart, Georgia 30622

Property Overview

Building 300 at Beacon Pointe is a new construction office building built in 2026, offering private offices available for individual lease on Highway 78 in Bogart. The building has a brick and stacked stone exterior with quality interior finishes throughout — the kind of space that makes a good impression on clients without the overhead of a larger suite. Each office is self-contained and leases at \$650 a month, all utilities included, so tenants know exactly what they're paying from day one.

The layout works well for a mix of tenants. Offices range from 192 to 205 SF. All offices share a common break room and two ADA-compliant unisex restrooms. Whether you need one office or several, the building is set up to accommodate solo practitioners, small firms, or anyone who needs a professional address and a dedicated workspace without committing to a full suite.

Property Highlights

- Private Offices Available Individually
- \$650/Month — All Utilities Included
- 1,764 SF Building | Built 2026
- Brick & Stacked Stone Exterior
- Shared Break Room & ADA Restrooms
- Highway 78 | Oconee County

Offering Summary

Lease Rate:	\$650 per month (Gross)
Building Size:	1,764 SF
Available SF:	192 - 205 SF

For More Information

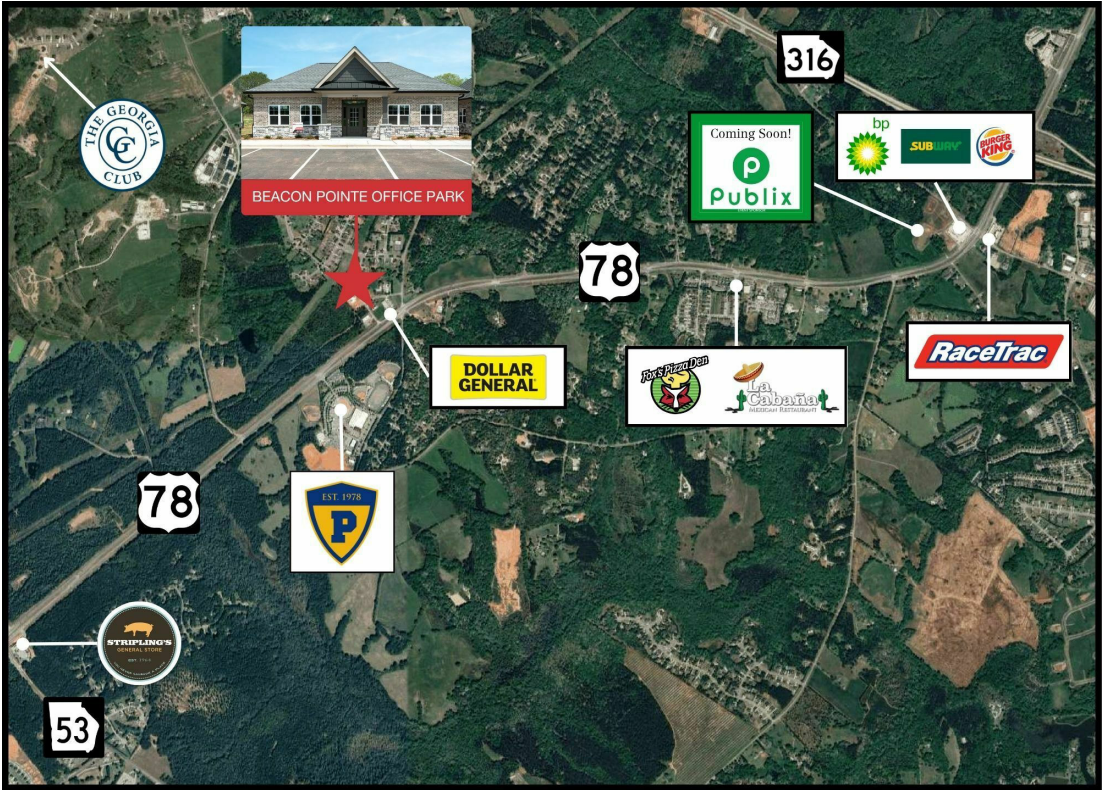
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Available Spaces



Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	192 - 205 SF	Lease Rate:	\$650 per month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite A	205 SF	Gross	\$650 per month
Suite B	192 SF	Gross	\$650 per month
Suite D	192 SF	Gross	\$650 per month
Suite E	192 SF	Gross	\$650 per month

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Suite Photos



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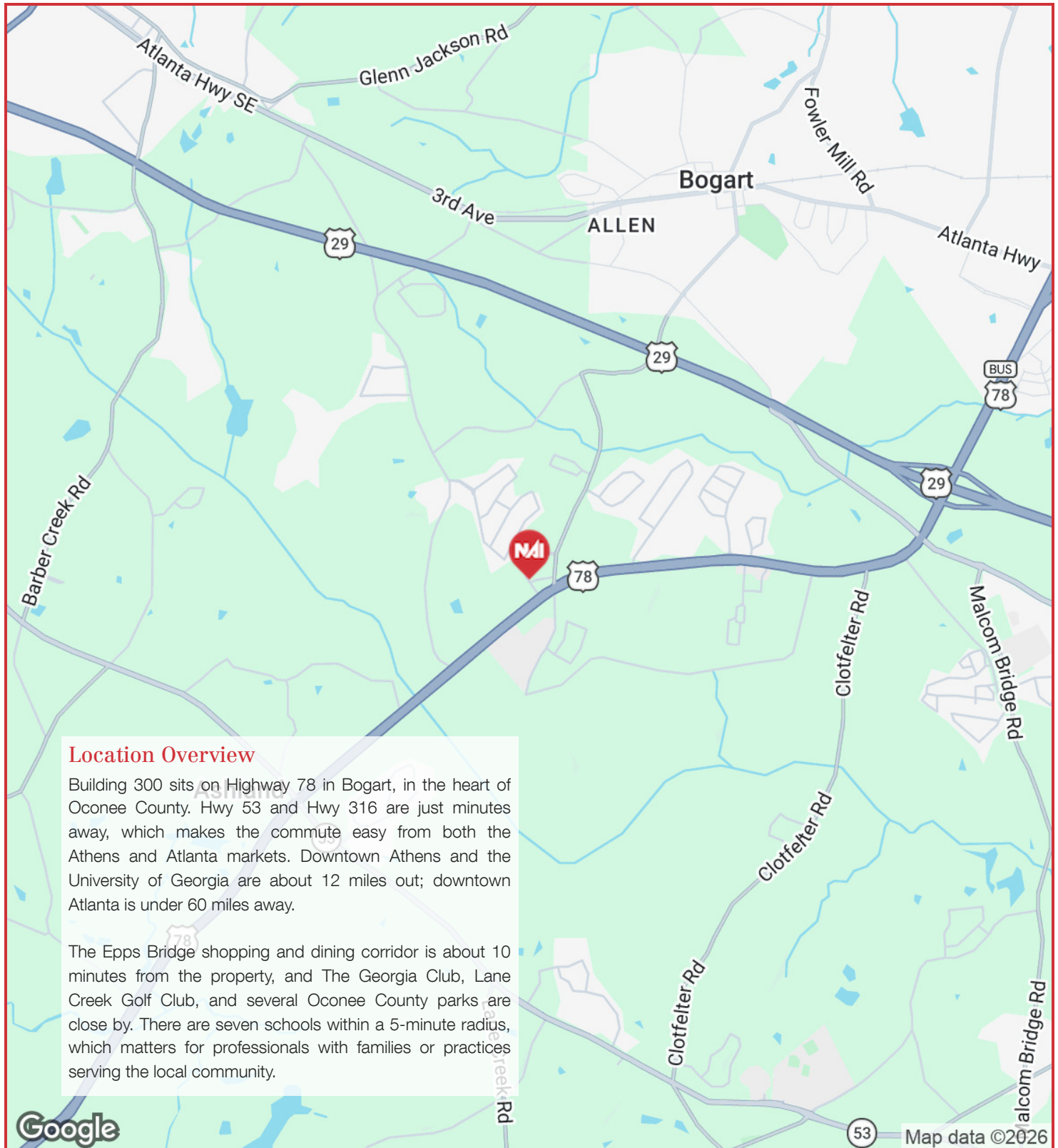
Common Space Photos



