

For Sale or Lease  
1,769 SF | \$465,000 | \$22 SF/Yr  
Office Building



## Beacon Pointe Office Park

1060 Garland Dr, Bldg 700  
Bogart, Georgia 30622

### Property Overview

Coming in February 2026- A custom-designed office building featuring upscale interior finishes and brick and stacked stone exterior. This building offers approximately 1,769 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 alike.

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

### Property Highlights

- Custom Office Building For Sale or Lease
- Coming February 2026
- High-End Interior Finishes Throughout
- Brick, Stacked Stone Exterior
- Just minutes away from Highway 316 and Highway 78

### Offering Summary

Sale Price:	\$465,000
Lease Rate:	\$22/SF/Year
Building Size:	1,769 SF

### For More Information

#### Brian Elrod, CCIM

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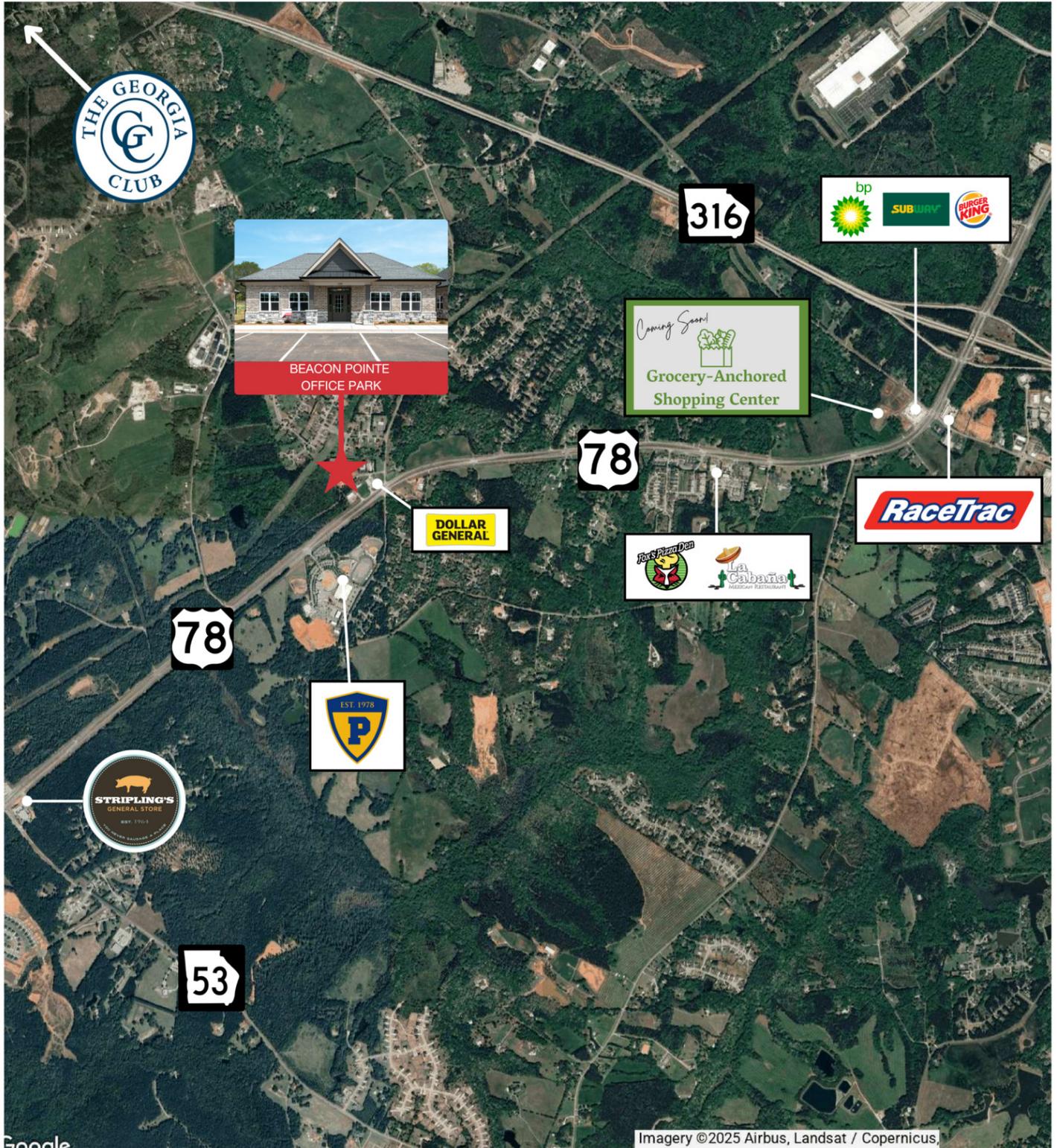
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Representative Photos



