

**FOR LEASE – Office Suites located in Advanced Technology Park
104 Whiting Way
Warner Robins, GA 31088**



Summary

Area Info

Aerial

Floor Plan



LEASE PRICE: \$14.25/PSF BASE
(Plus \$2.42/PSF Estimated CT&I)

CONTACT

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151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
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PROPERTY INFORMATION

BUILDING

Property Address: 104 Whiting Way
 Warner Robins, GA 31088

County: Houston

Year Built: 2018

Total Size: 9,636 SF

Available: **Suite 250 : 706 SF**

Utilities: All available

Parking: Available in front and sides of building, shared with other tenants

Traffic Count: 7,619 on Osigian Boulevard
 27,485 on Houston Lake Road
 34,513 on Watson Boulevard

SITE

Site Size: 1.06 AC

Parcel ID: 0W78D0 077000

Zoning: M2

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Demographics 2025	3 Miles	5 Miles	10 Miles
Population	51,835	115,636	183,110
Avg HH Income	\$92,560	\$95,026	\$103,914
Median Age	36.7	35.8	36.5

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NOTES

Suite 250 available, suite is 706 SF and floorplan consist of three private offices, a conference room, break area, and restroom.

LOCATION

Located in the Advanced Technology Park off Osigian Boulevard. Park offers a great tenant mix. Property is less than 6 miles from Robins Air Force Base and convenient to numerous restaurants, hotels, retailer, professional offices, and medical offices. Some surrounding neighbors include Dorsey & Associates Accounting, S & K Aerospace, Georgia Spine & Orthopedics, Synovus Bank, Edge Fitness, Target, Academy Sports, Longhorn Steakhouse, Cheddar's, Fairfield Inn & Suites, Candlewood Suites, and many more.



