

FOR LEASE



1052

MORELAND HEIGHTS ROAD

BUILDING 700 | WATKINSVILLE, GA 30677

±7,200 SF | DIVISIBLE TO TWO ±3,600 SF SUITES

\$15.50 / SF / YR | TRIPLE NET

Plus estimated TICAM of ±\$2.50/SF/yr — taxes, insurance, common maintenance

Daniel Bennett

Broker/Principal | CCIM

706.425.4105 | daniel@thrive.realestate

Thrive.RealEstate

People first. Always.

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PROPERTY OVERVIEW



OVERVIEW

Building 700 is a $\pm 7,200$ SF purpose-built flex building in Moreland Heights Office Complex, a recorded condominium on the Macon Highway corridor in Watkinsville. The shell is under construction and delivers with full brick veneer on all four elevations, a clear-span steel frame measuring 60 feet by 120 feet, and two grade-level drive-in doors on the rear. The building is laid out for a single tenant or a two-suite split at roughly 3,600 SF each, with landlord buildout negotiable. Architect-reviewed test fits are complete and two are shown in this package.

HIGHLIGHTS

- $\pm 7,200$ SF total — divisible to two $\pm 3,600$ SF suites
- Clear-span frame; $\pm 17'-9"$ clear at the eave, $\pm 20'-1"$ at the ridge
- Two 12' W $\times$ 14' H grade-level drive-in doors on the rear elevation
- Full brick veneer on all four elevations
- 3-phase capable; electric, water and sewer stubbed for per-suite metering
- New 2026 construction on a corridor where most competing stock predates 2010
- Generous tenant improvement allowance available — buildout to your plan, not ours

PROPERTY DETAILS



FOR LEASE

\$15.50 / SF / YR

TRIPLE NET (NNN) | BUILDOUT NEGOTIABLE

ESTIMATED TICAM

Taxes ±\$1.11/SF/yr
Insurance ±\$0.28/SF/yr
Common maintenance ±\$1.14/SF/yr
Total ±\$2.50/SF/yr

KEY METRICS

SUITE SIZE	±7,200 SF total; divisible to two suites of ±3,600 SF each
LEASE RATE	\$15.50/SF/yr, quoted triple net
TICAM (EST.)	±\$2.50/SF/yr — taxes \$1.11, insurance \$0.28, maintenance \$1.14
TI ALLOWANCE	Tenant improvement allowance available; negotiable with term
LEASE TYPE	Triple net (NNN); TICAM reconciled annually against actual cost
CLEAR HEIGHT	±17'-9" clear at the eave; ±20'-1" at the ridge (1:12 roof slope)
DRIVE-IN DOORS	Two, 12' W × 14' H, grade level, rear elevation
COLUMN SPACING	Clear span — no interior columns; ±56'-7" between the long walls
POWER	3-phase capable; service stubbed for per-suite metering
CONSTRUCTION	New 2026 build: steel frame, full brick veneer, standing-seam roof
ZONING	OIP — Office-Institutional-Professional, conditional (see page 12)
DELIVERY	Shell under construction; subject to certificate of completion

ESTIMATED MONTHLY COST

ONE SUITE — ±3,600 SF

\$4,650 + \$750

base rent + TICAM

\$5,400 / month

WHOLE BUILDING — ±7,200 SF

\$9,300 + \$1,500

base rent + TICAM

\$10,800 / month

TICAM is an estimate — the building is not complete and has not been assessed as finished. Taxes estimated on a \$1,100,000 value at 40% of fair market value and 18.146 mills; insurance \$2,000/yr; maintenance from the 2026 association budget. Components round to ±\$2.53 and are quoted at ±\$2.50. Billed monthly, reconciled annually against actual cost.

DELIVERY & FINISH



Building 700 is under construction. The top two images show a completed building of the same construction type and finish within the same development — representative, not the subject property. The two below are Building 700 itself, going up.