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Retailer Map



Google

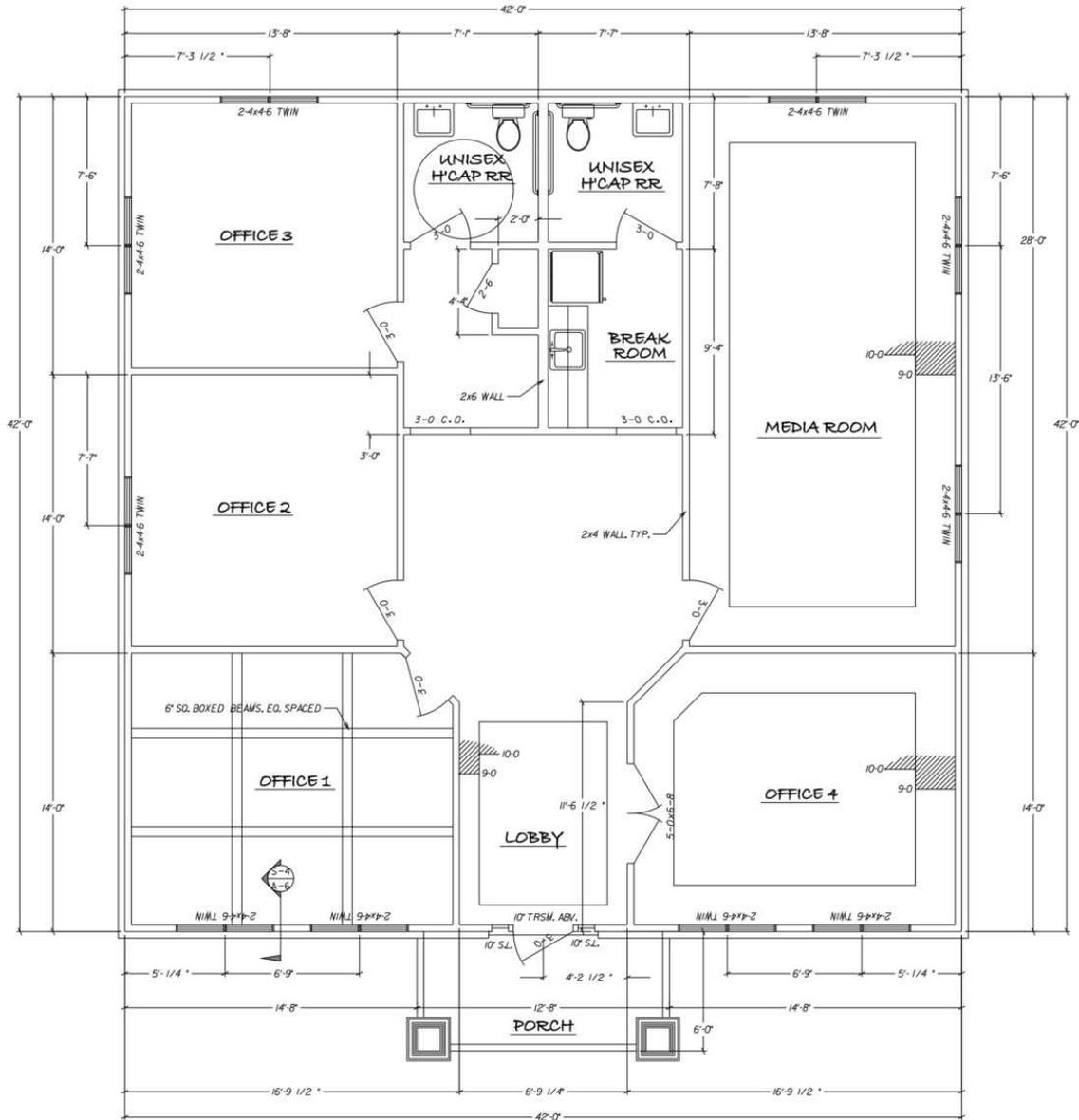
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Aerial Photo

