

Parkway Crossing Office Park - Class A Office Suite
645 Tallulah Trail
Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial



Rental Rates Start At \$18.50 PSF Full Service
Full-Service Lease (Janitorial not included)

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

PROPERTY INFORMATION

BUILDING

Property Address: 645 Tallulah Trail
 Warner Robins, GA 31088
 County: Houston
 Total Size: 14,200 SF
 Available: Suite 203: 1,666 SF
 Utilities: All Available
 Year Built: 2004
 Parking: Ample
 Traffic Count: Russell Parkway – 28,157 VPD

NOTES

• **Suite 203: 1,666 SF Class A office space available.** Floorplan consists of Bull Pen Area (furnished with new cubicles for 13 employees), 1 private office, conference room, and coffee bar.
 Parkway Crossing has on-site maintenance and a great tenant mix. All utilities are included.

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	8,748	56,035	113,729
Avg HH Income	\$71,503	\$87,167	\$92,145
Median Age	35.1	34.6	35.0

Rental Rates Start At \$18.50 PSF Full Service
 Full-Service Lease (Janitorial not included)

CONTACT

Patty Burns, CCIM, ALC
 478-746-9421 Office
 478-951-5100 Cell
 patty@fickling.com

Trip Wilhoit, CCIM, ALC
 478-746-9421 Office
 478-960-4080 Cell
 trip@fickling.com



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

Parkway Crossing Office Park - Class A Office Suite

645 Tallulah Trail
Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial

Common Areas



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

Parkway Crossing Office Park - Class A Office Suite

645 Tallulah Trail
Warner Robins, GA 31088



Summary

Area Info

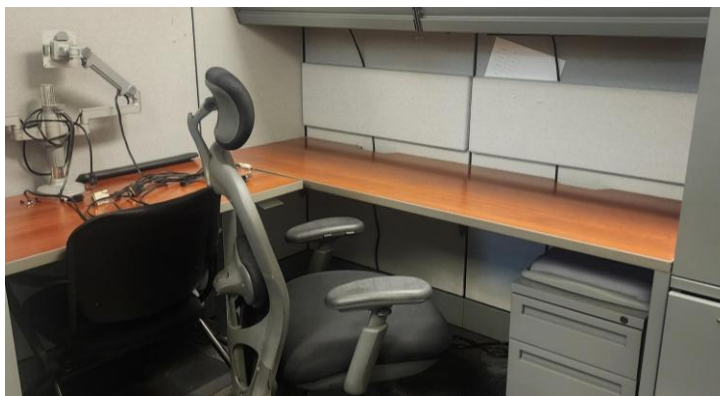
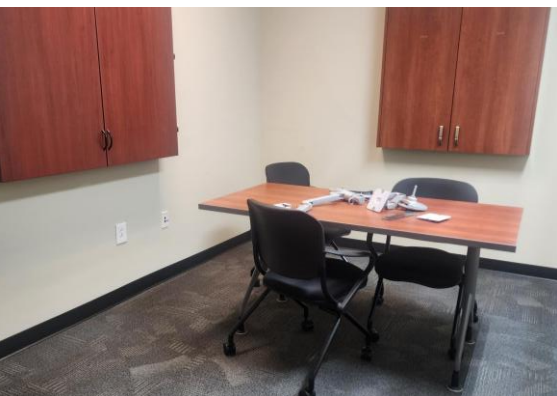
Photos

