

**RATE
REDUCED**

OFFICE SPACE
201 BYRD COURT
WARNER ROBINS, HOUSTON COUNTY, GA 31088



REDUCED LEASE RATE:
~~\$20.00~~ \$16.50/PSF, NNN

LOCATION OVERVIEW

- Located in the Advanced Technology Park off Margie Drive / Osigian Boulevard
- 3.5 miles east of Interstate 75
- 5.5 miles from Robins Air Force Base
- Convenient to shopping, restaurants and financial institutions
- Zoning: M2, Industrial District

PROPERTY OVERVIEW

- 11,000± SF Professional Office Building
- 5,500± SF Space Available
 - Lobby / Reception
 - Fifteen (15) Private Offices
 - Two (2) Conference Rooms
 - Kitchen / Breakroom
 - Two (2) Storage Rooms
 - Three (3) Restrooms
 - Server Room
- One (1) acre site
- Asphalt paved parking
- All utilities serve the site including fiber optic service

THOMAS RHODES
706.615.5233 Cell
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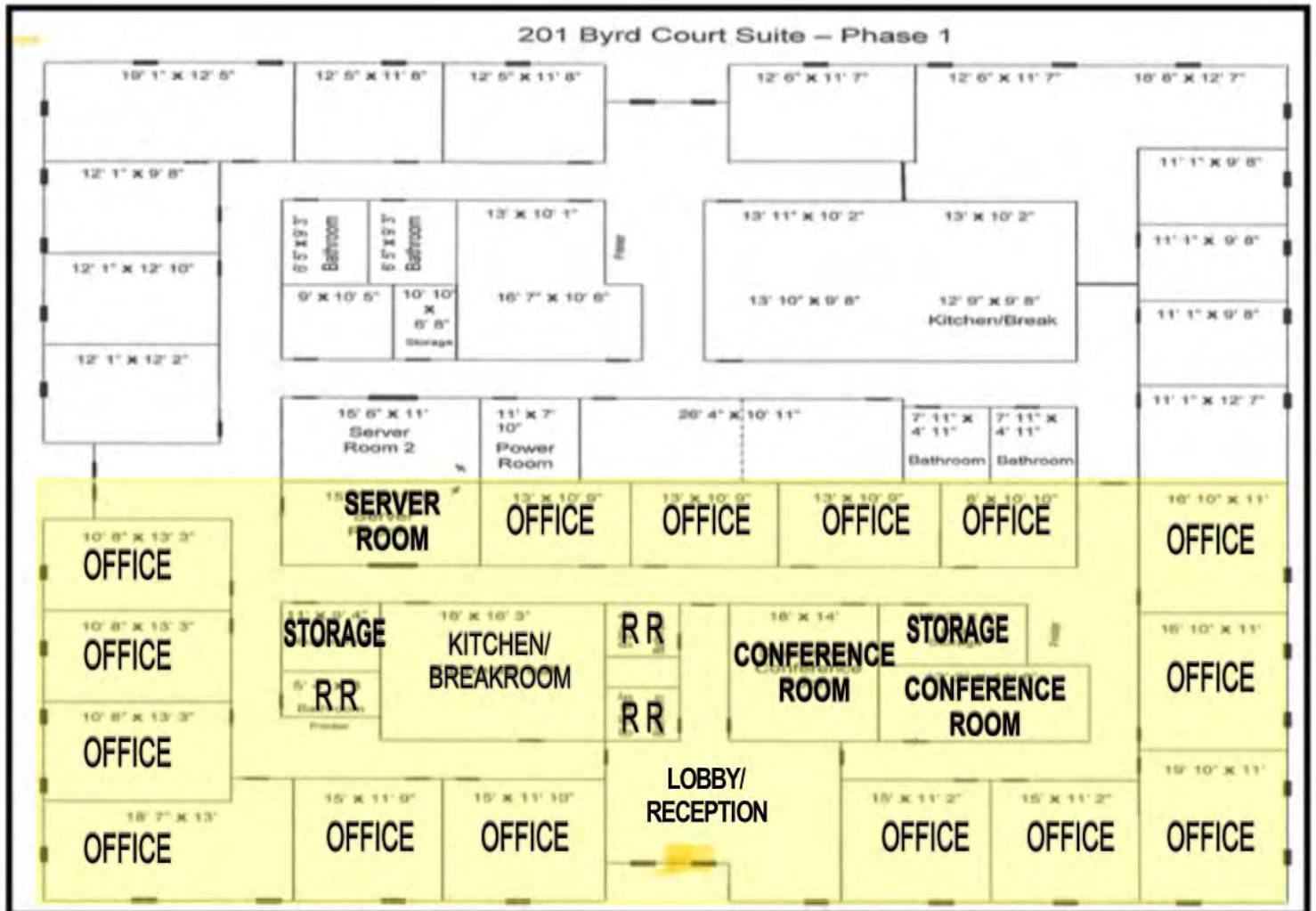
**COLDWELL BANKER
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EBERHARDT & BARRY

