

OFFICE SUITES FOR LEASE

109 Osigian Boulevard
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Plan



LEASE PRICE: \$2,800/Month Modified Gross

CONTACT

Kate Carman
478-919-3878 Cell
478-971-8000 Office
kcarman@fickling.com



151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

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.

OFFICE SUITES FOR LEASE

109 Osigian Boulevard
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Plan

PROPERTY INFORMATION

BUILDING

Property Address: 109 Osigian Boulevard
Warner Robins, GA 31088

County: Houston

Year Built: 1996

Total Size: 6,000 SF

Available: **Suite 300: 2,000 SF**
Suite 400: 2,000 SF

Utilities: All available

Parking: Paved, onsite, shared
with other tenants

Traffic Count: Osigian Boulevard - 7,940 VPD
Houston Lake Road - 29,700 VPD
Watson Boulevard - 34,700 VPD

SITE

Site Size: 1.2 AC


Parcel ID: 0W78N0 016000

Zoning: M1

LEASE PRICE:
\$2,800/Month Modified Gross

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,198	54,163	117,246
Avg HH Income	\$75,962	\$93,595	\$94,568
Median Age	36.3	36.7	36.0

CONTACT | **Kate Carman**
478-919-3878 Cell
478-971-8000 Office
kcarman@fickling.com

 151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

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.

OFFICE SUITES FOR LEASE

109 Osigian Boulevard
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Plan

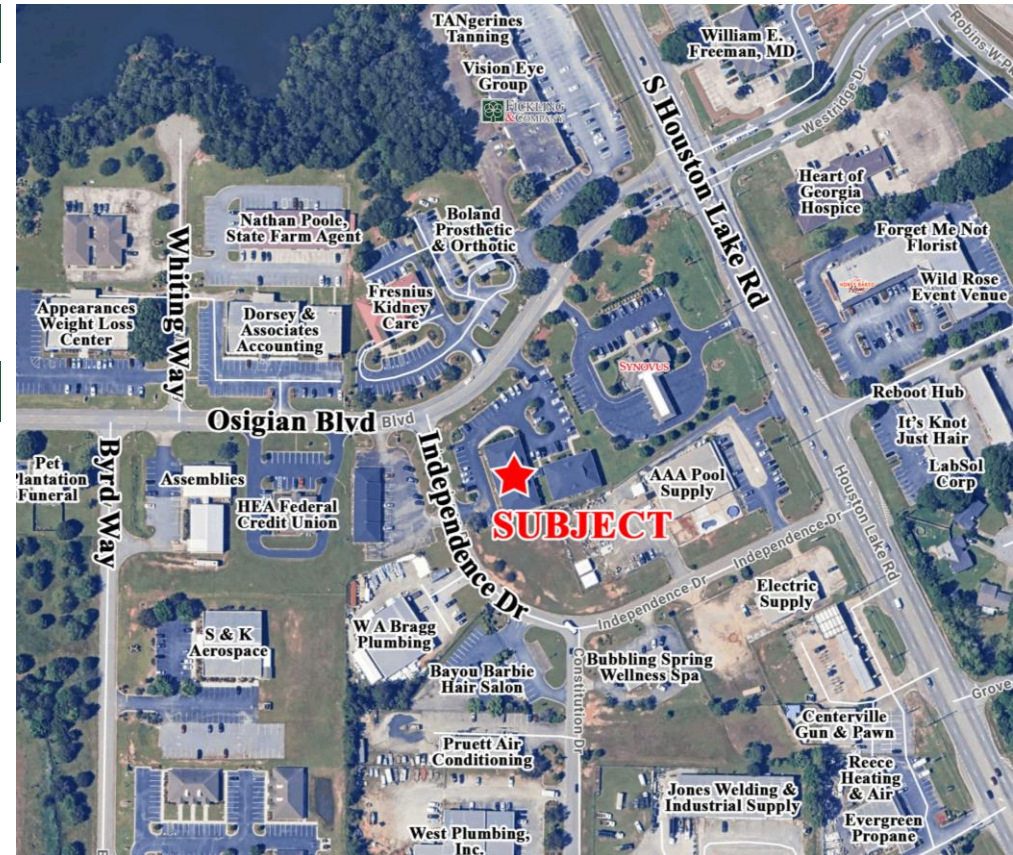
PROPERTY INFORMATION

NOTES

Two 2,000 SF suites, Suite 300 and 400 at 109 Osigian Blvd. They are turn key medical/professional spaces with strong parking, established office park surroundings, and functional layouts ideal for healthcare or administrative operations.

LOCATION

Located in Advanced Technology Park. Property is less than 6 miles from Robins Air Force Base. Surrounding neighbors include Dorsey & Associates Accounting, S & K Aerospace, Georgia Spine & Orthopedics, Synovus Bank, Edge Fitness, Target, Academy Sports, Longhorn Steakhouse, Cheddar's, Fairfield Inn & Suites, Candlewood Suites, and many more retail, restaurant, and professional office users.



