

OFFICE BUILDING FOR LEASE

524 South Houston Lake Road, Building J
Warner Robins, GA 31088



Summary

Area Info

Floor Plan

Aerial

Site Map



CONTACT

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151 S Houston Lake Road, Ste 140
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PROPERTY INFORMATION

BUILDING

Property Address: 524 South Houston Lake Road, Building J
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County: Houston

Year Built: 2000

Available: 3,444 SF

Utilities: All available

Parking: Paved, onsite

Traffic Count: 27,000 VPD - South Houston Lake Rd

SITE

Site Size: 0.3 Acres

Parcel ID: 0W79A0 031000

Zoning: C-1

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,895	63,768	121,086
Avg HH Income	\$88,053	\$94,319	\$97,590
Median Age	35.2	35.9	35.7

Lease Rate: \$12.50/PSF Base Rent & \$2.45/PSF Additional Rent

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Standalone office building is now available for lease. Maximum contiguous space is 3,444 SF or, with two separate entrances, space can be divided for use by two tenants at $\pm 1,722$ SF per suite.

Each suite has entrance area, reception office, conference room, four (4) private offices, one (1) restroom, and a small break area.

Located on South Houston Lake Road in a high traffic corridor, this building is situated in a busy retail and professional area. Neighbors include CarMax, Robins Financial Credit Union, and many other physicians and professional offices.



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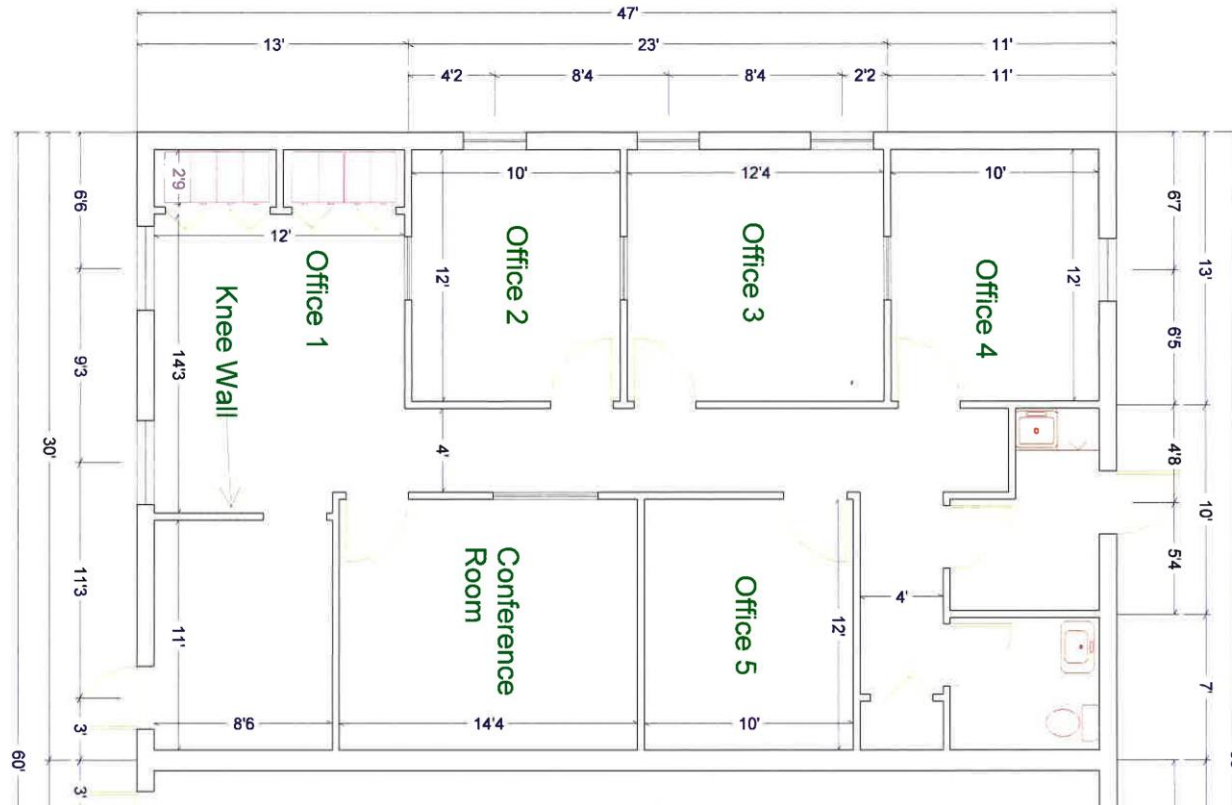
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Floor Plan - Example Layout for Suite 200