Floor Plans

Aerial

Site Map

SUITE 203 – 1,666 SF



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

Summary

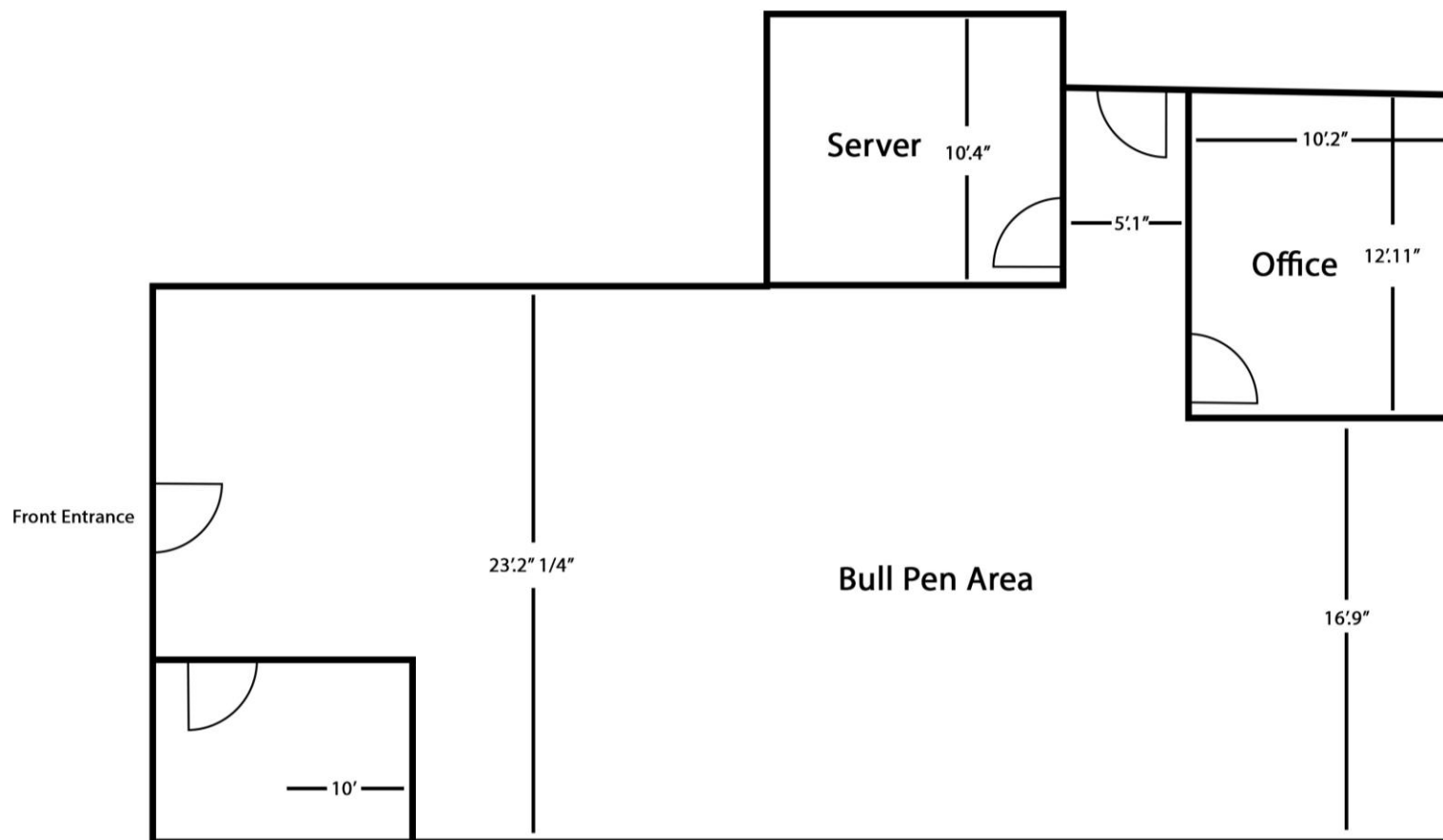
Area Info

Photos

Floor Plans

Aerial

SUITE 203: 1,666 SF



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

Parkway Crossing Office Park - Class A Office Suite 645 Tallulah Trail Warner Robins, GA 31088