REPRESENTATIVE IMAGE • NOT THE SUBJECT BUILDING

Completed building of the same type, same development



REPRESENTATIVE IMAGE • NOT THE SUBJECT BUILDING

Completed building of the same type, same development

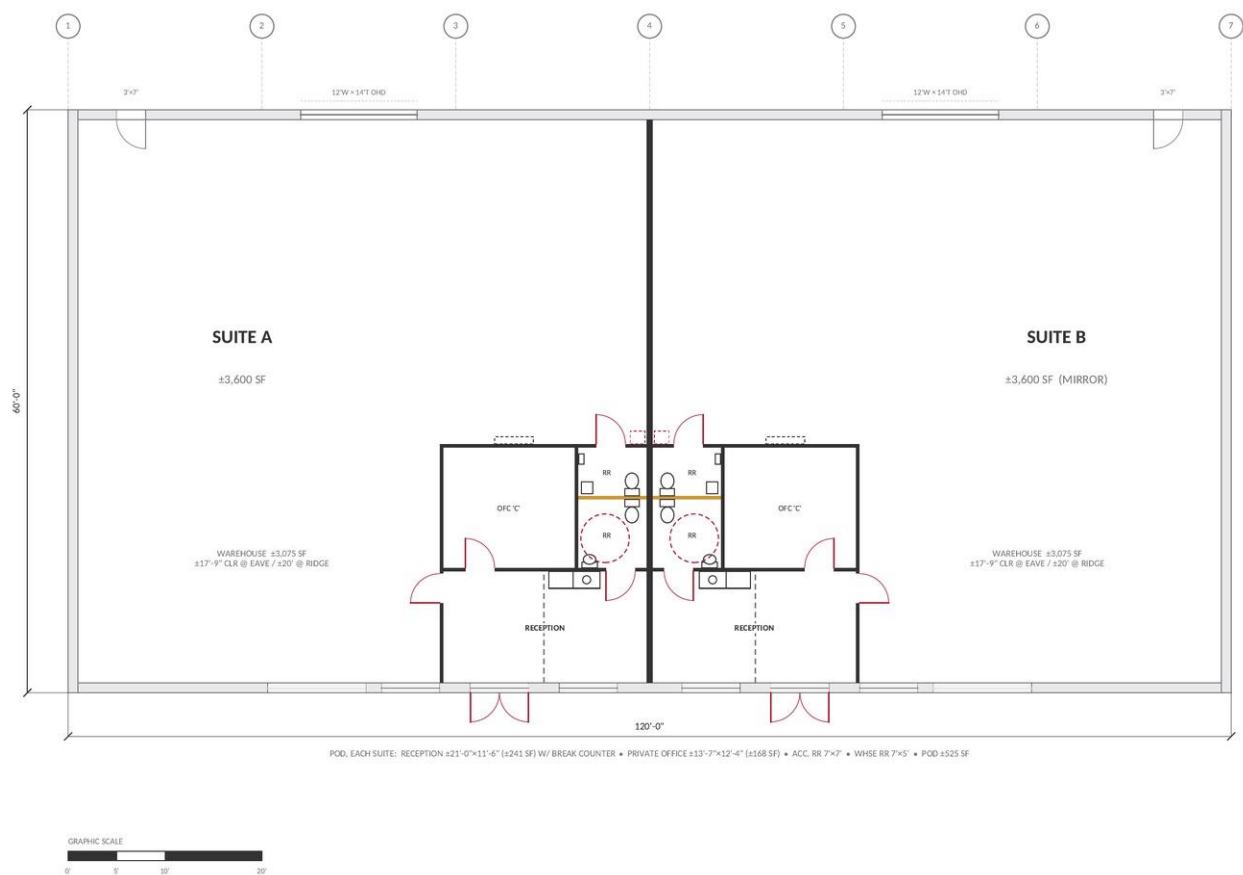


Building 700 — structural steel erected, August 2026



Building 700 — steel frame and slab detail

FLOOR PLAN | SCHEME A



SCHEME A | TWO ±3,600 SF SUITES

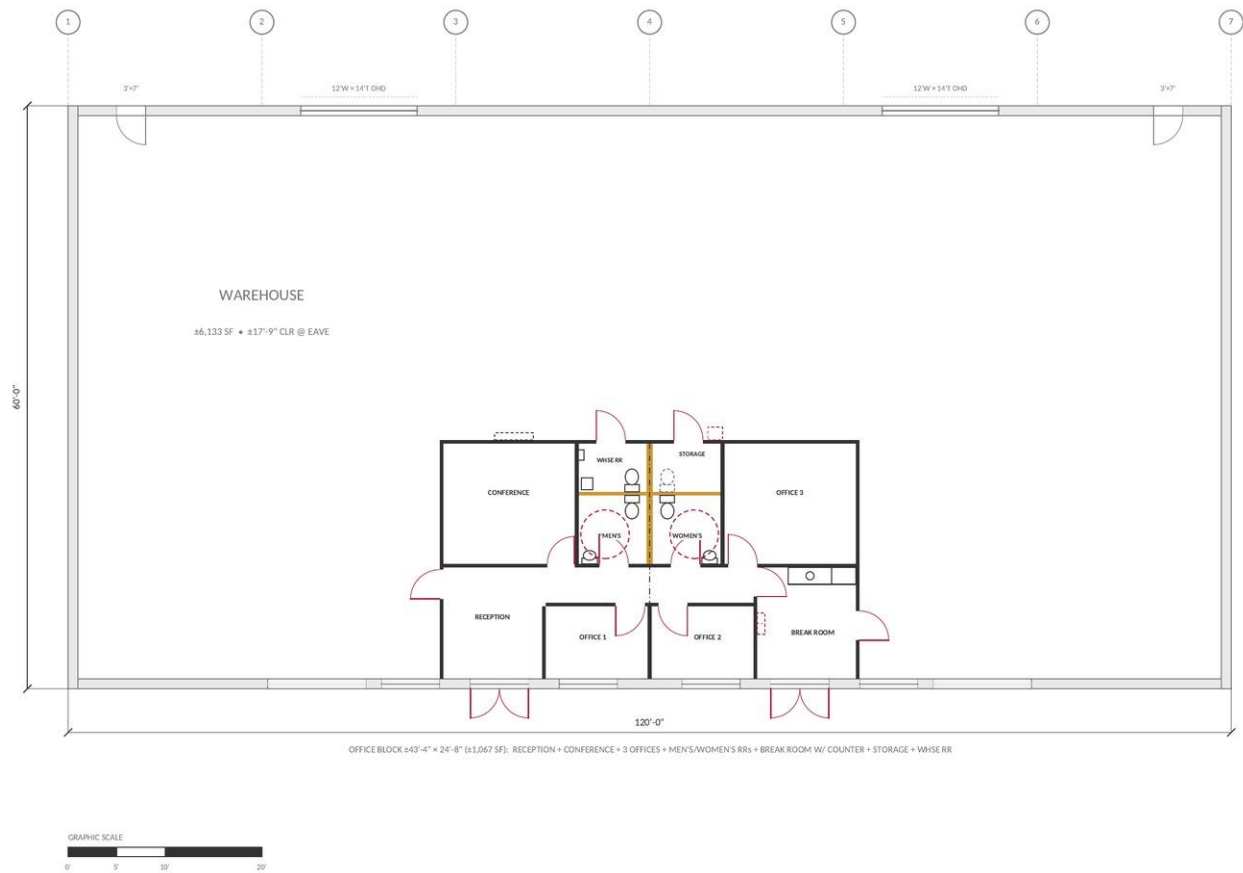
Two mirrored ±3,600 SF suites, each with a ±525 SF office pod at the entry: reception with a break counter, a private office, an accessible restroom and a second restroom serving the warehouse. Four restrooms on one trench; the pod splits into two offices later without moving plumbing.

60'-0" x 120'-0" out-to-out of steel | ±7,200 SF | ±56'-7" clear span

FOOTPRINT	60' x 120'	TOTAL AREA	±7,200 SF
BAY SPACING	20'-0" o.c.	CLEAR SPAN	±56'-7"
EAVE CLEAR	±17'-9"	RIDGE CLEAR	±20'-1"
DRIVE-IN	2 @ 12' x 14'	DEMISING	Center grid line

Test Fits Are Architect-Reviewed And Approximate, Provided For Illustrative Purposes Only. Not A Permit Set. Final Clearances, Egress And Systems By The Architect Of Record At Permitting.