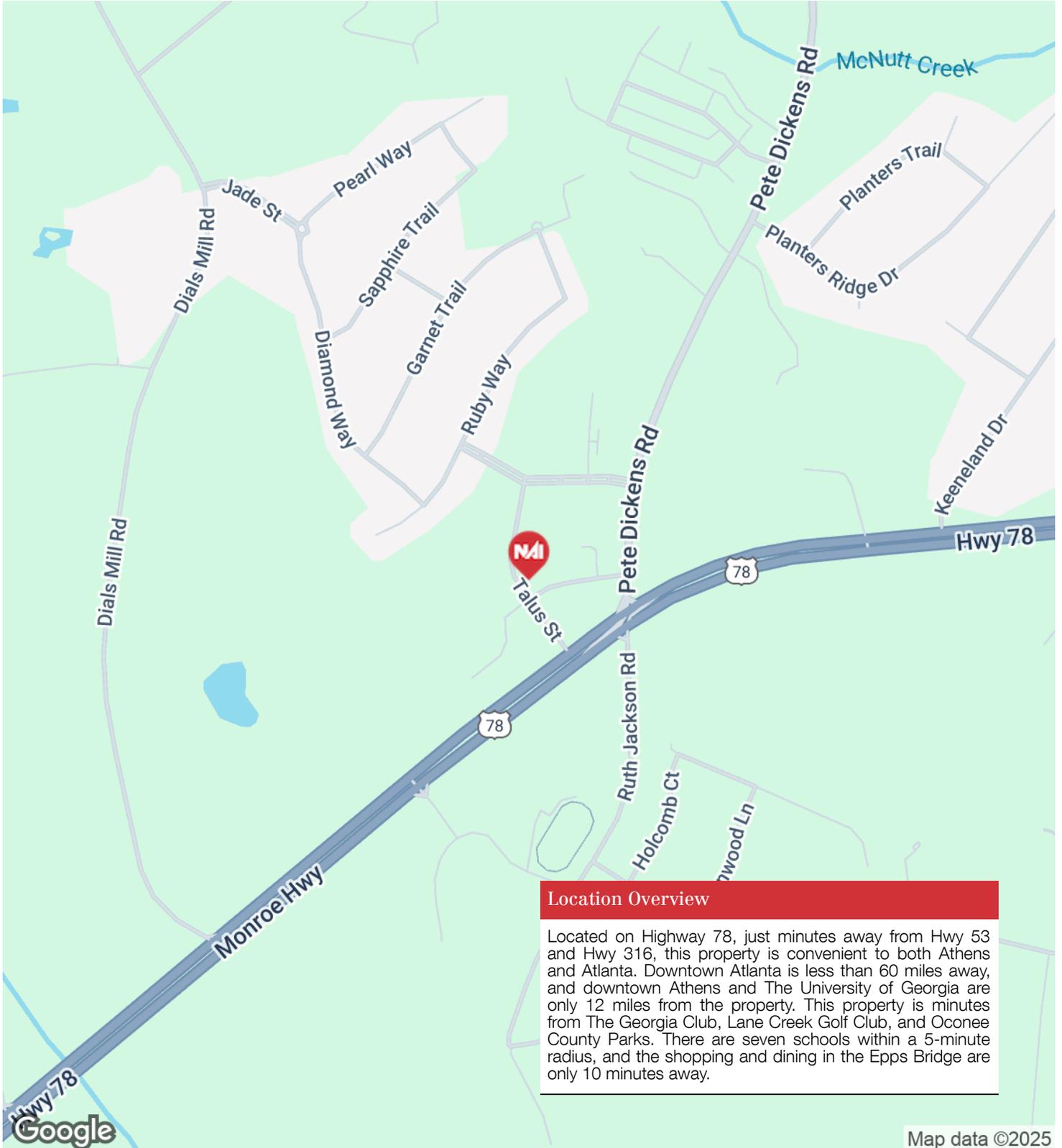




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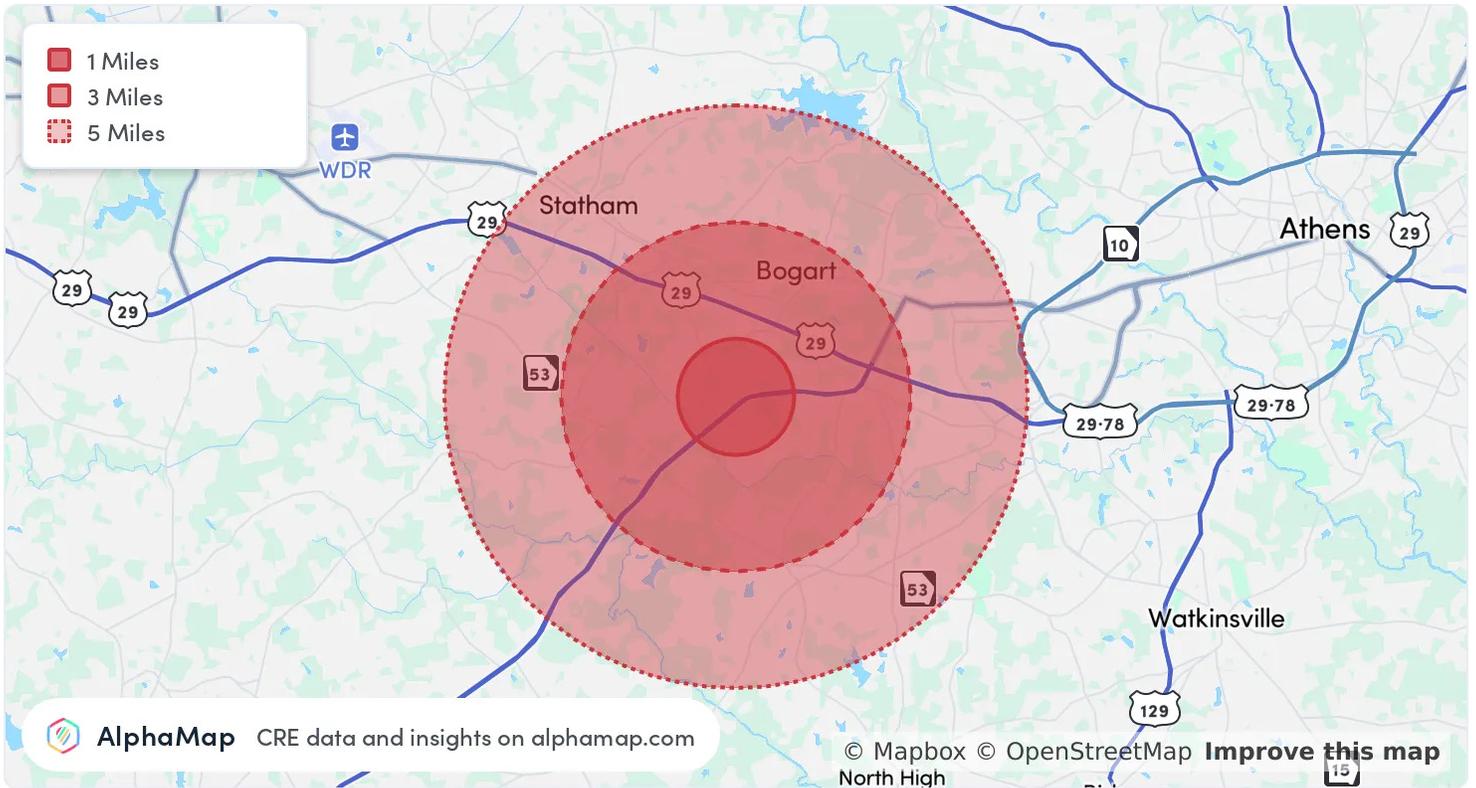
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Location Map



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 Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	1,716	11,015	27,358
Average Age	37	37	39
Average Age (Male)	37	37	38
Average Age (Female)	38	38	40
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	561	3,674	9,502
Persons per HH	3.1	3	2.9
Average HH Income	\$167,319	\$155,342	\$138,326
Average House Value	\$486,527	\$471,104	\$431,819
Per Capita Income	\$53,973	\$51,780	\$47,698

Map and demographics data derived from AlphaMap