

**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/SF (Inline Suites)**  
**\$15.25/SF (Endcap Suites)**  
**(Plus \$1.70/SF Estimated CTI)**

**FOR MORE  
INFORMATION  
CONTACT**

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Associate Broker  
(478) 397-2233 (cell)  
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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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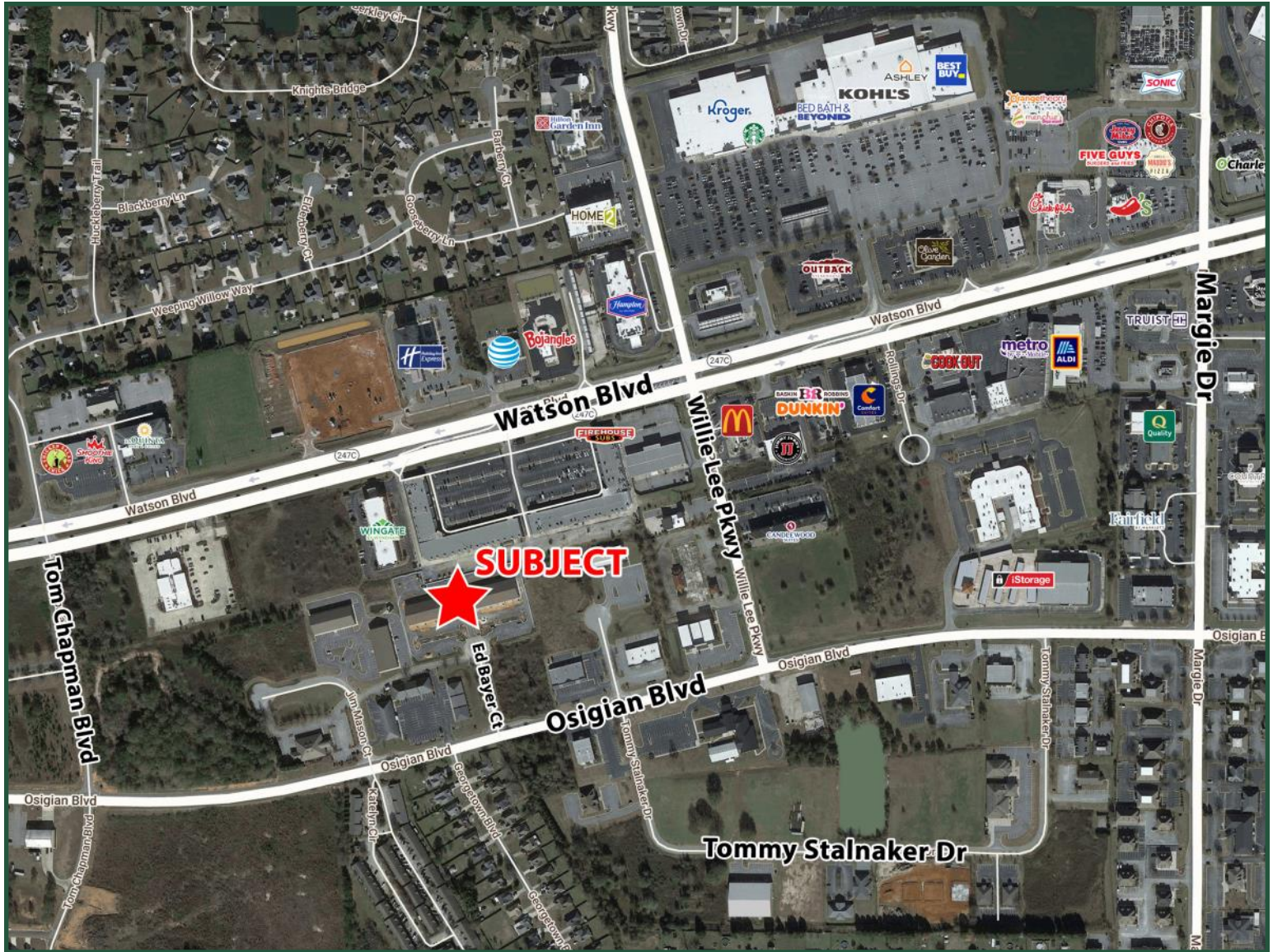
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## Aerial & Demographics



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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