

3,099 SF Medical Office Available For Lease
140 Osigian Boulevard Building #300
Warner Robins, GA 31088



Summary

Area Info

Floor Plans

Aerial



LEASE RATE: \$16.00/psf NNN

CONTACT

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

Bill Coley
Associate Broker
478-955-4123 Cell
478-971-8000 Office
bcoley@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

3,099 SF Medical Office Available For Lease

140 Osigian Boulevard Building #300

Warner Robins, GA 31088



Summary

Area Info

Floor Plans

Aerial

PROPERTY INFORMATION

BUILDING

Property Address: 140 Osigian Boulevard
Building #300
Warner Robins, GA 31088

County: Houston

Total Size: 3,099 SF

Available: **3,099 SF**

Utilities: All available

Traffic Count: Osigian Boulevard – 7,165
Margie Drive – 7,716
Watson Boulevard – 33,089
Houston Lake Road – 27,045

SITE

Site Size: Property sits on 4.86 AC

Parcel ID: 0W78D0 018000

Parking: Available in front, rear, and side of building

LEASE RATE:
\$16.00/psf NNN

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,693	49,146	115,339
Avg HH Income	\$76,707	\$92,755	\$95,790
Median Age	37.3	36.7	35.8

CONTACT

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

Bill Coley
Associate Broker
478-955-4123 Cell
478-971-8000 Office
bcoley@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

3,099 SF Medical Office Available For Lease

140 Osigian Boulevard Building #300

Warner Robins, GA 31088



Summary

Area Info

Floor Plans

Aerial

PROPERTY INFORMATION

NOTES

3,099 SF Medical Office available! Building's floorplan consist of a reception and administrative spaces, 7 exam rooms, lab, procedure room, 3 restrooms, and break room.

LOCATION

Located in the Advanced Technology Park on Osigian Boulevard. Property is located off the main retail corridor Watson Boulevard and is less than 6 miles from Robins Air Force Base. Surrounding neighbors include Target, Hobby Lobby, Academy Sports, Office Depot, JoAnn Fabric and Crafts, ALDI, Kroger, Kohl's Best Buy, Steak 'n Shake, Panera Bread, Zaxby's, Wendy's, Longhorn's Steakhouse, The Allergy, Asthma, & Sinus Center, Ortho Georgia Warner Robins, and many more retailers, restaurants, medical/professional offices, and hotels.



CONTACT

Kate Carman

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

Bill Coley

Associate Broker
478-955-4123 Cell
478-971-8000 Office
bcoley@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

3,099 SF Medical Office Available For Lease

140 Osigian Boulevard Building #300

Warner Robins, GA 31088



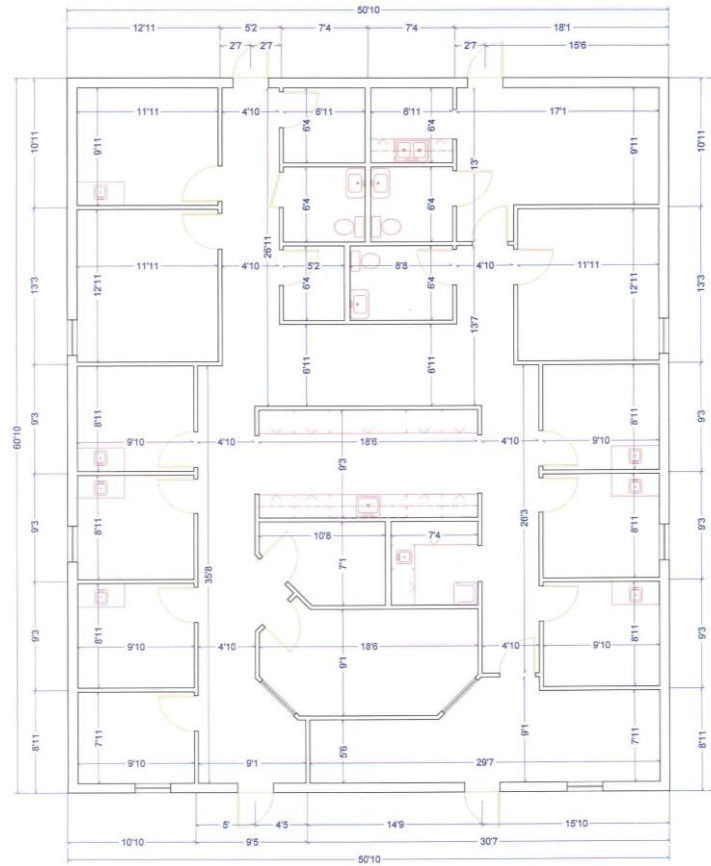
Summary

Area Info

Floor Plans

Aerial

BUILDING #300 FLOORPLAN



CONTACT

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

Bill Coley
Associate Broker
478-955-4123 Cell
478-971-8000 Office
bcoley@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

