

**FOR LEASE – Office Suite located in Advanced Technology Park
104 Whiting Way
Warner Robins, GA 31088**



Summary

Area Info

Aerial

Floor Plan



LEASE PRICE: \$14.25/SF BASE
(Plus \$3.31/SF Estimated CT&I)

CONTACT

Ginny Wyatt, CCIM
Associate Broker
478-397-2233 Cell
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Kate Carman
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151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

Property Address: 104 Whiting Way
 Warner Robins, GA 31088

County: Houston

Year Built: 2018

Total Size: 9,636 SF

Available: **Suite 210 - 220: 1,412 SF**

Utilities: All available

Parking: Available in front and sides of building, shared with other tenants

Traffic Count: Osigian Boulevard - 7,940 VPD
 Houston Lake Road - 29,700 VPD
 Watson Boulevard - 34,700 VPD

SITE

Site Size: 1.06 AC

Parcel ID: 0W78D0 077000

Zoning: M2

LEASE PRICE: \$14.25/SF BASE
 (Plus \$3.31/SF Estimated CT&I)

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	53,092	116,621	186,412
Avg HH Income	\$94,005	\$94,620	\$104,413
Median Age	36.8	36.0	36.7

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NOTES

Suite 210 - 220 available, suite is 1,412 SF and floorplan consists of waiting room, receptionist area, four exam rooms, procedure room, physical therapy area, one office, and two restrooms.

LOCATION

Located in the Advanced Technology Park off Osigian Boulevard. Park offers a great tenant mix. Property is less than 6 miles from Robins Air Force Base and convenient to numerous restaurants, hotels, retailer, professional offices, and medical offices. Some surrounding neighbors include Dorsey & Associates Accounting, S & K Aerospace, Georgia Spine & Orthopedics, Synovus Bank, Edge Fitness, Target, Academy Sports, Longhorn Steakhouse, Cheddar's, Fairfield Inn & Suites, Candlewood Suites, and many more.



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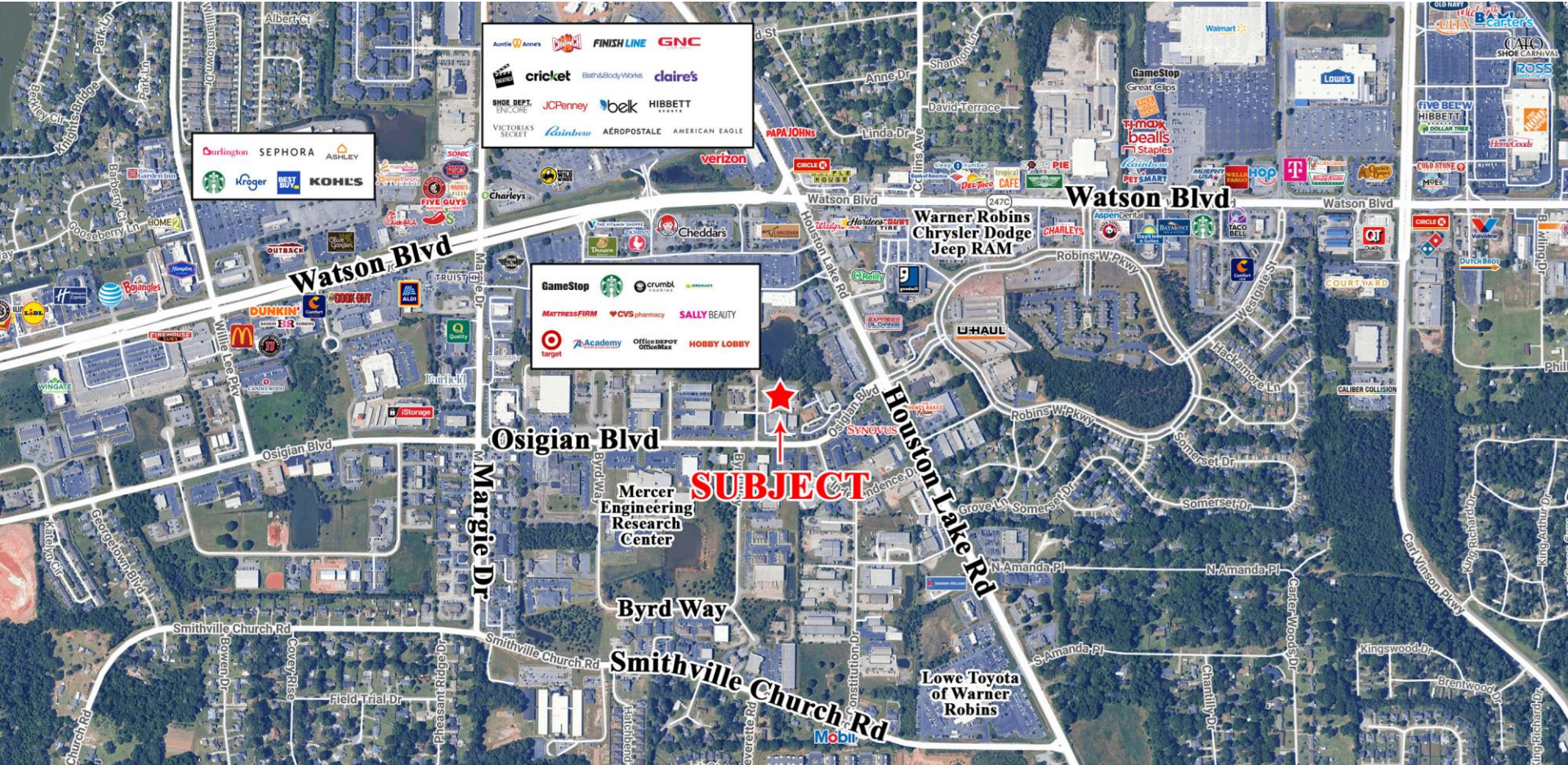


