

## 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.

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 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 for \$2240/month

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

# Lakeview Business Park Area Map