FLOOR PLAN | SCHEME B



SCHEME B | SINGLE TENANT

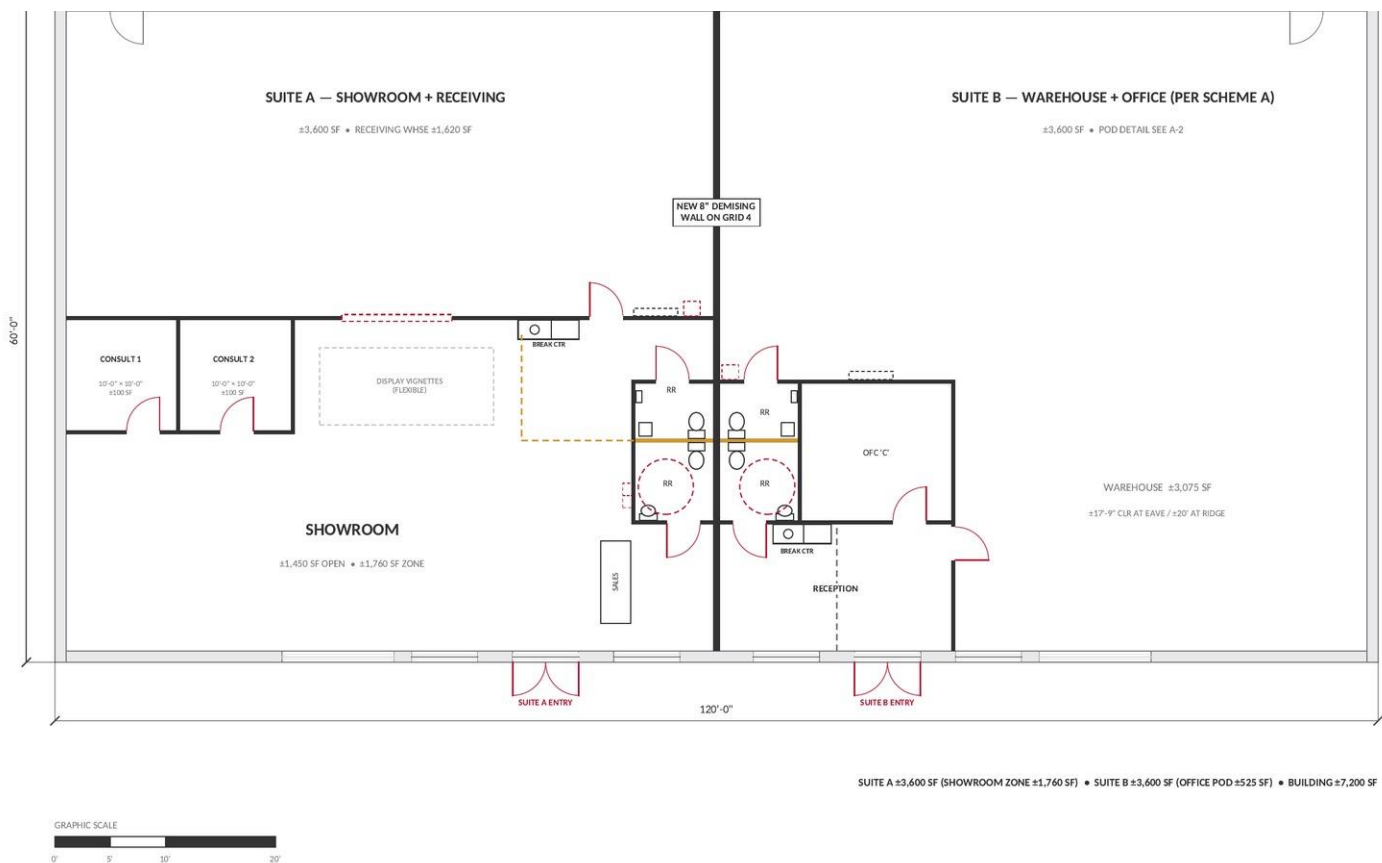
One tenant across the whole building, with a ±1,067 SF office block spanning both entries — reception, conference, three private offices, men's and women's restrooms, break room and storage. A single demising wall converts it back to the two-suite plan.

60'-0" x 120'-0" out-to-out of steel | ±7,200 SF | ±56'-7" clear span

FOOTPRINT	60' x 120'	TOTAL AREA	±7,200 SF
BAY SPACING	20'-0" o.c.	CLEAR SPAN	±56'-7"
EAVE CLEAR	±17'-9"	RIDGE CLEAR	±20'-1"
DRIVE-IN	2 @ 12' x 14'	DEMISING	Center grid line

