

**Professional Office For Lease**  
**150 Osigian Blvd**  
**Warner Robins, GA 31088**



Summary

Area Info

Floor Plans

Aerial

Site Map



**CONTACT**

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151 S Houston Lake Road, Suite 140  
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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 150 Osigian Blvd  
 Warner Robins, GA 31088

**Total Size:** 50,000 SF

**Available:** Suite 300 - 2,000 SF Medical Office

**Parking:** Ample

**Traffic Count:** 7,910 VPD - Osigian Blvd  
 34,400 VPD - Watson Blvd

**SITE**

**Parcel ID:** 0W78D0 017000

**Zoning:** M1

**County:** Houston

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,633	49,570	115,489
Avg HH Income	\$81,315	\$92,943	\$94,276
Median Age	37.4	36.6	35.8

**\$14.00/SF Base Rent**  
**(Plus \$1.47/SF Estimated CTI)**

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## AREA INFORMATION

### SITE

Professional office suite available for lease!

Suite 300 – 2,000 SF

- 5 Treatment rooms
- Large open area
- Reception office
- Waiting room
- Nurse/Charting area
- Breakroom
- 3 Restrooms

### LOCATION

Located off Watson Blvd in the Advanced Technology Park on Osigian Blvd, these office spaces are situated in an ideal, high-traffic area. Less than 6 miles from Robins Air Force Base. Across from Houston County Galleria Shopping Mall. Convenient to many retail, restaurant, medical, and office establishments. Neighboring businesses include Target, Hobby Lobby, Aldi, Truist Bank, State Farm, Middle Georgia Consortium, TERMA, MSC Industrial Supply, Academy Sports & Outdoors, and many more.

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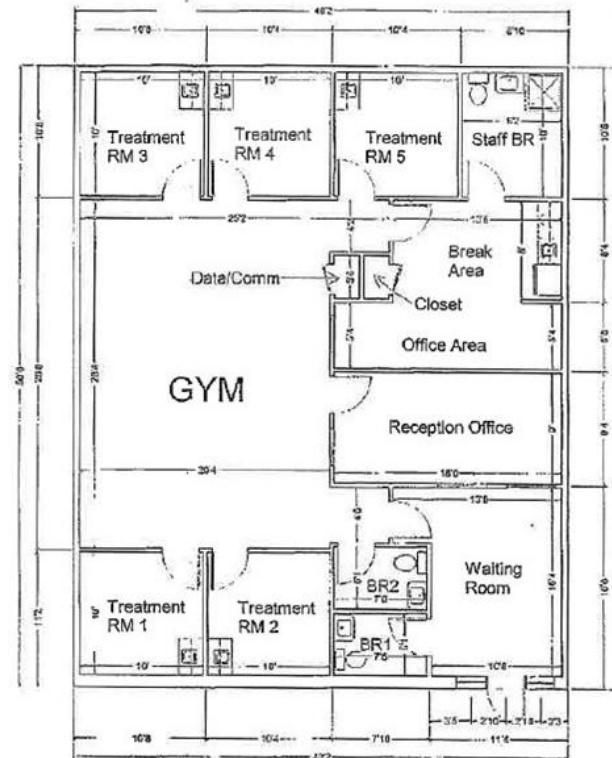
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150 Osigian Blvd Suite 300

Suite Area  
2028 sq ft

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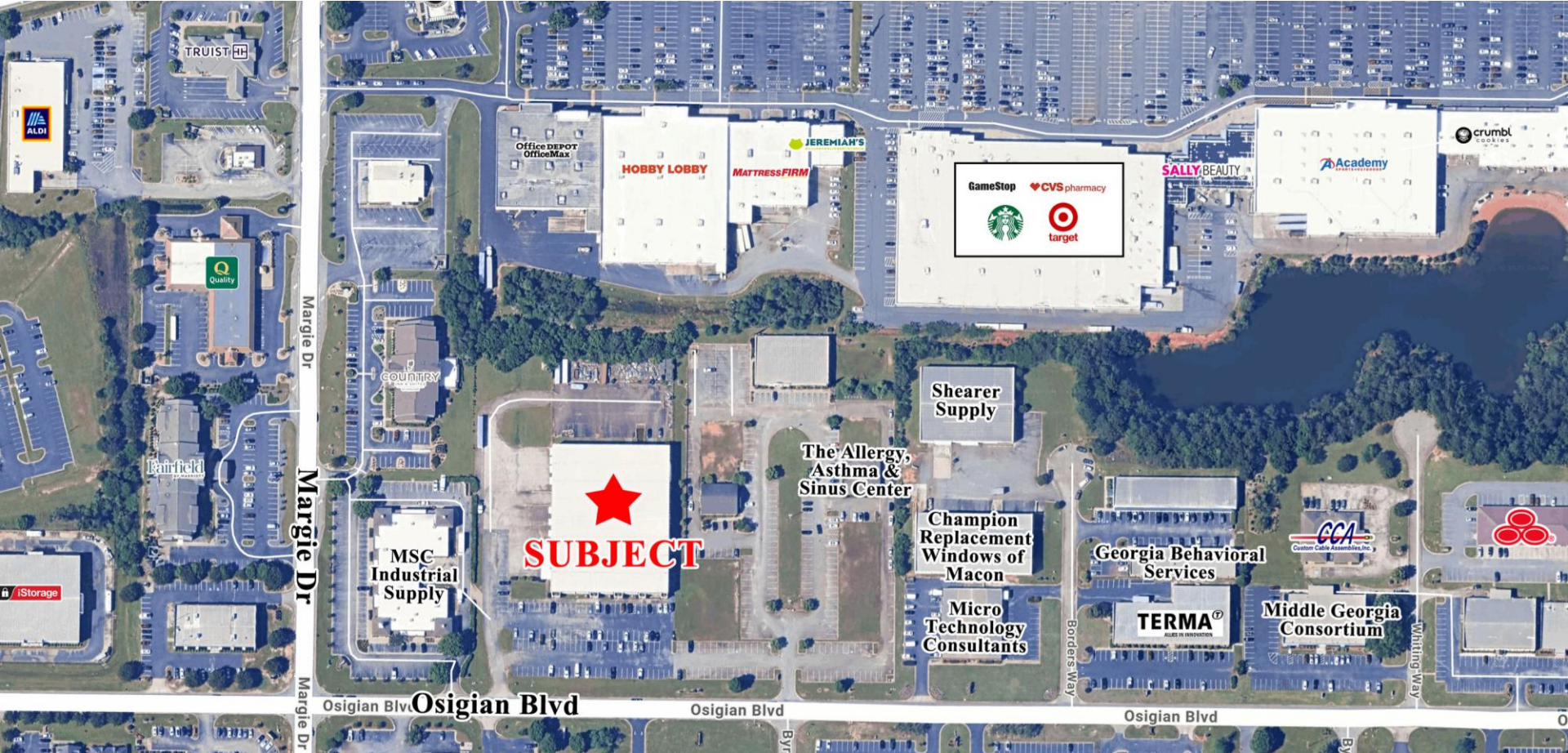
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