

**Professional Office Suites**  
329 Margie Drive  
Warner Robins, GA 31088



**Building Size:** ± 3,000 SF Multi-Tenant Office building

**AVAILABLE:** 1st Floor 1,200 SF—\$2,000/month (Can be leased together or individually)

**Suite 1A:** 235 SF - \$775/month

**Suite 1B:** 180 SF - \$745/month

**Suite 1C:** 215 SF - \$775/month

**Suite 1E:** 182 SF - \$745/month

**2nd Floor**

**Suite 2A:** 255 SF - \$775/month

**Suite 2E:** 1,000 SF + garage- \$1,300/month

**Lot Size:** 0.16 acres

**Year Built:** 2003

**Signage:** 2 Monument Signs at front of building

**Traffic:** 25,200+ vehicles per day on Watson Boulevard

**Zoning:** C-2

**Notes:** Located at a very high traffic, high-profile business section of Warner Robins. Spacious layout with hardwood floors throughout. Excellent for professional use such as law firm, medical, CPA, architect, insurance, or government contractor office.

## Full Service

(Includes all utilities, maintenance (including HVAC repairs & maintenance), janitorial in all common areas, & unsecured WiFi)

**FOR MORE  
INFORMATION**

Wendy Pierce

478-746-9421

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**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

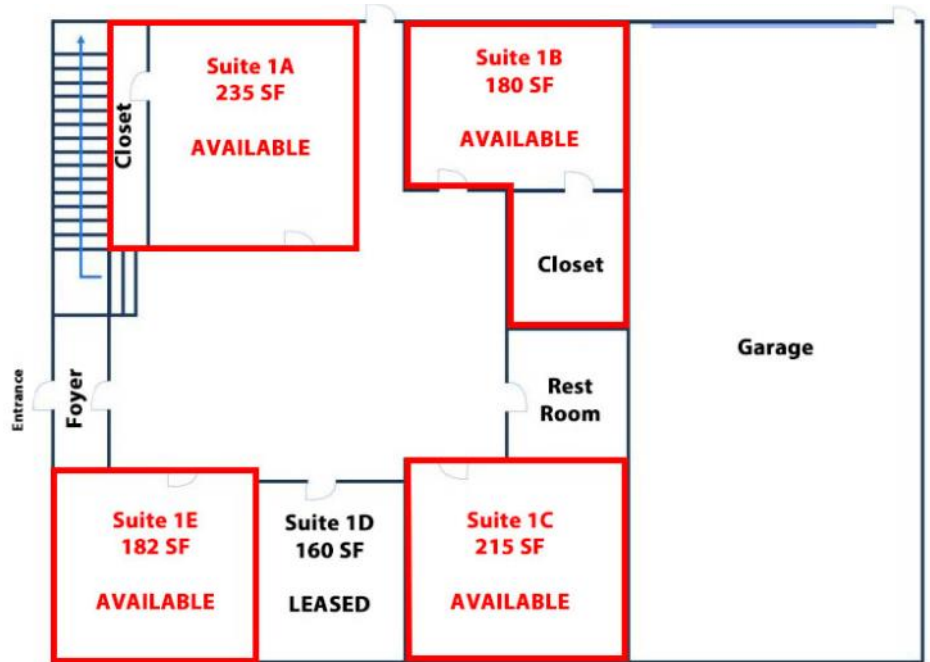
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**1st floor**

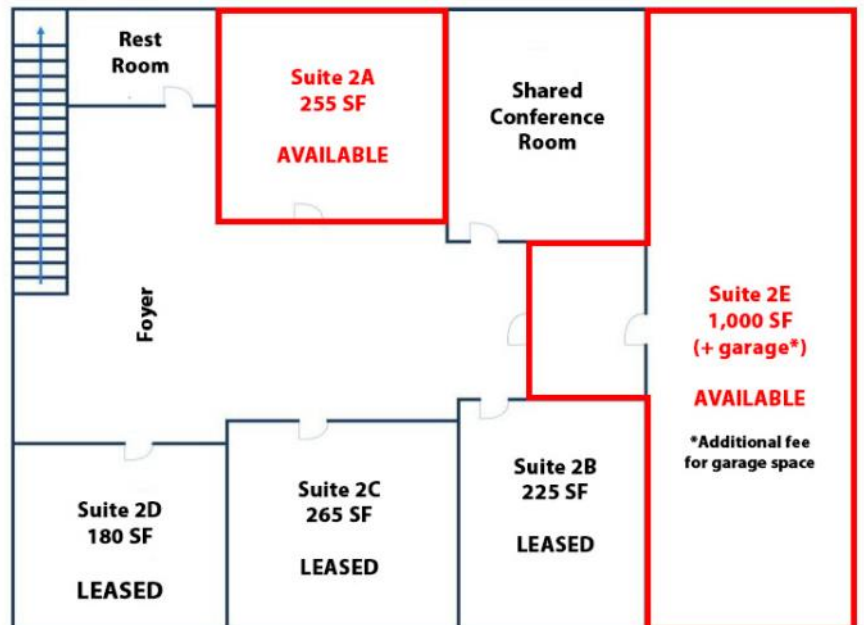
- Foyer & reception room
- 5 offices
- Restroom

