

# OFFICES FOR LEASE – 1,101 - 15,000 SF

## Parkway Commons Office Park

601 - 613 Russell Parkway, Warner Robins, GA 31088



Summary

Area Info

Site Map

Aerial



### CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	601 - 613 Russell Parkway Warner Robins, GA 31088
County:	Houston
Total Size:	52,192 SF
Available:	1,101 - 15,000 SF
Utilities:	All available
Parking:	240± spaces, paved
Traffic Count:	Russell Parkway - 25,400 VPD
Maintenance:	On-site

SITE

Site Size:	5.07 Acres
Parcel IDs:	0W0870 021000 0W0870 05A000
Zoning:	C-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	8,734	57,080	114,005
Avg HH Income	\$82,849	\$88,139	\$96,378
Median Age	34.6	34.	35.4

See Site Map for Availability and Lease Rates

All utilities, maintenance, CAM, Taxes, & Insurance included in the lease rate

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## AREA INFORMATION

### NOTES

This 7-building office park has multiple office suites available. C-2 zoning makes these spaces ideal for general office or medical office. **All utilities, maintenance, CAM, Taxes, & Insurance included in the lease rate.** Office park has on-site maintenance and local property management.



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### LOCATION

Situated in a high-traffic area of Warner Robins, convenient to Robins Air Force Base, Houston Medical Center, I-75, and Highway 247. Nearby businesses include Chick-fil-A, Combined Employees Credit Union, and many other retail, banking, and restaurant establishments.



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### AVAILABILITY

Suite	SF	Description	Monthly Rent
601 C	1,101	Lobby, 2 offices, 1 restroom, conference room.	\$1,651.50 Full Service
609	15,000	Entire building for lease.	\$18,750.00 Modified Gross
613-B	673	Lobby, reception, 2 offices, 1 restroom, work area, and breakroom.	\$1,500.00 Full Service
613 E	1,620	Lobby, 2 restrooms, conference room, breakroom, 4 offices	\$2,430.00 Full Service

**LEASED**



*Lease rate does not include janitorial service.*

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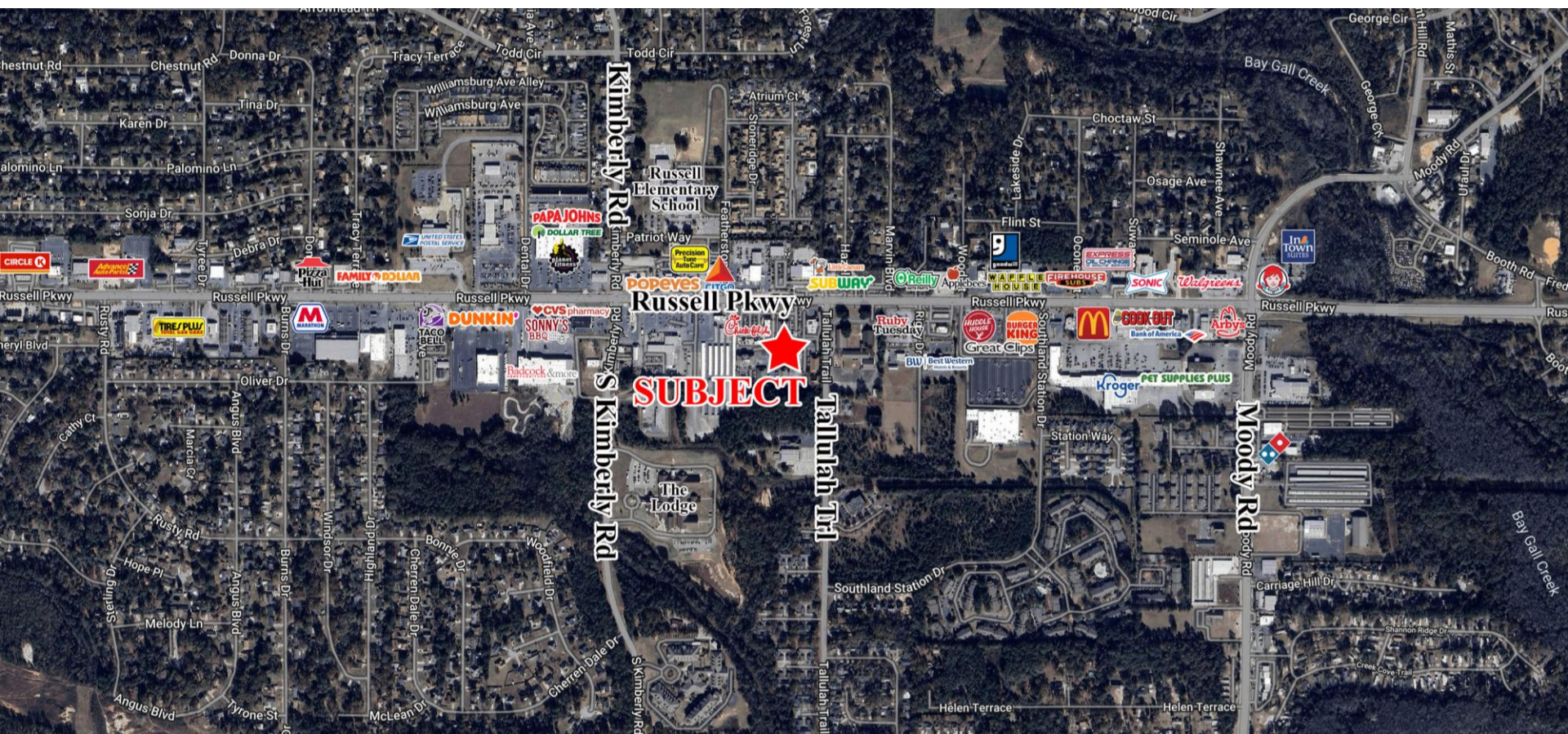
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### AERIAL



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