

Lakeview Business Park



**Rock Quarry Road
Danielsville, GA 30633**

- Nicest business park in Madison County
- Located just north of the Danielsville square
- High-quality construction with superb detailing
- Pre-leased, furnished, and unfurnished office options available
- Warehouse area in each building for additional storage
- Build-to-suit and vacant lot purchases available
- Special financing options available for owner-users!*

Contact Information:

Jeff Koon
Carriage House Realty, Inc.

770 Gaines School Road
Athens, GA 30605

Office: 706-353-1750
Fax: 706-353-7365
Cellular: 706-718-1159

Jeff Koon
Carriage House Realty, Inc.



*Contact broker for more information

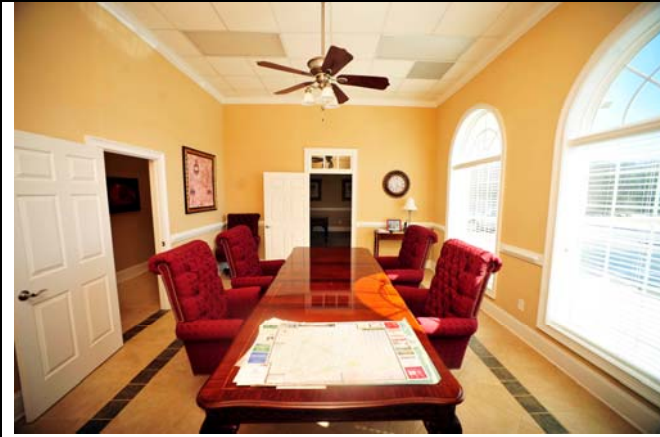
Lakeview Business Park Summary

Lakeview Business Park is the pre-eminent office and business center in Madison County. Conveniently located just north of the Danielsville square, the development offers a variety of options for both investors and end-users.

There are currently three Class “A” buildings built in the office park – one leased to a medical tenant, one furnished, and one vacant building. Features of the existing buildings include all-brick construction, decorative brickwork, ample parking spaces, break rooms, high ceilings (14'+ in some areas), heavy molding (crown, base, and chair), and handicap accessible restrooms. All buildings are one story units.

The vacant lots are roughly one acre each in size and can accommodate an estimated 10,000 sq/ft of office space per lot. All utilities are in place, including sewer and water, as well as paved roads and streetlights. Most lots require minimal grading.

Lakeview Business Park Photos



Lakeview Business Park Pricing

Building 44 - \$522,500
5520 square feet
*Can be sold furnished

Building 40 - \$290,000
2790 square feet

Building 94 - \$220,800
1920 square feet
Currently leased to a national credit tenant for \$2240/month

½ Lot - \$24,700
Whole Lots - \$44,900

Lakeview Business Park Area Map