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

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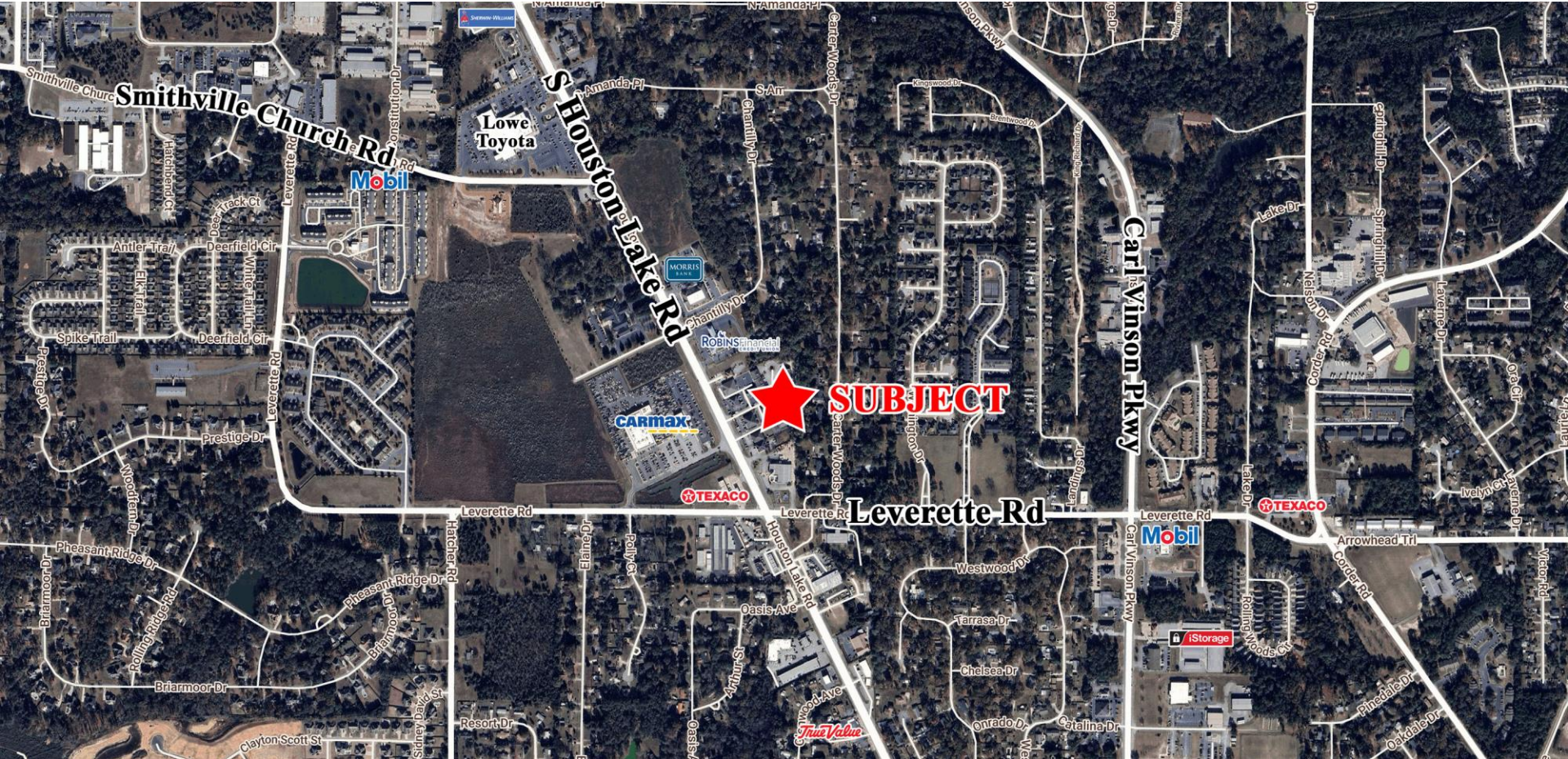
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