CONTACT

Kate Carman
478-919-3878 Cell
478-971-8000 Office
kcarman@fickling.com



151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

OFFICE SUITES FOR LEASE

109 Osigian Boulevard
Warner Robins, GA 31088

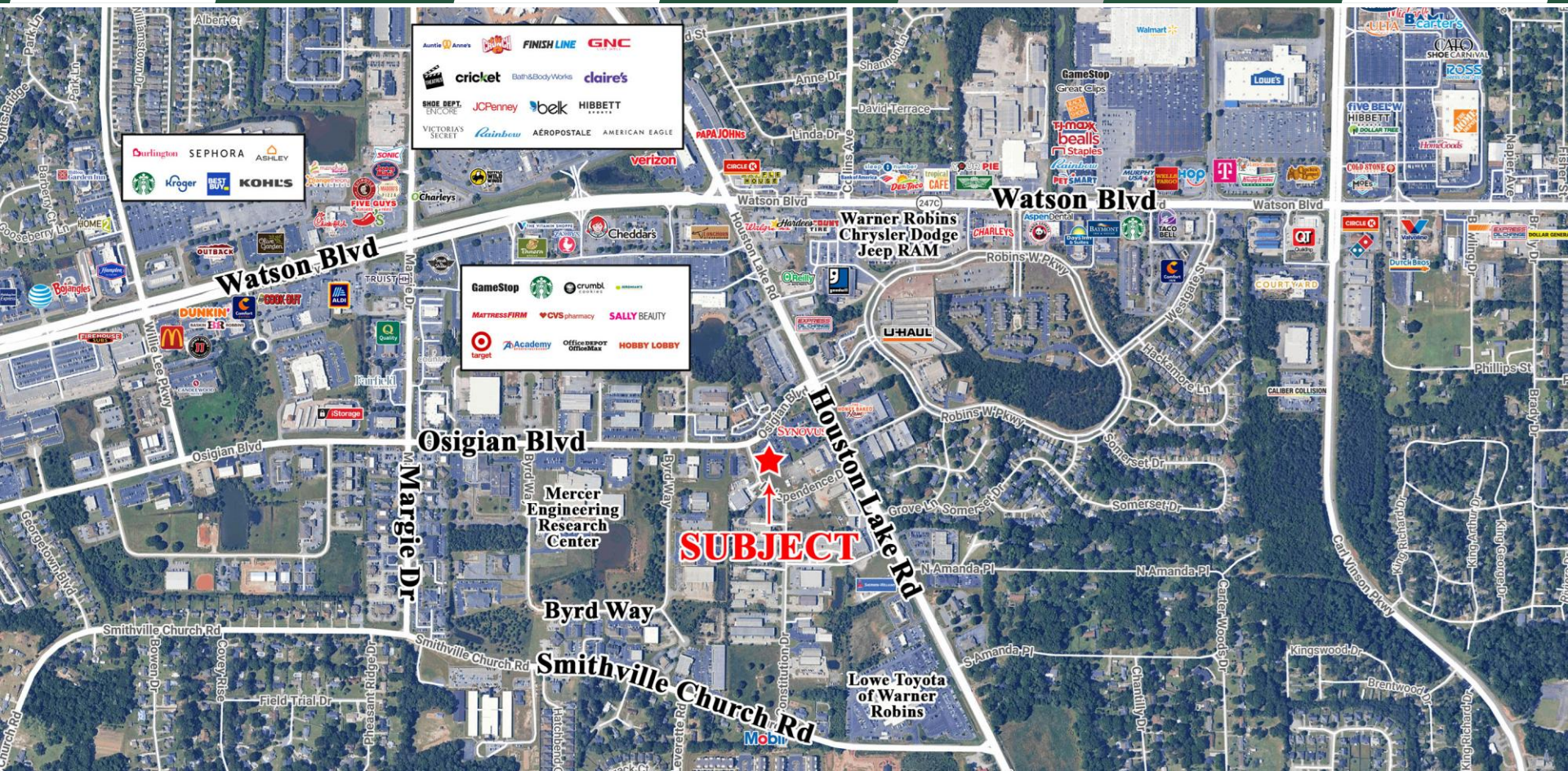


Summary

Area Info

Aerial

Site Plan



CONTACT

Kate Carman
478-919-3878 Cell
478-971-8000 Office
kcarman@fickling.com



151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

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.

OFFICE SUITES FOR LEASE

109 Osigian Boulevard
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Plan



CONTACT

Kate Carman
478-919-3878 Cell
478-971-8000 Office
kcarman@fickling.com



151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>