

Professional Office For Lease
305 Smithville Church Road
Warner Robins, GA 31088



Summary

Area Info

Photos

Aerial



CONTACT

Kate Carman

478-919-3878 Cell

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151 S Houston Lake Road, Suite 140

Warner Robins, Georgia 31088

478.971.8000 Office

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PROPERTY INFORMATION

BUILDING

Property Address: 305 Smithville Church Road
Warner Robins, GA 31088

County: Houston

Available: 300-500± SF
1,500± SF

Parking: Paved, onsite

Traffic Count: 28,400 VPD - Watson Blvd
7,910 VPD - Osigian Blvd

Zoning: C2

SITE

Site Size: 0.4 Acres

Parcel ID: 0W78J0 001000

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,557	50,560	114,069
Avg HH Income	\$83,971	\$94,989	\$96,276
Median Age	37.4	36.4	36.0

300-500±SF: LEASE PRICE: \$550-\$650/MONTH (INCLUDES UTILITIES)

1,500± SF: LEASE PRICE: \$2,000/MONTH MG

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AREA INFORMATION

AVAILABLE SUITES

300-500± SF - \$550-\$650/MONTH - Includes Utilities

Executive office with window now available, located on second floor of office building. Ideal for start-up businesses needing quiet space to complete administrative work! This office area shares a restroom upstairs, and janitorial of the common area included in rate.

1,500± SF - \$2,000/MONTH MG - Tenant pays electricity

The space includes three private offices, each equipped with at least one window to allow for natural light. It also features one dedicated conference room suitable for meetings, along with a break room for staff use. A single restroom is included in the layout, as well as two separate storage closets to accommodate supplies and equipment. The reception area contains a check-in window, and the suite shares a common entryway with a medical user.

LOCATION

Located just off Watson Boulevard and Houston Lake Road in Warner Robins and approximately 8 miles from Robins Air Force Base. Close proximity to many offices, medical providers, retail, and restaurant establishments. Neighboring businesses include Majestic Oaks Home Care Agency, Family Dental Associates, Traditions Health Hospice, Visiting Angels, AMJ Electric, Oral Surgery Associates of Central Georgia, SwirlX Automotive Restyling, Quail Run Elementary School, and many more.

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Executive Office Space



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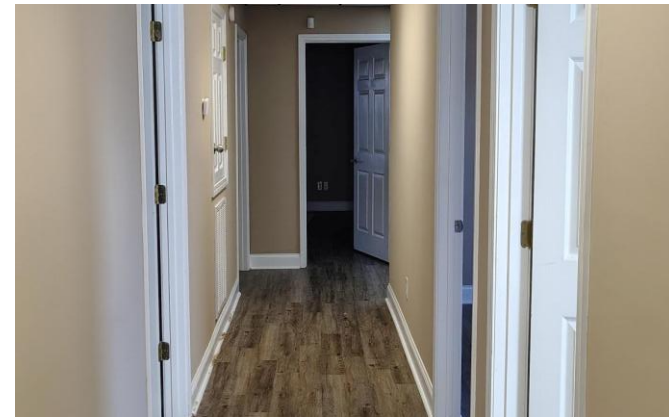
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Site Map

1,500 SF Space



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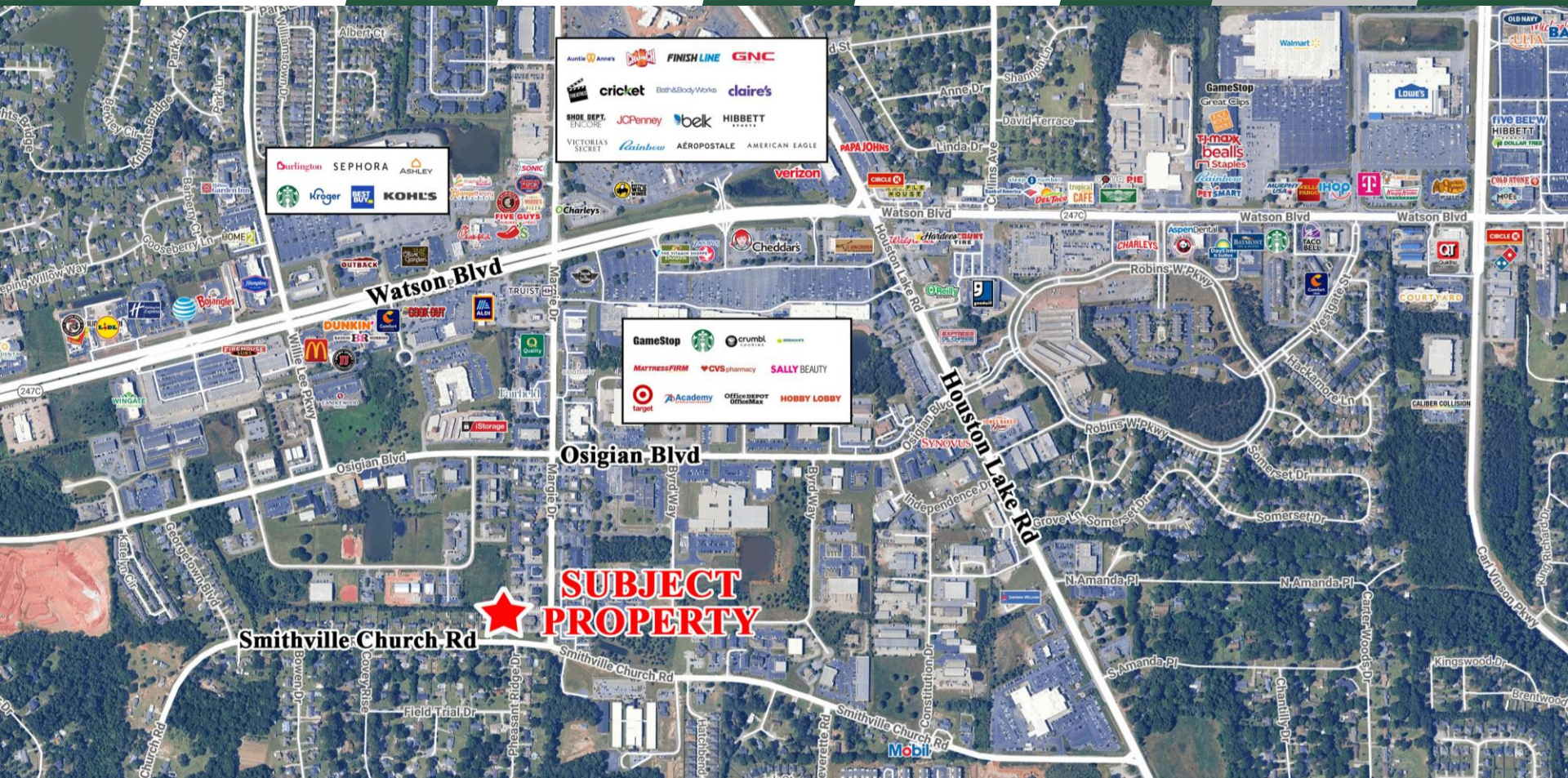


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