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FLOOR PLAN | SCHEME D



SCHEME D | SHOWROOM + SUITE

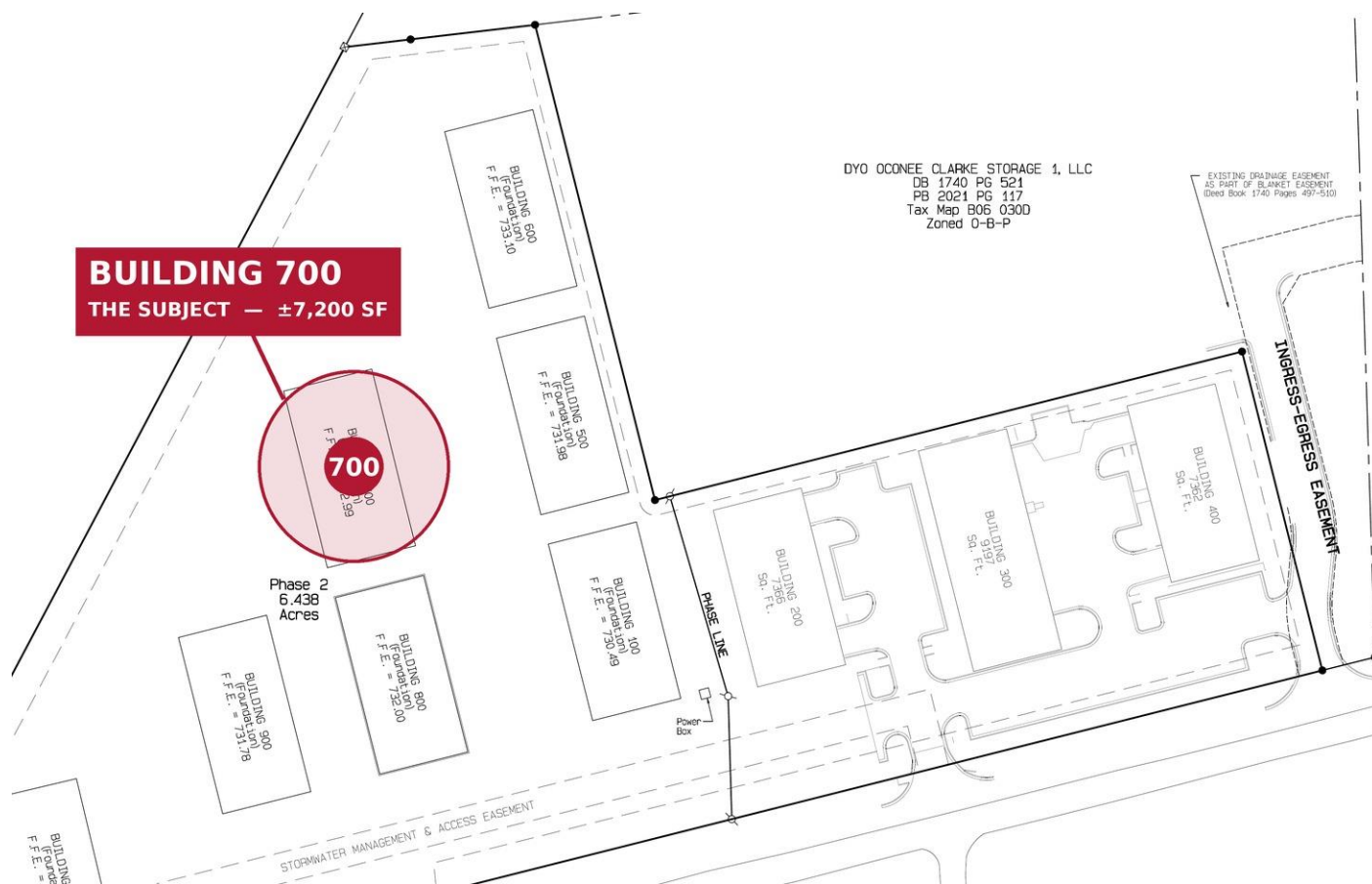
A split for a showroom user. Suite A is open display with private consultation rooms and receiving at the west drive-in door; Suite B is the Scheme A office pod verbatim. One plumbing trench crosses the demising line.

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FOOTPRINT	60' x 120'	TOTAL AREA	±7,200 SF
BAY SPACING	20'-0" o.c.	CLEAR SPAN	±56'-7"
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SITE PLAN



Site plan adapted from the recorded Phase 2 foundation survey prepared by Baseline Surveying & Engineering, Inc. Building 700 identified by Thrive.RealEstate. Dimensions and building positions approximate; refer to the recorded plat.

MORELAND HEIGHTS BUSINESS PARK

Moreland Heights Business Park is approved for ten buildings on 8.37 acres. Three are complete along the entry drive — Buildings 200, 300 and 400. Building 700 sits in the 6.438-acre Phase 2 pod to the west, one of seven buildings platted in that phase, with foundations set and floor elevations established.

