

**NEW CONSTRUCTION
PROFESSIONAL OFFICE SPACE**

102 - 103 Ed Bayer Court
Warner Robins, GA 31088



- Building Size:** 2 Buildings, 12,000 SF each
- Year Built:** 2023
- Available:** Suite Sizes are 1,300 and 1,700 SF
Suites can be combined if additional square footage is needed.
Floor plans shown are conceptual and are flexible.
- Parking Ratio:** 7.46/1000
- Traffic:** 7,630 vehicles per day on Osigian Boulevard
28,200 vehicles per day on Watson Boulevard
- Located:** Located in the Advanced Technology Park off Osigian Boulevard.
Convenient to professional office, restaurants, hotels and retail. 6 miles from Robins Air Force Base.

LEASE PRICE:

\$14.25/PSF (Inline Suites)

(Plus \$1.70/SF Estimated CTI)

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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Floor plan - 102 Ed Bayer Court



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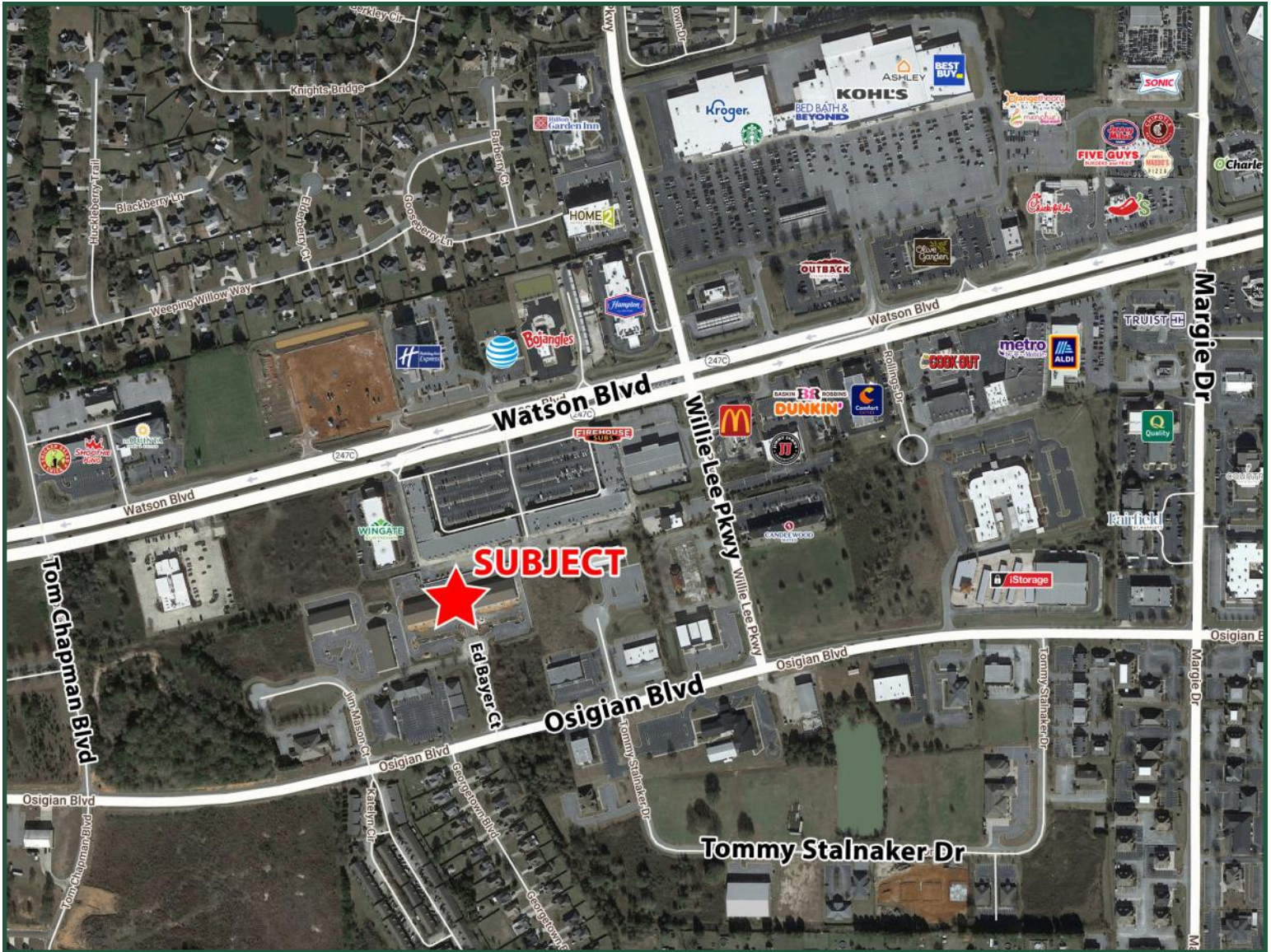
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Aerial & Demographics



2024 Demographics	1 mile	3 mile	5 mile
Population	5,079	42,632	109,524
Median Age	38.3	35.3	35.8
Avg. HHI	\$73,710	\$88,084	\$92,678

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