

# OFFICE SUITES FOR LEASE

404 Corder Road  
Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plan

Aerial

Site Map



**Two Suites Available!**

**Suite 100: Professional Office - \$17.00/SF Modified Gross**

**Suite 400: Medical Office - \$18.00/SF Modified Gross**

## CONTACT

**Kate Carman**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 404 Corder Road, Suite 100  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 11,084 SF

**Available:** **Suite 100 - 2,771 SF, Prof. Office**  
**Suite 400 - 2,708 SF Med. Office**

**Utilities:** All available

**Parking:** Paved, Onsite

**Traffic Count:** Corder Road - 12,200 VPD  
Watson Boulevard - 27,800 VPD

### SITE

**Site Size:** 0.87 Acres


**Parcel ID:** 0W68B0 118000

**Zoning:** C-1

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	8,725	65,312	116,814
Avg HH Income	\$74,404	\$81,210	\$93,727
Median Age	34.2	35.2	35.6

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Well-established multi-tenant professional office park! Suite 100 offers a 2,771 SF professional office suite with polished, built-out interior that includes six (6) private offices, conference room, entry way, reception, waiting room, two (2) restrooms, and break room. Suite 400 offers a 2,708 SF medical office suite with LFT in common areas, and the floor plan consists of reception, waiting room, five (5) exam rooms, two (2) restrooms, break room, and storage room, with space with flexibility to be adapted for either a procedure room or larger provider/executive office.

Located on Corder Road, which connects Watson Boulevard and Russell Parkway. Neighboring suites in the office park include medical, financial and tax preparation, legal, and lending service providers.



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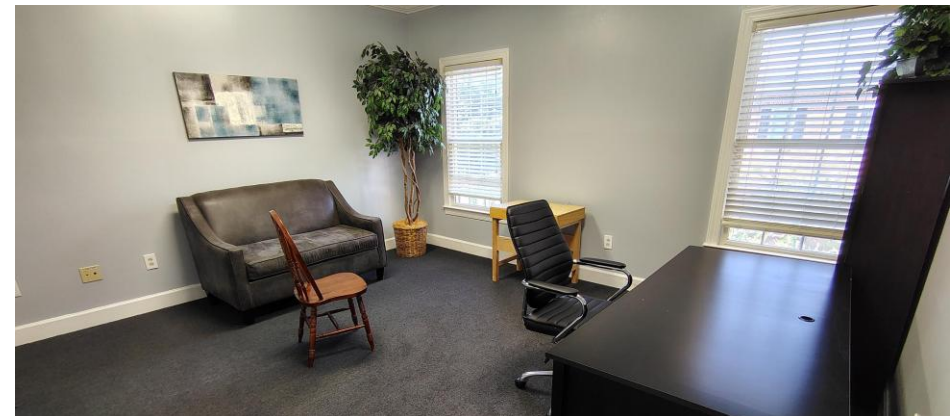
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## SUITE 100



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## SUITE 400



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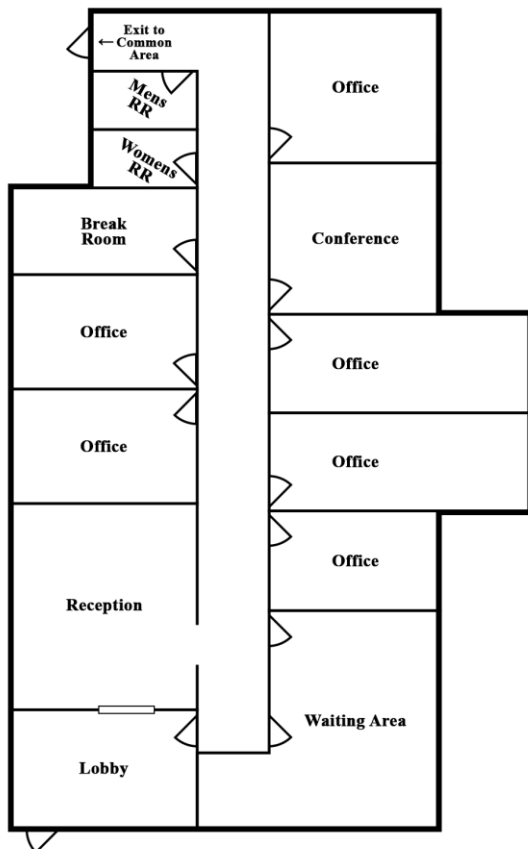
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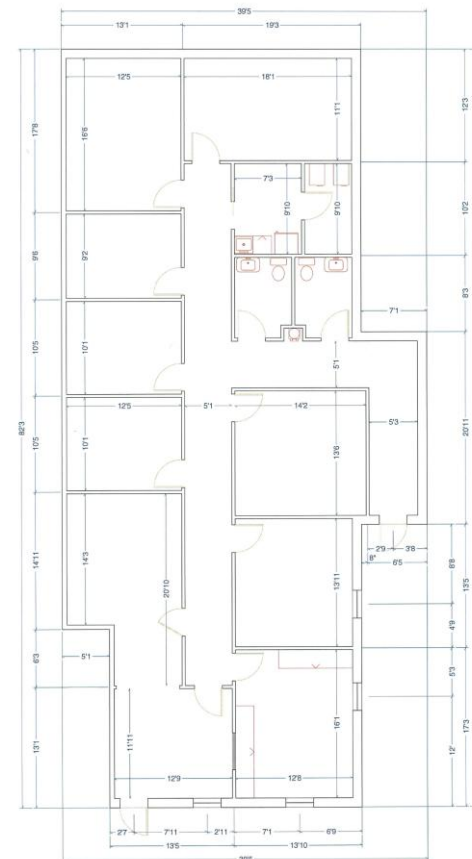
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← Suite 100

