



Representative exterior shown

New Custom Office Building

1060 Garland Dr, Bldg 200

Bogart, Georgia 30622

Property Overview

A custom-designed office building featuring upscale interior finishes and a brick and stacked stone exterior. This building offers approximately 1,764 square feet, including private offices, a conference room, restrooms, and a kitchenette—ideal for a variety of professional uses.

Strategically located in the heart of Oconee County—one of Georgia's fastest-growing business hubs—this property provides convenient access to both Athens and Atlanta, making it an excellent opportunity for investors or owner-occupants.

Building 200 is the final building constructed in the Beacon Pointe office park.

Note: Seller is a licensed real estate broker in the state of Georgia.

Property Highlights

- Custom Office Building For Sale or Lease
- High-End Interior Finishes Throughout
- Brick, Stacked Stone Exterior
- Just minutes away from Highway 316 and Highway 78

Offering Summary

Sale Price:	\$475,000
Lease Rate:	\$22 SF/yr (NNN)
Building Size:	1,764 SF
Lot Size:	0.04 Acres

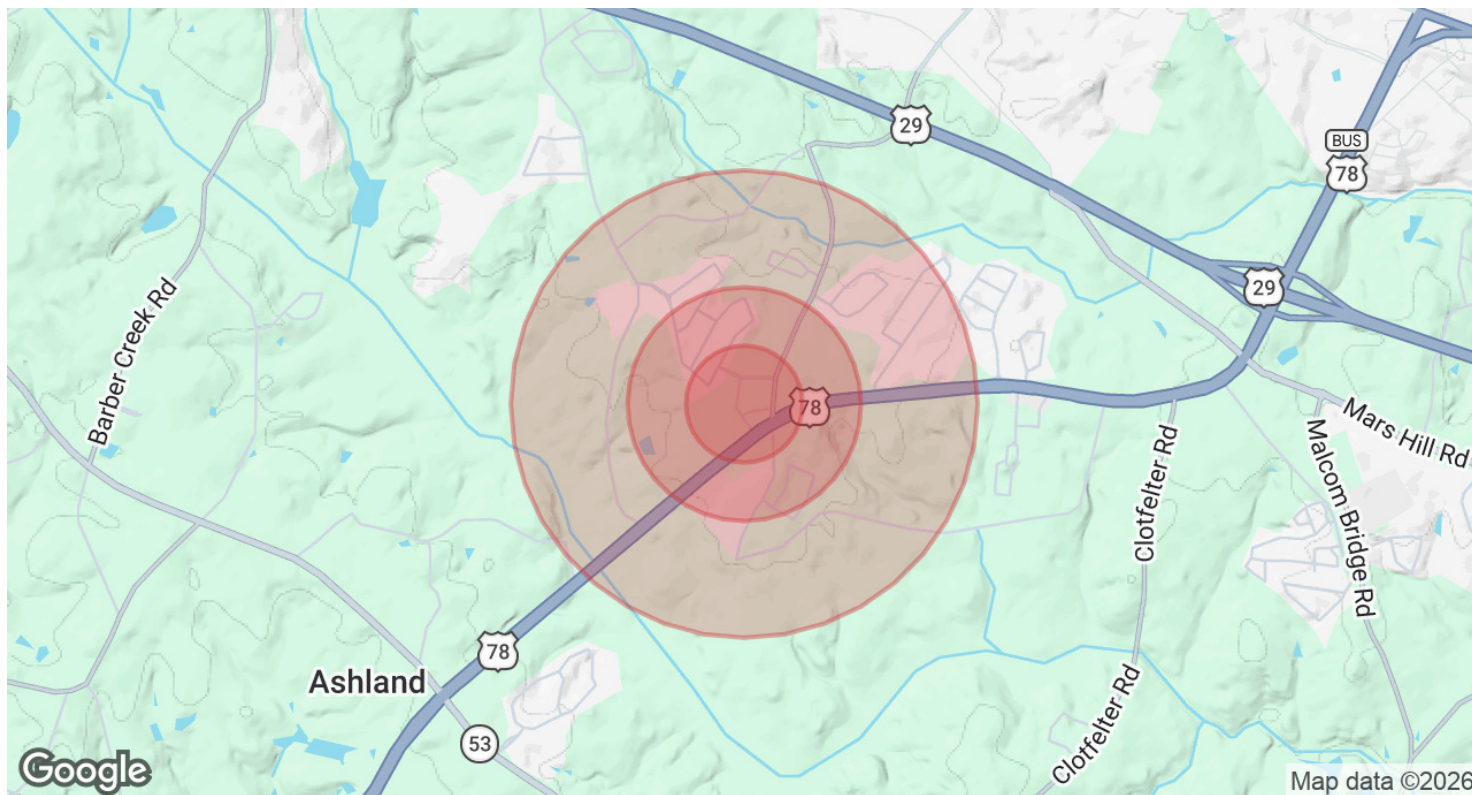
For More Information

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	64	285	1,202
Average Age	39.1	37.5	36.9
Average Age (Male)	39.7	38.6	38.2
Average Age (Female)	37.5	35.3	34.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	20	93	391
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$196,121	\$190,567	\$192,674
Average House Value	\$588,845	\$514,227	\$505,507

2023 American Community Survey (ACS)