3,099 SF Medical Office Available For Lease

140 Osigian Boulevard Building #300

Warner Robins, GA 31088

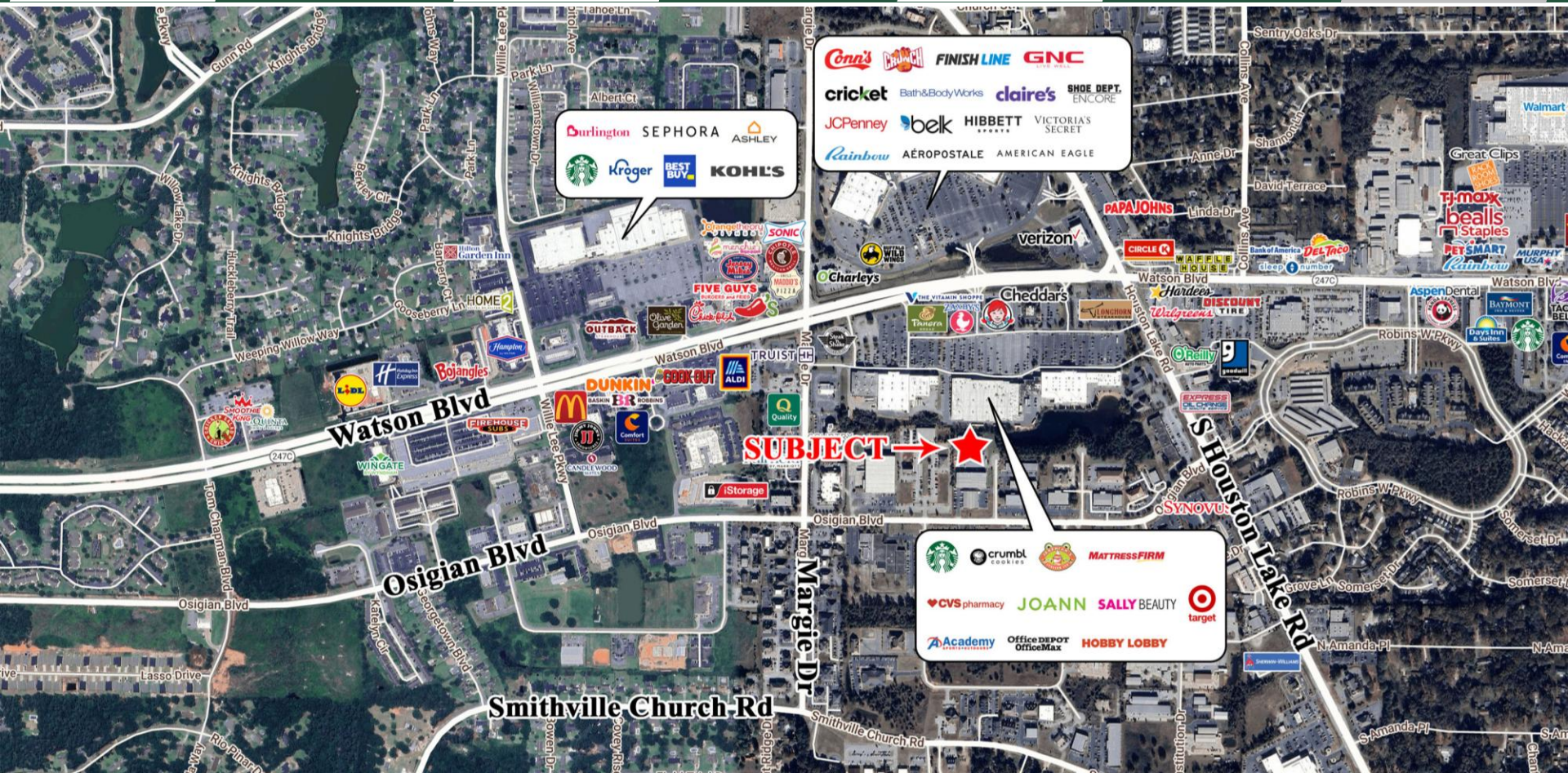


Summary

Area Info

Floor Plans

Aerial



CONTACT

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

Bill Coley
 Associate Broker
 478-955-4123 Cell
 478-971-8000 Office
 bcoley@fickling.com



577 Mulberry St, Suite 1100
 Macon, GA 31201
 478.746.9421 Office
<https://commercial.fickling.com>