Suite 400 →



\*All measurements and all calculations of area are approximate and not guaranteed

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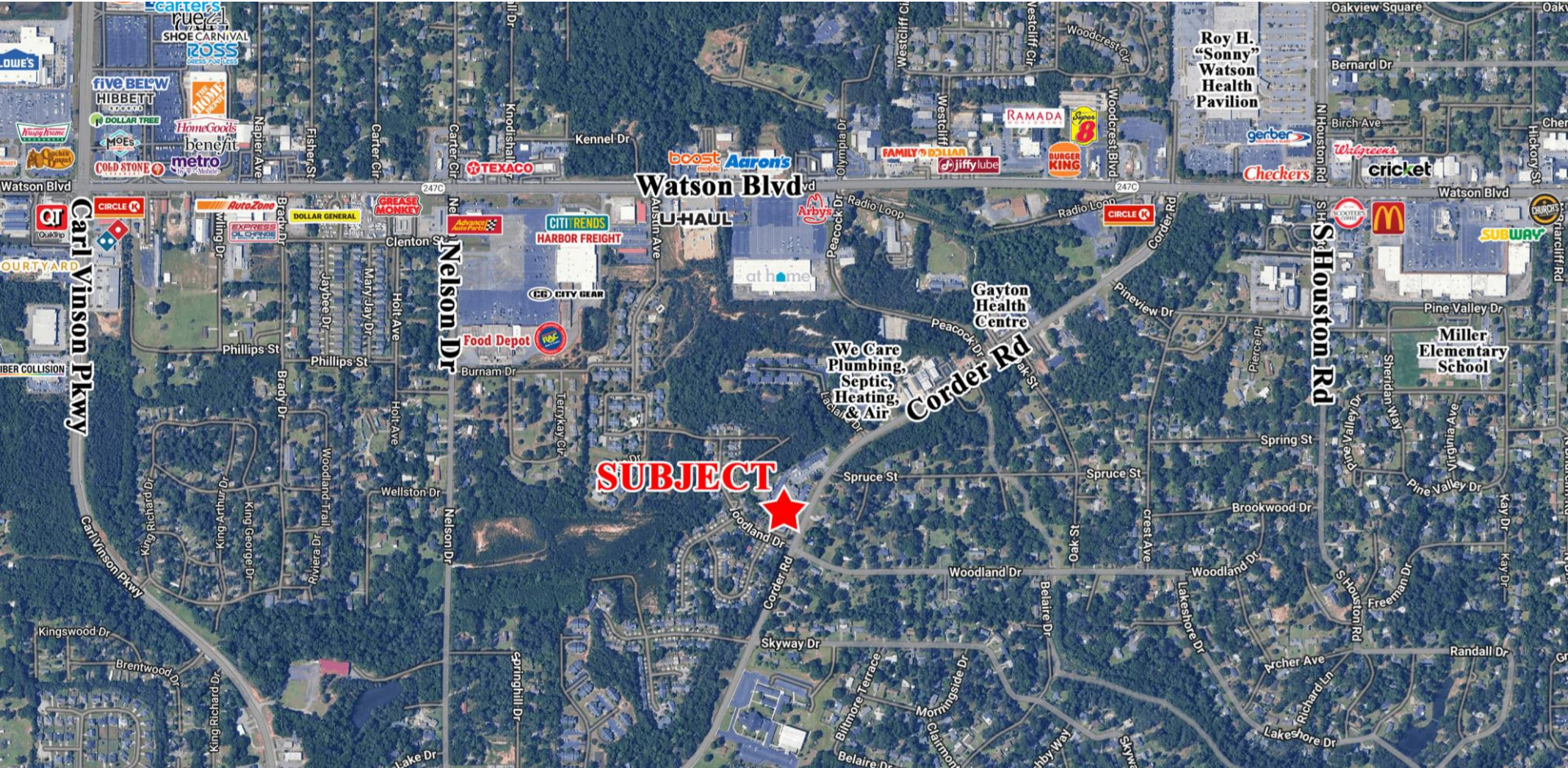
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