

**Professional Office Suites Available**  
**114 Constitution Drive**  
**Warner Robins, GA 31088**



Summary

Area Info

Floor Plans

Aerial

Site Map



**LEASE PRICE: \$13.00/SF NNN**

**CAM, Taxes, and Insurance estimated at \$1.51 PSF**

**CONTACT**

**Lan Heath**  
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577 Mulberry St, Suite 1100  
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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 114 Constitution Drive  
Warner Robins, GA 31008

**County:** Houston

**Available:** Suite 1100 – 1,500 SF  
Lease Rate: \$1,813.75/mo (incl. CTI)

**Utilities:** All Available

**Parking:** 54 Paved Spaces

**Notes:** Suites will be delivered in broom-swept condition. Best value in the area, with all the convenience and less traffic.

### SITE

**Site Size:** 0.91

**Parcel ID:** OW78N0 027000

**Zoning:** M-1

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Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,193	54,812	117,576
Avg HH Income	\$61,677	\$85,974	\$89,437
Median Age	35.0	35.5	35.1

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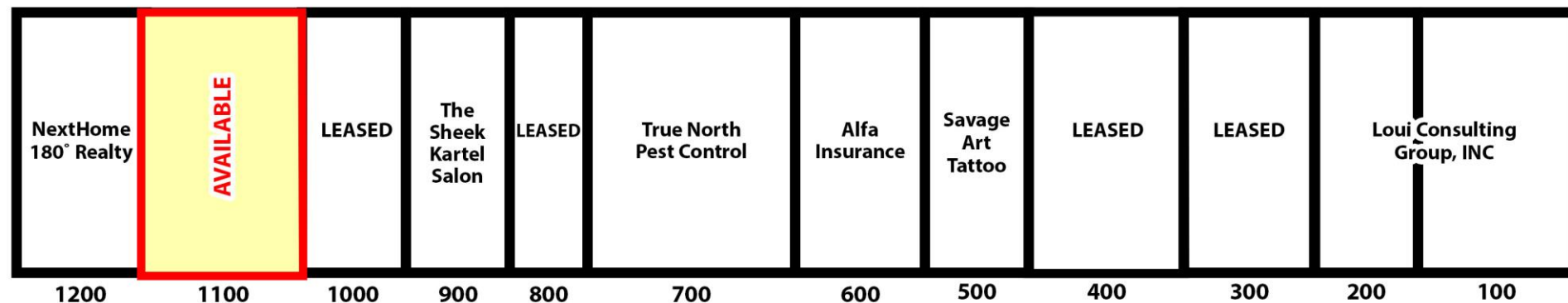
## PROPERTY INFORMATION

### LOCATION

Located in the Advanced Technology Park off of Osigian Boulevard and Houston Lake Road. Good access to Houston Lake Road, Watson Boulevard, Highway 41, and I-75.

### NEIGHBORS

Surrounding Neighbors include Galleria Mall, Willow Lake Crossing (Target, Joann, Hobby Lobby, Academy Sports & Outdoors), Warner Robins Place (Walmart, Lowes, TJ Maxx, Bealls, PetSmart) and many other amenities, restaurants, shopping, and banking.



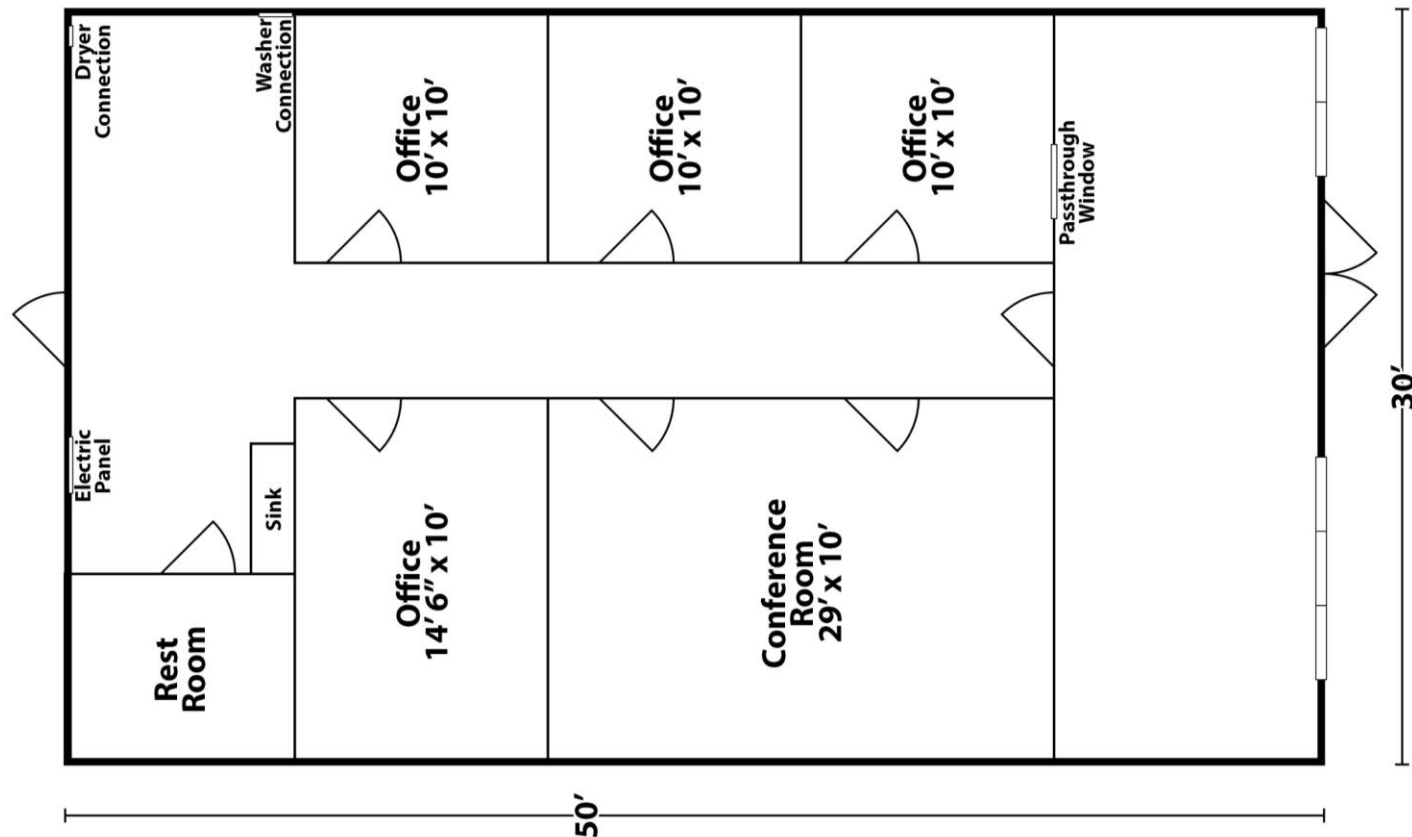
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\*All measurements and all calculations of area are approximate and not guaranteed

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