

949 Carl Vinson Parkway  
Centerville, GA 31028  
Contact: 478-397-0154

**3,750 SFT Flex Space for Lease.**  
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# FOR LEASE — 3,750 SF FLEX / OFFICE SPACE

949 Carl Vinson Parkway, Centerville, GA 31028  
Lease Rate: \$12.00/SF/YR (Modified Gross)  
Landlord Pays ALL Utilities — Electricity, Gas, Water, Internet

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## Property Overview

This versatile **3,750 SF flex/office building** offers an ideal layout for businesses needing a combination of private offices, open workspace, conference areas, and specialty rooms such as a server room and mail room. Located on high-visibility **Carl Vinson Parkway**, the property provides excellent access, strong traffic counts, and immediate proximity to Warner Robins, Centerville, and Robins AFB.

The space is move-in ready and designed to support professional services, administrative operations, training centers, call centers, creative studios, logistics coordination, or light tech operations.

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## Lease Structure

- **Rate: \$12.00 per SF per year**
  - **Total Annual Rent: \$45,000**
  - **Monthly Rent: \$3,750**
  - **Lease Type: Modified Gross**
  - **Landlord Pays:**
    - Electricity
    - Gas
    - Water
    - Internet service
    - Trash
    - Property taxes & building insurance
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## Building Size & Layout

### Detailed Breakdown

- **Total Building Size: 3,750 SF**
- **Conference Room: 350 SF**
- **Office Spaces Space : 600 SF**
- **Open Flex Space : 2,000 SF**
- **Additional Open Area: 800 SF**
- **Multiple Private Offices**
- **Reception Area & Lobby**
- **Dedicated Server Room**
- **Mail Room**
- **Foyer & Storage Closets**
- **Multiple Entry Points**
- **Ample Parking**

The layout supports both collaborative and private work environments.

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## Optional Additional Space

The document notes:

“Optional 2,000 Sqft Climate control building available directly behind the property.”

This **2,000 SF climate-controlled building** can be leased separately or combined for a total of **5,750 SF** of usable space—ideal for storage, production, inventory, or expansion.

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## **Location Highlights**

- High-visibility frontage on **Carl Vinson Parkway**
  - Minutes from **Watson Blvd, Houston Lake Rd, and Robins AFB**
  - Surrounded by retail, office, medical, and service businesses
  - Easy access for employees and customers
  - Strong traffic counts and signage potential
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## **Ideal Uses**

- Professional office
  - Administrative headquarters
  - Training center
  - Call center
  - Creative or tech workspace
  - Light assembly or logistics coordination
  - Government or contractor operations
  - Medical or therapy office (non-clinical)
  - Studio or production space
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## **Contact Information**

### **For Leasing Information:**

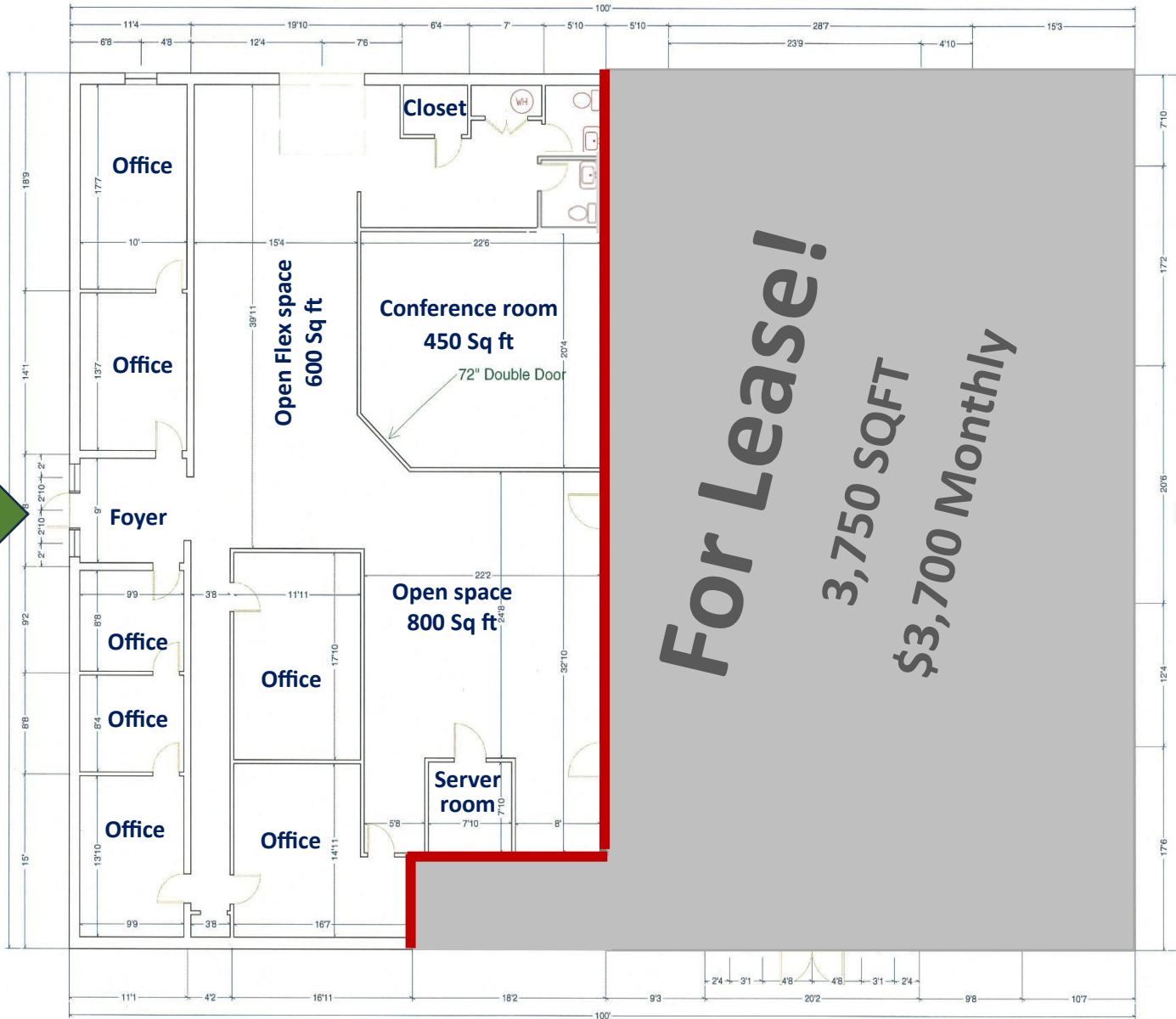
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**Address:** 949 Carl Vinson Parkway, Centerville, GA 31028

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**\$3,700  
Monthly**



**949 Carl Vinson**

Building Area  
7533 sq ft



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