Revised 09/11/25

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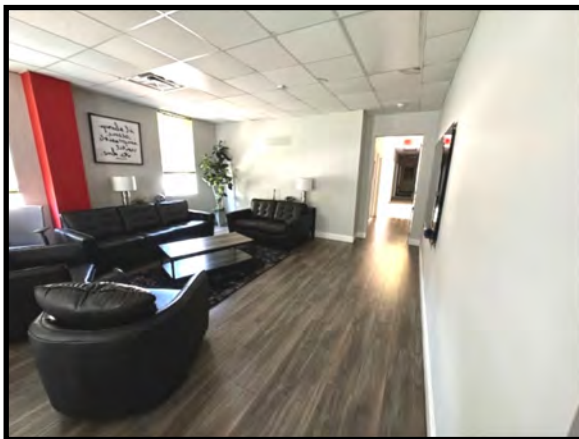
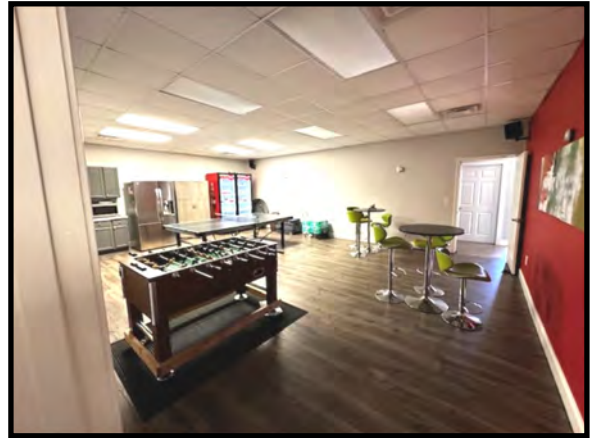
FLOOR PLAN



AVAILABLE SPACE

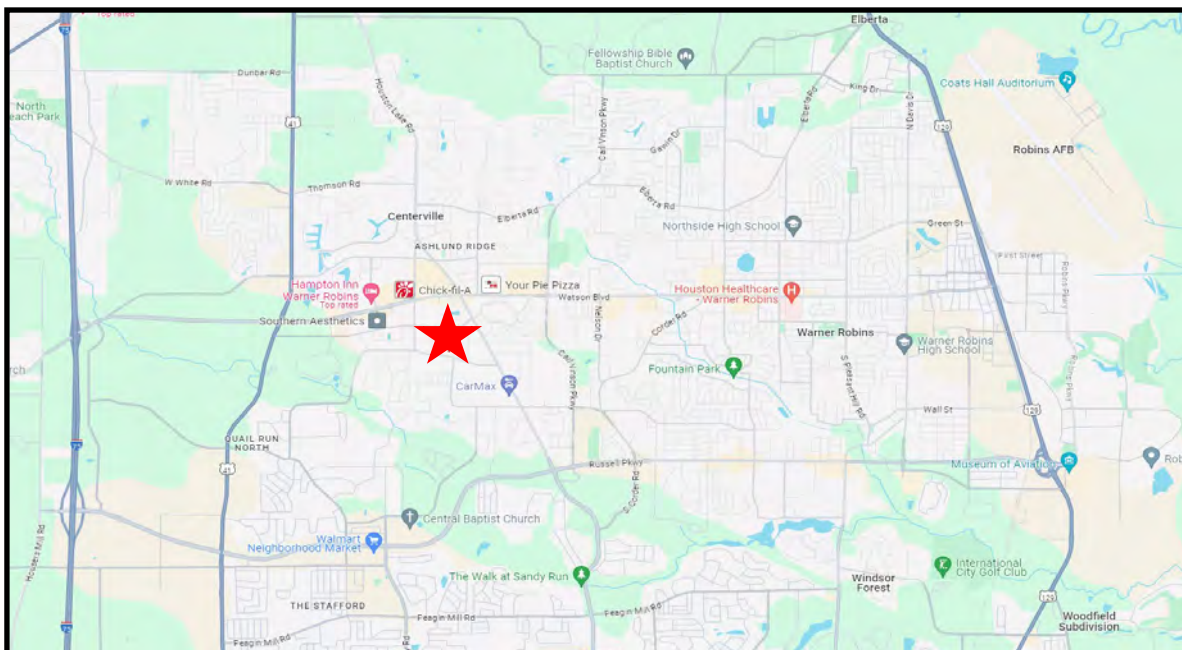
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DEMOGRAPHICS - HOUSTON COUNTY