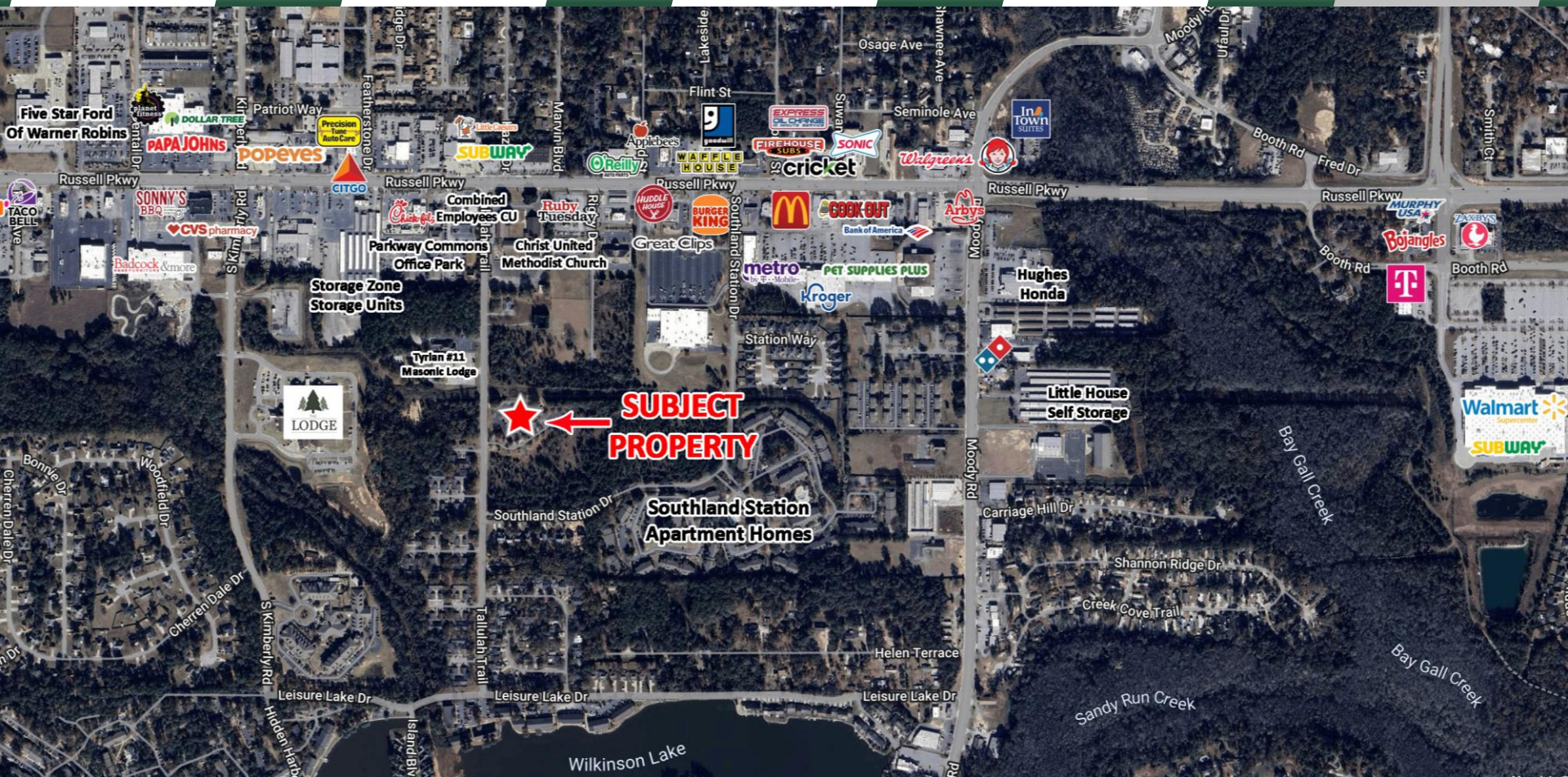
Summary

Area Info

Photos

Floor Plans

Aerial



CONTACT

Patty Burns, CCIM, ALC
 478-746-9421 Office
 478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
 478-746-9421 Office
 478-960-4080 Cell
trip@fickling.com



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