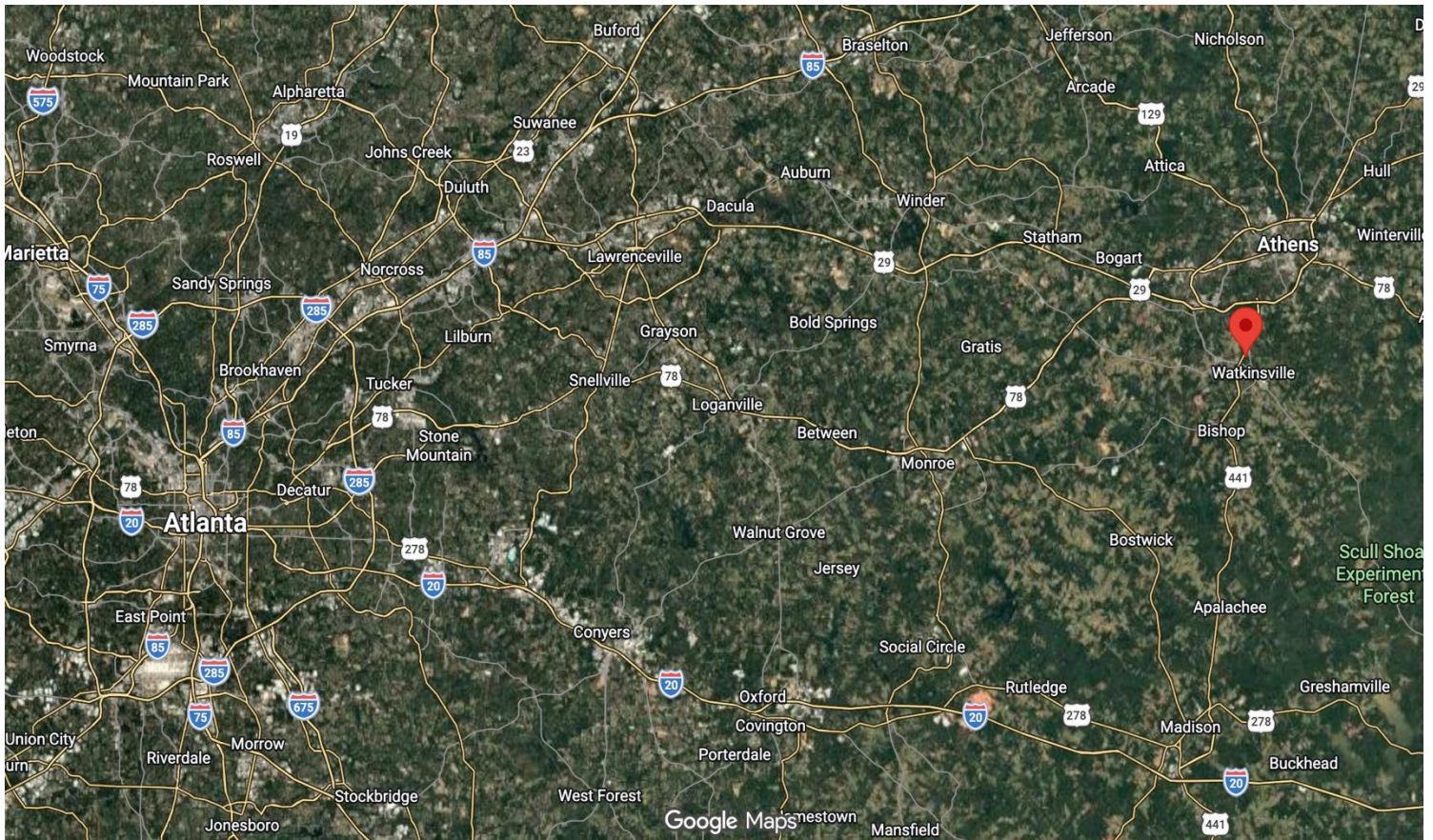
For a tenant the practical read is room to grow. A business that starts in one $\pm 3,600$ SF suite sits inside a park with seven more buildings platted — growing does not mean leaving the corridor.



Phase 2 building pod, overhead



Park site layout, overhead



9 / 15



OCONEE COUNTY

MACON HIGHWAY | US 441 | WATKINSVILLE



Macon Highway is where Oconee County puts its commercial development, and Building 700 is already on it. Within about a mile and a half: the county's consolidated administrative offices, a recently opened QuikTrip, the approved Oconee Mercantile redevelopment, and a commercial anchor site in development six-tenths of a mile north. Downtown Watkinsville is a mile south. This is a corridor filling in, not a road with a building on it.

