

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



Summary

Area Info

Floor Plan

Aerial

Site Map



**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 237 Smithville Church Road  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 5,000 SF

**Available:** Suite 200 – 2,450 SF  
Available August 1<sup>st</sup>, 2025

**Utilities:** All available

**Parking:** Paved, onsite

**Traffic Count:** 26,800 VPD - S Houston Lake Rd

SITE

**Site Size:** 0.51 Acres

**Parcel ID:** 0W78D0 197000

**Zoning:** M-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,405	53,427	118,285
Avg HH Income	\$61,353	\$88,918	\$90,933
Median Age	35.1	35.3	35.5

**Lease Rate: \$14.00/SF Base Rent**  
Plus est. \$2.50/SF CAM, Taxes, Insurance

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Suite 200 will be available August 1, 2025.

Suite 200 is a 2,450 SF professional office space with a reception area, large conference room, small conference room, four offices, cubicle area, break room, data/telecom closet, supply closet, and three restrooms.

Located on Smithville Church Road in the Advance Technology Park, surrounded by medical and professional offices.



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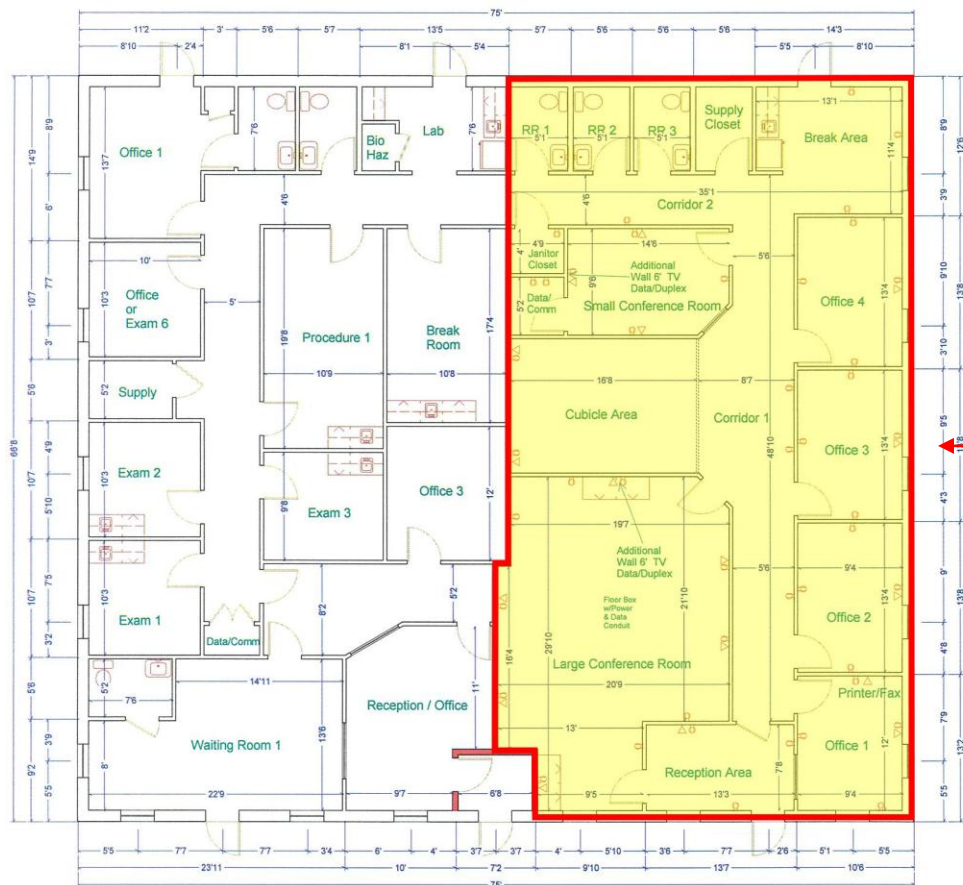
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**Suite 200**  
**2,450 SF**  
**Available**  
**August 2025**

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

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## AERIAL



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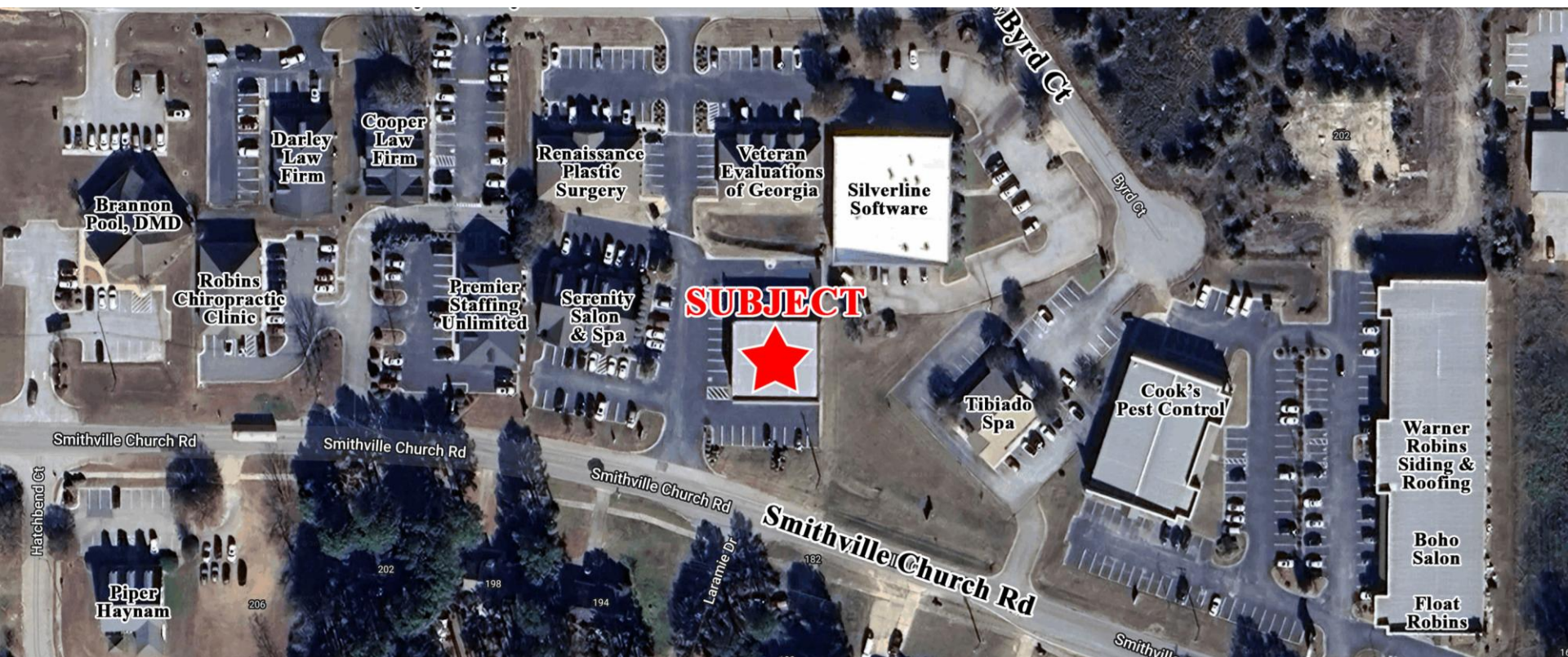
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## SITE MAP



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