

# LEASE

## MEDICAL OFFICE BUILDING 1707 WATSON BOULEVARD WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093



**LEASE RATE**  
**\$18.00/PSF, GROSS**  
**\$8,910.00/PER MONTH**

### LOCATION OVERVIEW

- Located one block from Houston Medical Center
- Convenient to restaurants, shopping and financial institutions
- 2.5 Miles from Robins Air Force Base
- 6.5 Miles from Interstate 75
- Zoned C2

### PROPERTY OVERVIEW

- 17,820± SF Three-Story Medical Office Building
  - 5,940± SF (Third Floor Space)
    - Large waiting area
    - Reception
    - Six (6) private offices
    - Nine (9) exam rooms
    - Large nurse work area
    - Laboratory
    - IV Room
    - Conference room
    - File room
    - Breakroom
    - Two (2) storage rooms
    - Three (3) supply closets
    - Five (5) restrooms
- Plenty of paved parking
- Professionally landscaped grounds
- Landlord pays for water, taxes and insurance

**STEPHANIE FOLSOM, CCIM**  
**478.361.8259 Cell**  
**stephanie@cbcgeorgia.com**

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Created 2/21/25

FLOOR PLAN - THIRD FLOOR - 5,940± SF



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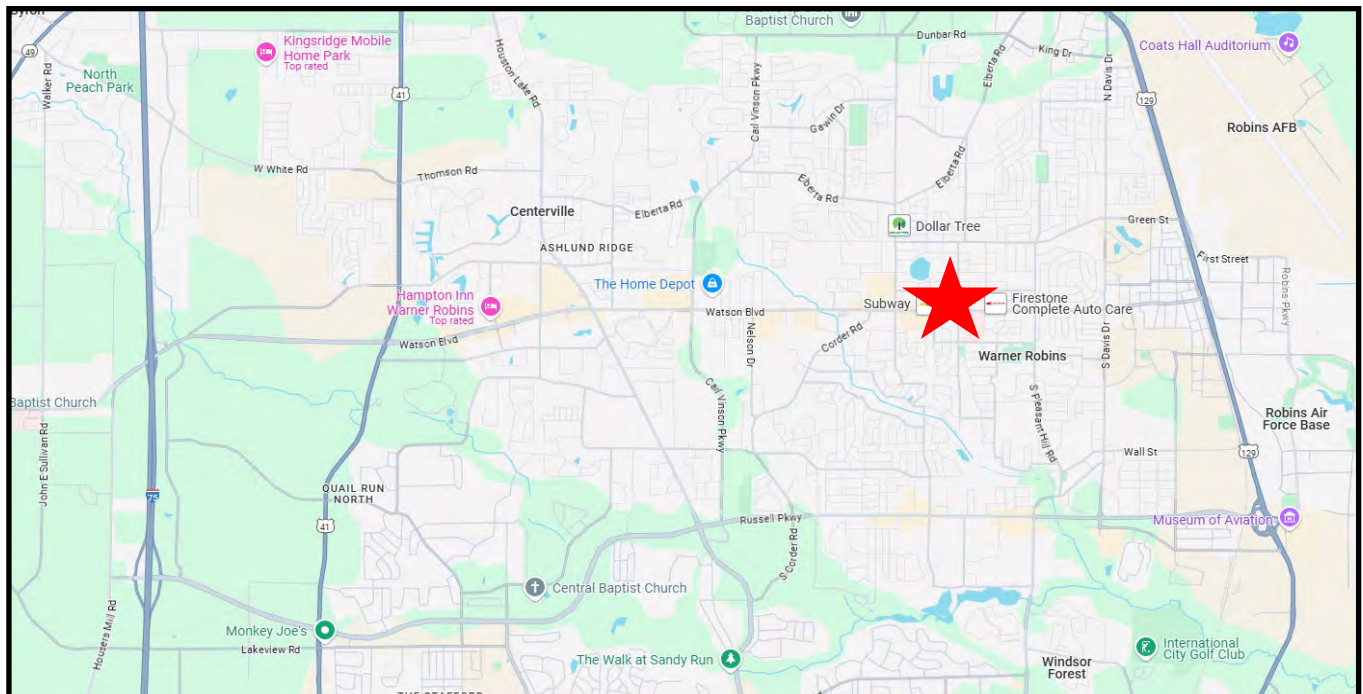
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## DEMOGRAPHICS - HOUSTON COUNTY