BY THE NUMBERS

0.6 mi

To 441 Central — a ±12–14 acre site programmed for a 50,887 SF anchor plus inline space and outparcels. In development; not under construction.

158,959 SF

Oconee Mercantile — approved across seven buildings at 7920 Macon Highway. Approved, not yet built.

1 mi

To downtown Watkinsville, directly south of the property.

10

Buildings in the approved Moreland Heights master plan — three complete, Building 700 in Phase 2.

\$139.4M

GDOT reconstruction of SR 316 through Oconee County; completion scheduled 2028.



A SMALL COUNTY WITH DEEP DEMAND

Oconee County anchors the southern edge of the Athens metropolitan area. Population reached 44,893 as of July 2025, up 7.4% since the 2020 census against 5.5% statewide. Median household income is \$121,217 and 55.9% of adults hold a bachelor's degree or higher — roughly 1.6 times the Georgia rate on both measures. Unemployment was 2.5% in March 2026.

For a small-bay landlord the more useful number is the business mix. The county recorded 4,635 nonemployer establishments in 2023 against 1,458 employer establishments — better than three sole proprietors and micro-firms for every established employer. That is the population that outgrows a garage and signs a first suite. Building 700 is sized for exactly that step, and the master plan has room for a tenant to grow without moving.

44,893

POPULATION

2025 EST.

\$121,217

MEDIAN HH INCOME

2020–24 ACS

55.9%

BACHELOR'S DEGREE+

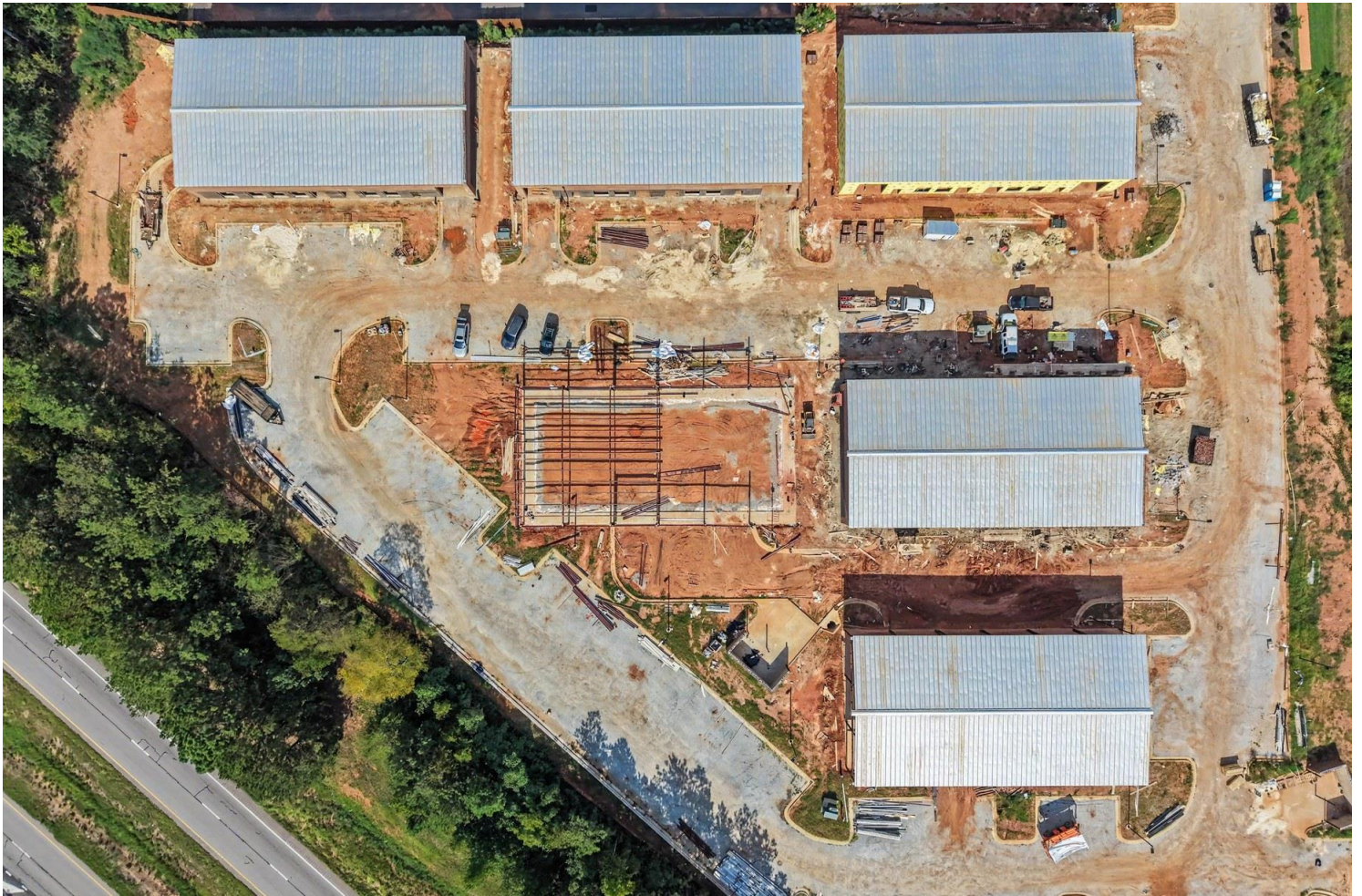
2020–24 ACS

2.5%

UNEMPLOYMENT

MARCH 2026

WHO THIS BUILDING FITS



THE USE ENVELOPE, PLAINLY

The parcel is zoned OIP — Office-Institutional-Professional — under conditional zoning. The approved concept describes these buildings as contractor office, general office and service-type businesses with roll-up doors and small loading areas, so the flex format sits inside the entitlement rather than beside it.

That makes Building 700 a clean fit for a contractor's office and shop, professional or medical office, appointment-based service businesses, and design or trade showrooms. Storage is accessory to those uses, not the primary use — this is not a warehouse or distribution building and should not be shopped as one. A tenant whose use is retail flavored or assembly-oriented should confirm with Oconee County Planning before signing; the shell is unsprinklered, which independently limits certain occupancy classifications. We will help you get that answer in writing before you commit.



A CONDOMINIUM, NOT A PARK