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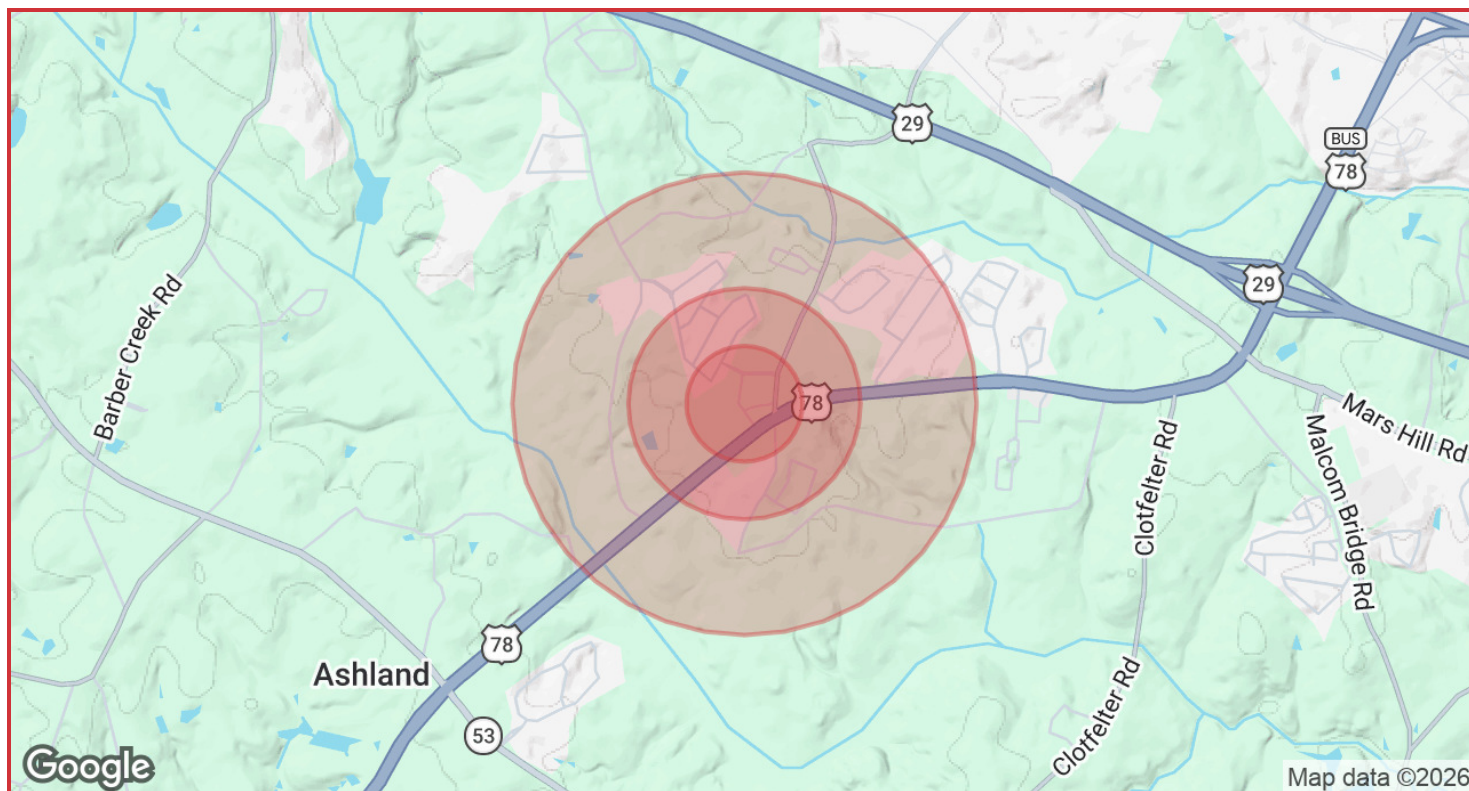
Location Map



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Area Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	63	283	1,196
Average Age	39.3	37.6	36.9
Average Age (Male)	39.8	38.6	38.2
Average Age (Female)	37.9	35.5	34.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	20	92	388
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$192,496	\$190,963	\$193,033
Average House Value	\$552,281	\$520,230	\$506,503

2023 American Community Survey (ACS)