

Office Space Available
108 Olympia Drive
Warner Robins, GA 31093



Summary

Area Info

Photos

Aerial



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 108 Olympia Drive
Warner Robins, GA 31093

County: Houston

Total Size: 10,912 SF

Available: 1,297 SF Total

Year Built: 1984

Utilities: All available

Parking: Paved, ample

Traffic Count: 31,000 VPD - Watson Boulevard

Lease Term: Minimum 2 YR Lease

| Suite Number | Square Feet | Floor | Description | Rent Per Month |
|--------------|-------------|-------|------------------------------------------------------------------------|----------------|
| 101 | 554 | 1st | Office | LEASED |
| 102 | 1,200 | 1st | Waiting room, break room, secretary office, 2 office and large closet. | LEASED |
| 102A | 399 | 1st | Office and storage/supply closet | LEASED |
| 102B | 455 | 1st | 2 offices AVAILABLE NOV. 1, 2025 | \$750 |
| 103 | 278 | 1st | One large room | LEASED |
| 104A | 190 | 1st | Office | LEASED |
| 104B | 180 | 1st | Office | LEASED |
| 104C | 135 | 1st | Office | LEASED |
| 104D | 131 | 1st | Office | LEASED |
| 201 | 1,358 | 2nd | Office – Newly Renovated – FULL SERVICE (No Janitorial or WIFI) | LEASED |
| 202A | 198 | 2nd | Office | LEASED |
| 202B | 162 | 2nd | Office | LEASED |
| 202C | 209 | 2nd | Office | LEASED |
| 203 | 842 | 2nd | 2-3 Offices, reception area, kitchenette, restroom & closets. | LEASED |
| 204 | 842 | 2nd | Reception/office, 2 large offices and closets. | \$950 |
| 205 | 872 | 2nd | Reception, 2 offices, and restroom. | LEASED |

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LOCATION

Great property with plenty of upside potential. Located just off Watson Blvd. All suites have access to an additional common area conference room. Located just 3 miles from Robins Air Force Base. Ample parking.



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SURROUNDING NEIGHBORS

Tenants in the building include Rivers CPA, Ennis Legal The Auto Accident Firm, Primerica, PrimeLife, K&K Healthcare Systems, Heart Defense LLC, RAMP & Breaking Chains Counseling, and others. Neighbors include Knox Pest Control, El Bronco Mexican Restaurant, retail, and restaurants.

| Demographics 2024 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 7,344 | 62,650 | 110,911 |
| Avg HH Income | \$76,989 | \$77,401 | \$91,091 |
| Median Age | 34.8 | 34.9 | 35.6 |



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