

3,096 SF Medical Office Available For Lease
140 Osigian Boulevard Building #300
Warner Robins, GA 31088



Summary

Area Info

Floor Plans

Aerial



LEASE RATE: \$16.00/psf NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 140 Osigian Boulevard
Building #300
Warner Robins, GA 31088

County: Houston

Total Size: 3,096 SF

Available: **3,096 SF**

Utilities: All available

Traffic Count: Osigian Boulevard – 7,165
Margie Drive – 7,716
Watson Boulevard – 33,089
Houston Lake Road – 27,045

SITE

Site Size: Property sits on 4.86 AC

Parcel ID: 0W78D0 018000

Parking: Available in front, rear, and side of building

LEASE RATE:
\$16.00/psf NNN

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,693	49,146	115,339
Avg HH Income	\$76,707	\$92,755	\$95,790
Median Age	37.3	36.7	35.8

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NOTES

3,096 SF Medical Office available January 1st, 2025! Building's floorplan consist of a reception and administrative spaces, 7 exam rooms, lab, procedure room, 3 restrooms, and break room.

LOCATION

Located in the Advanced Technology Park on Osigian Boulevard. Property is located off the main retail corridor Watson Boulevard and is less than 6 miles from Robins Air Force Base. Surrounding neighbors include Target, Hobby Lobby, Academy Sports, Office Depot, JoAnn Fabric and Crafts, ALDI, Kroger, Kohl's Best Buy, Steak 'n Shake, Panera Bread, Zaxby's, Wendy's, Longhorn's Steakhouse, The Allergy, Asthma, & Sinus Center, Ortho Georgia Warner Robins, and many more retailers, restaurants, medical/professional offices, and hotels.



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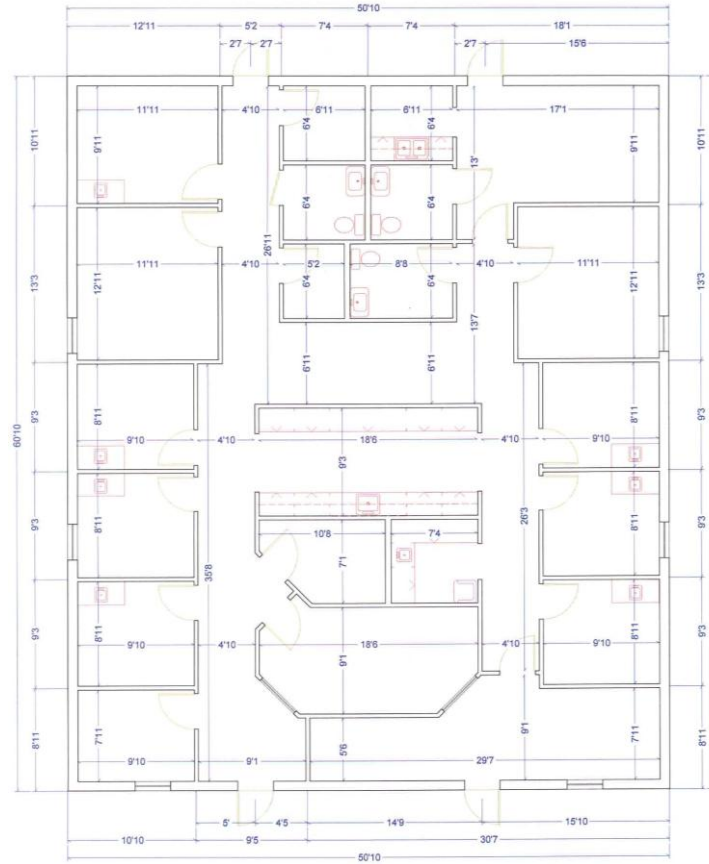
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BUILDING #300 FLOORPLAN