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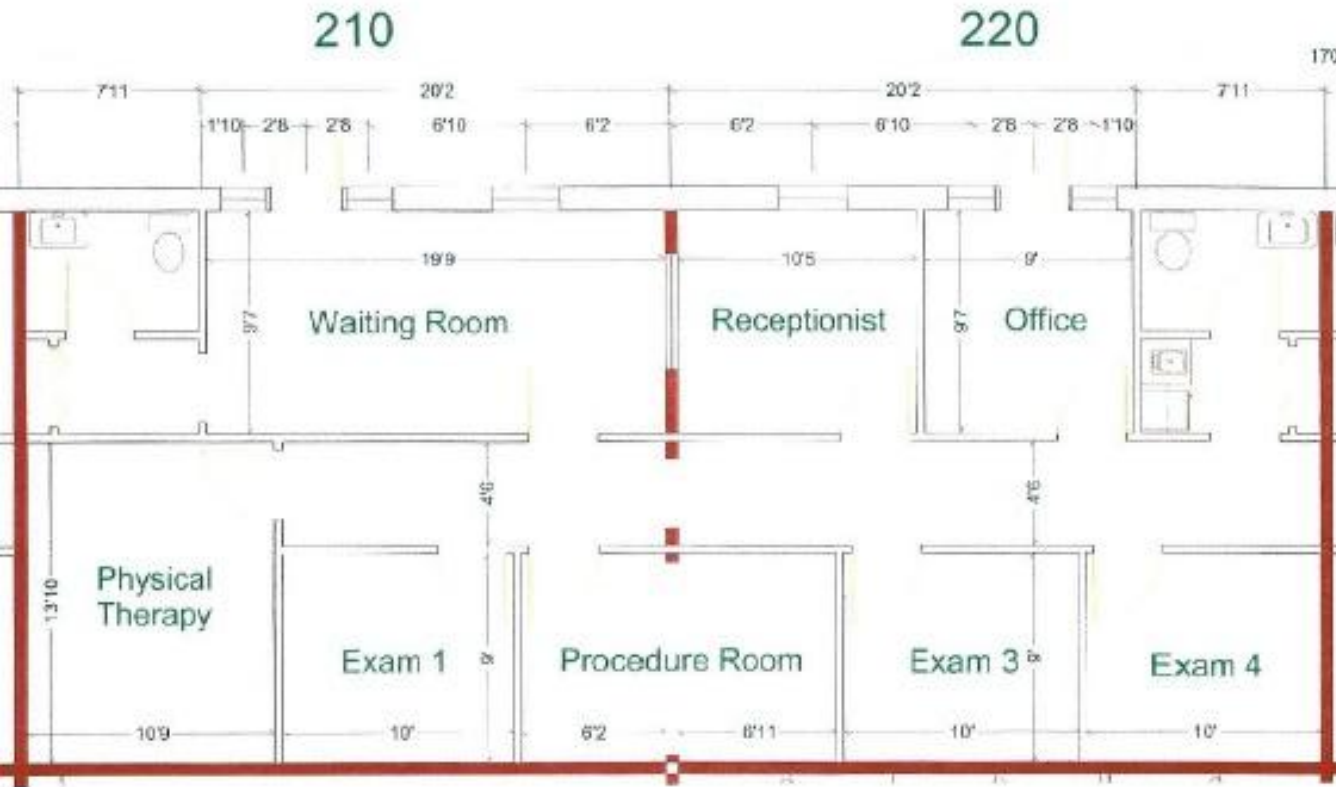


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