

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
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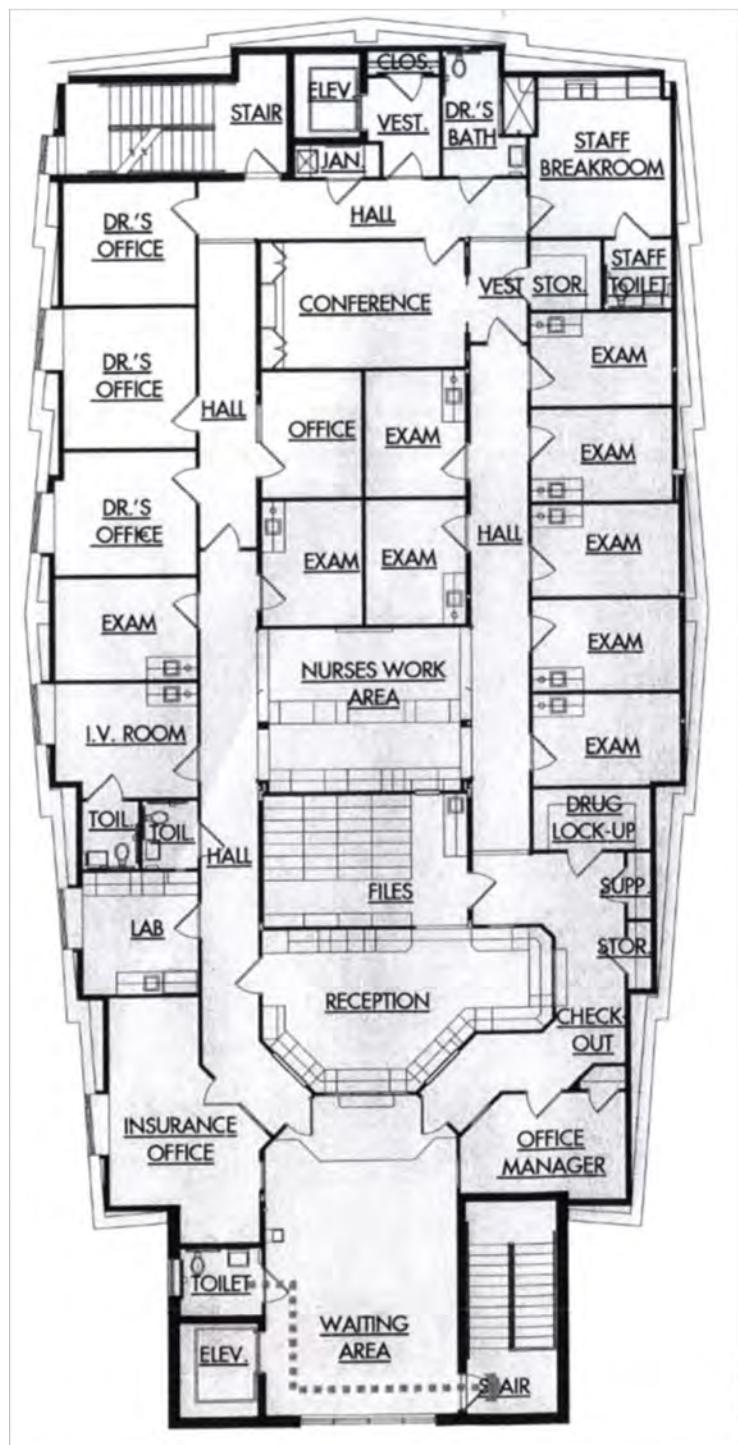
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Created 2/21/25

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FLOOR PLAN - THIRD FLOOR - 5,940± SF



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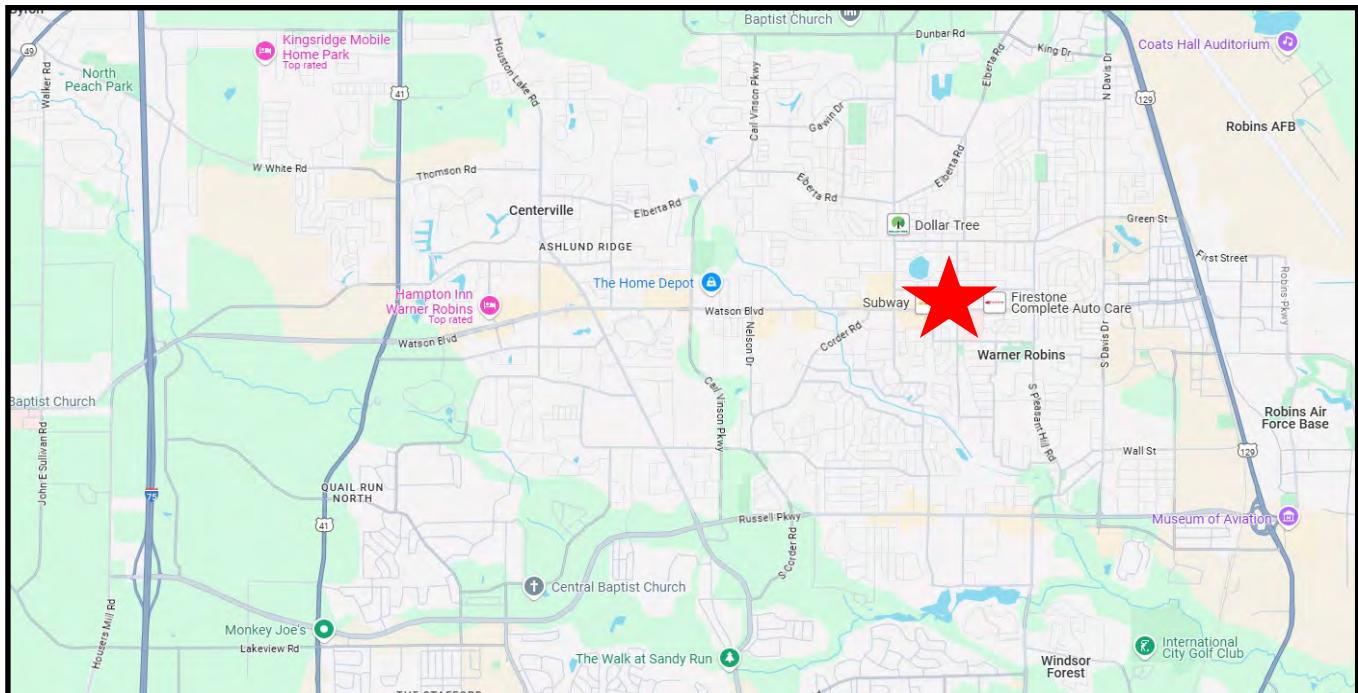


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DEMOGRAPHICS - HOUSTON COUNTY