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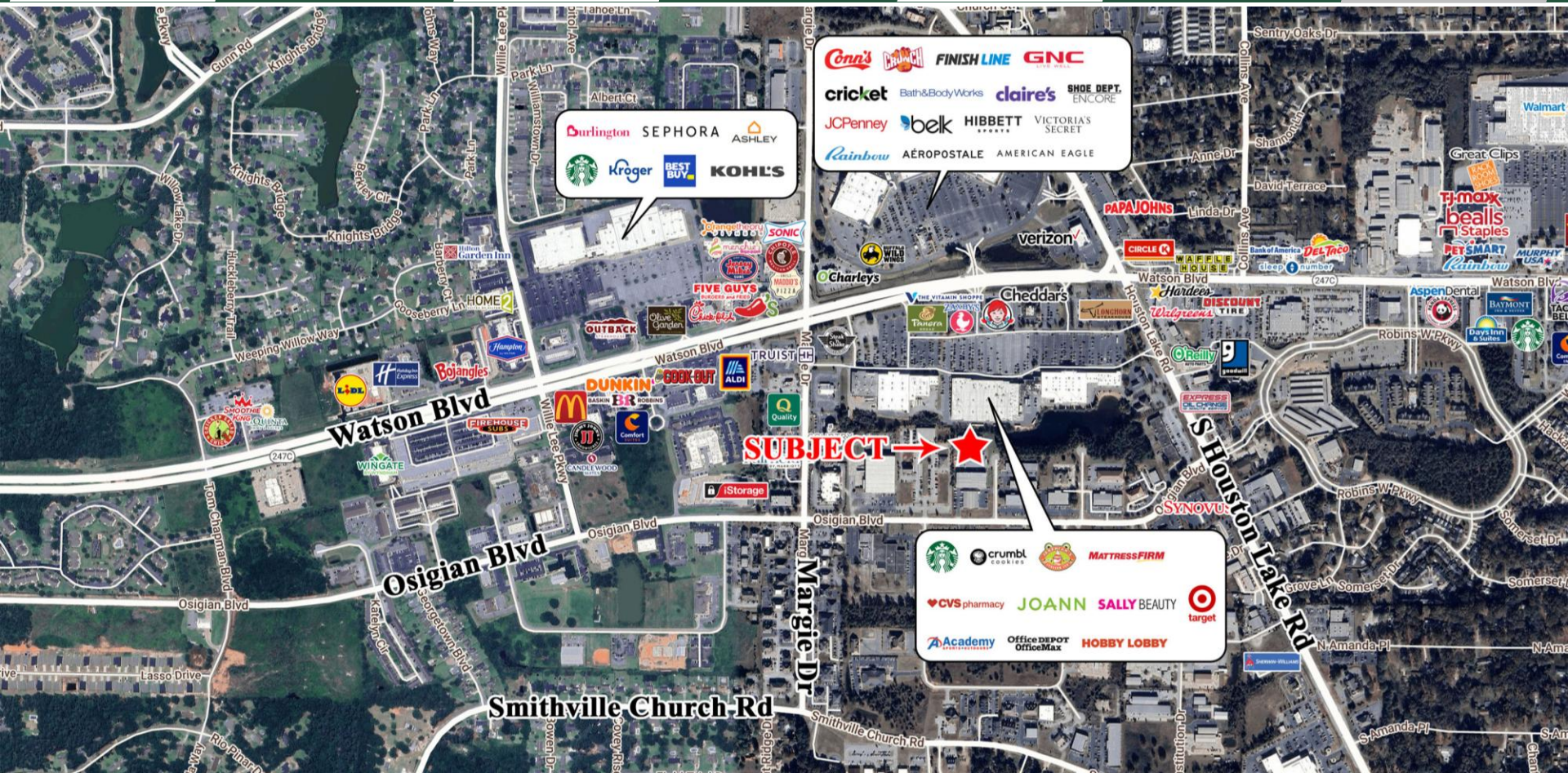


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