Entire 1st Floor can be leased  
to a qualified Tenant  
1,200 SF - \$2,000/month



**2nd floor**

- Foyer & reception room
- 4 offices
- 1 large office
- Conference room
- Storage
- Restroom



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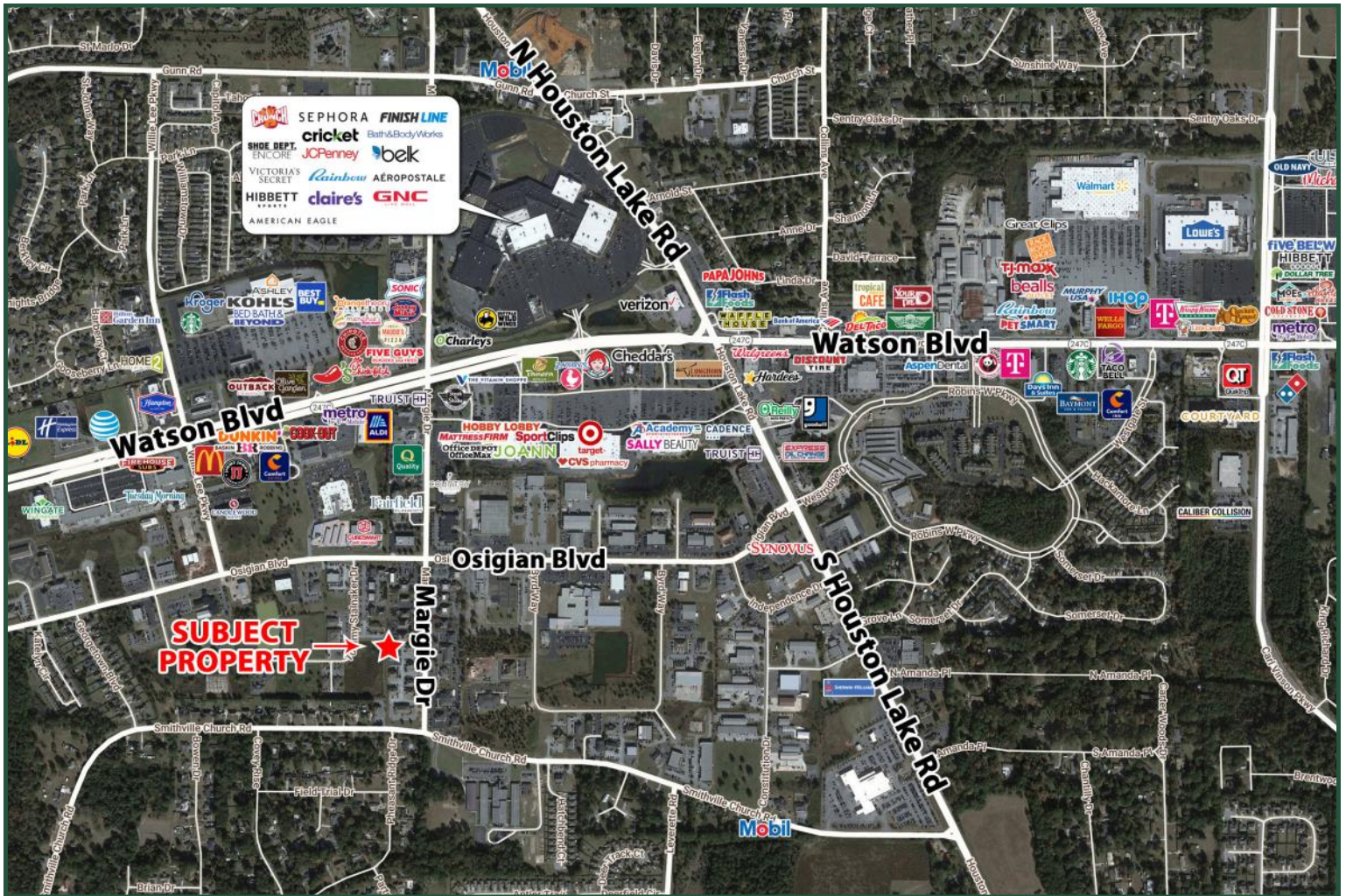
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## AERIAL



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