Moreland Heights Office Complex is a recorded Georgia condominium rather than a conventional multi-tenant business park. The condominium plat was certified in December 2025 and recorded January 16, 2026 at Plat Book 2026, page 5 of the Oconee County records; the declaration is recorded at Deed Book 1842, page 747. Building 700 is a Phase 2 unit.

That structure matters to a tenant in two practical ways. First, the exterior and the common areas are governed by the condominium association rather than by one landlord's discretion, so the brick, the drives, the landscaping and the parking are maintained to a recorded standard for the life of the project. Full brick veneer on all four elevations is not a marketing upgrade here — it is a condition of the county's zoning approval, binding on the developer. Second, common-area costs are assessed through the association on a prorated per-square-foot basis and passed through as an operating expense, reconciled against actual cost rather than escalated by a fixed percentage.

The building is a pre-engineered rigid-frame steel structure, 60 feet by 120 feet, single story, with a 1:12 roof slope and a standing-seam Galvalume roof. The frame is clear-span — no interior columns between the long walls, leaving roughly 56 feet 7 inches clear across the building. That is the specification most competing stock on this corridor cannot match: the nearest directly comparable building is a 1980 metal structure on 40-foot column bays.

The complex master plan is approved for ten buildings, three of which are complete. A tenant who starts in one ±3,600 SF suite has somewhere to go without leaving the corridor.

REGIONAL REACH



DRIVE TIMES FROM PROPERTY

Downtown Watkinsville	~3 min
Athens Perimeter (SR 10 Loop)	~12 min
SR 316 at Oconee Connector	~12 min
Downtown Athens	~15 min
University of Georgia campus	~18 min
Athens Ben Epps Airport (AHN)	~20 min
Madison, GA	~35 min
I-85 at Commerce (Exit 149)	~40 min
Downtown Atlanta	~1 hr 20 min
Hartsfield-Jackson (ATL)	~1 hr 30 min

Approximate off-peak driving times from the property. Confirm routing for your own trip; GDOT corridor construction on SR 316 runs through 2028.

ATHENS MSA AT-A-GLANCE

221,801

ATHENS MSA POPULATION

2024 ACS 1-year estimate

107,700

MSA NONFARM JOBS

June 2026, U.S. BLS

43,888

UGA ENROLLMENT

Fall 2025 — a record

3.5%

MSA UNEMPLOYMENT

June 2026, BLS preliminary

REGIONAL ECONOMIC ENGINE

\$9.2 BILLION

UNIVERSITY OF GEORGIA ANNUAL ECONOMIC IMPACT

Fiscal year 2025, up 9.5% year over year, as reported by the University of Georgia in February 2026.



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