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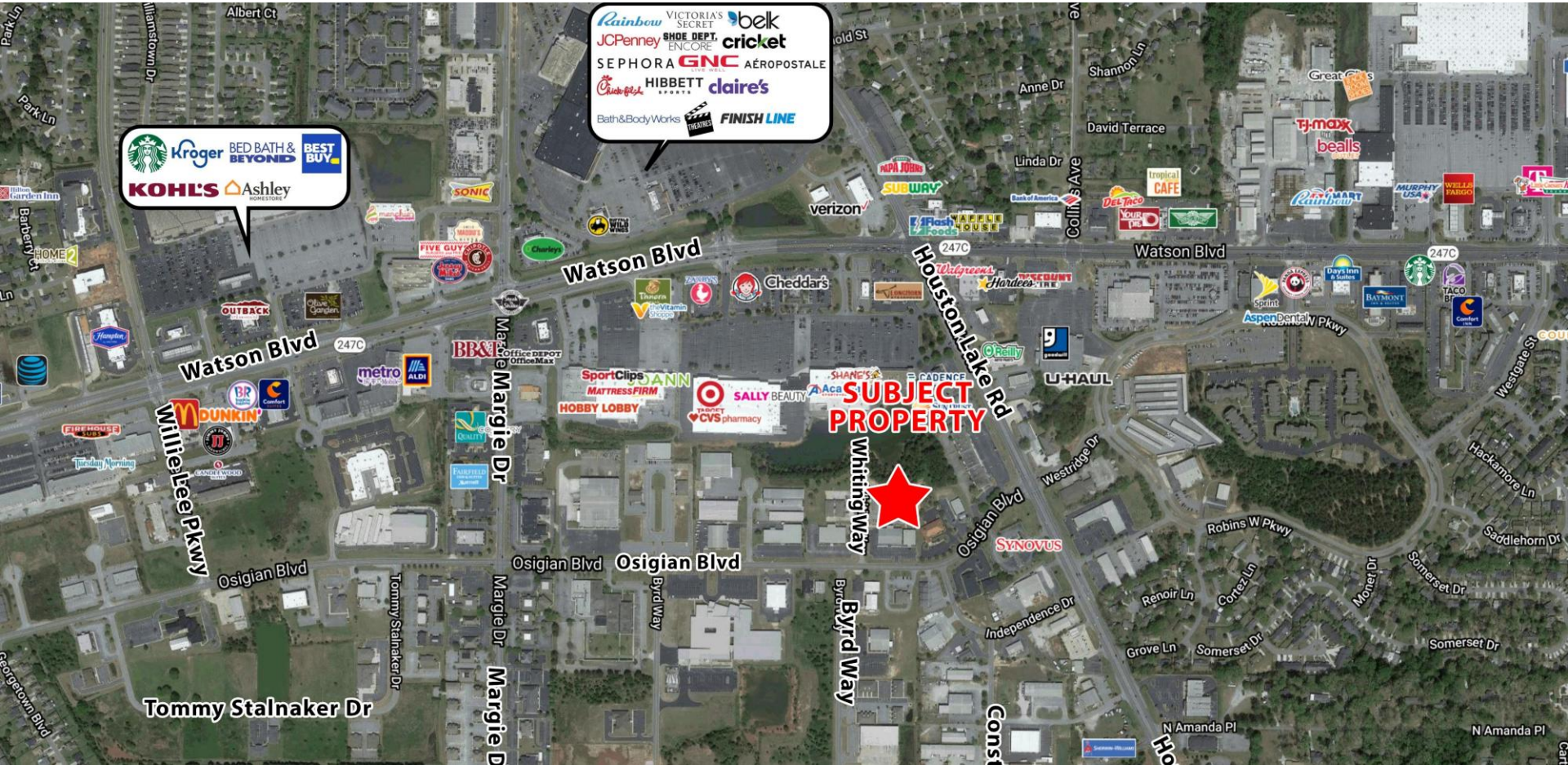
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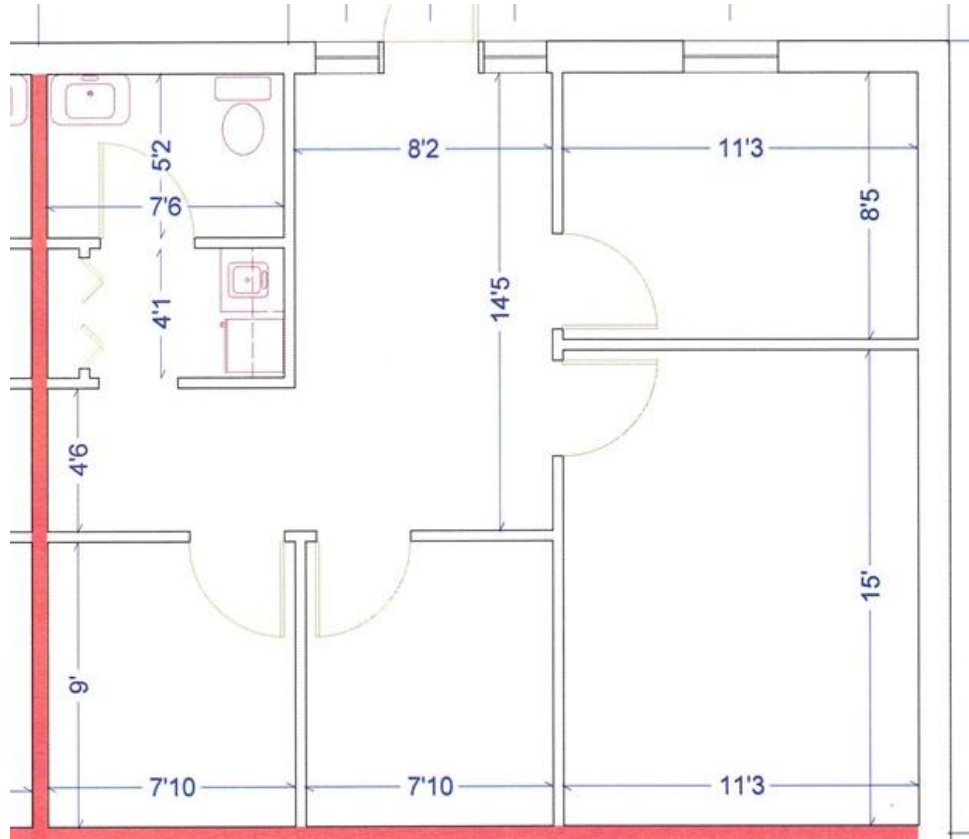


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