

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



Summary

Area Info

Photos

Floor Plans

Aerial

ONLY TWO SPACES AVAILABLE!!!!



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

CONTACT

Patty Burns, CCIM, ALC
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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 Suite A: 6,000 SF
Utilities:	All Available
Year Built:	2004
Parking:	Ample
Traffic Count:	Russell Parkway – 28,157 VPD

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NOTES

- **Suite 203: 1,666 SF Class A office space available.** Floorplan consists of Bull Pen Area, 1 office, conference room, and breakroom.
- **Suite A: 6,000 SF office space available October 1st, 2024.** Floorplan consists of reception/lobby area, 14 offices, 2 conference rooms, 2 restrooms, work area, and break room.

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

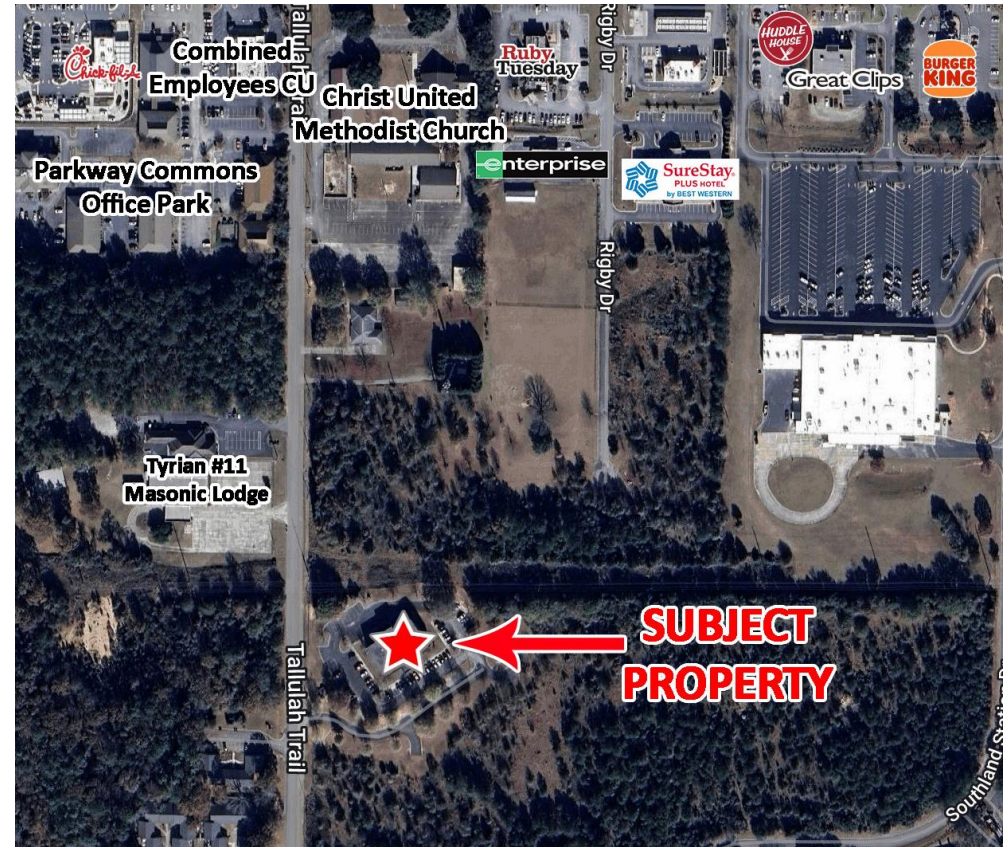


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PROPERTY INFORMATION

LOCATION

Parkway Commons is located just off the main busy thoroughfare, Russell Parkway. Convenient to Interstate 75, Highway 247, Robins Air Force Base, and Houston Medical Center. Other surrounding neighbors include The Lodge Rehabilitation Center, Georgia Hospice Care, Southland Station Apartment Homes, Chick-Fil-A, Sonny's BBQ, Ruby Tuesday, Storage Zone Storage Units, Gold Cup Bowling Alley, Planet Fitness, Five Star Hyundai, Badcock Furniture, and many more restaurants, retailers, and businesses.



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Common Areas



CONTACT

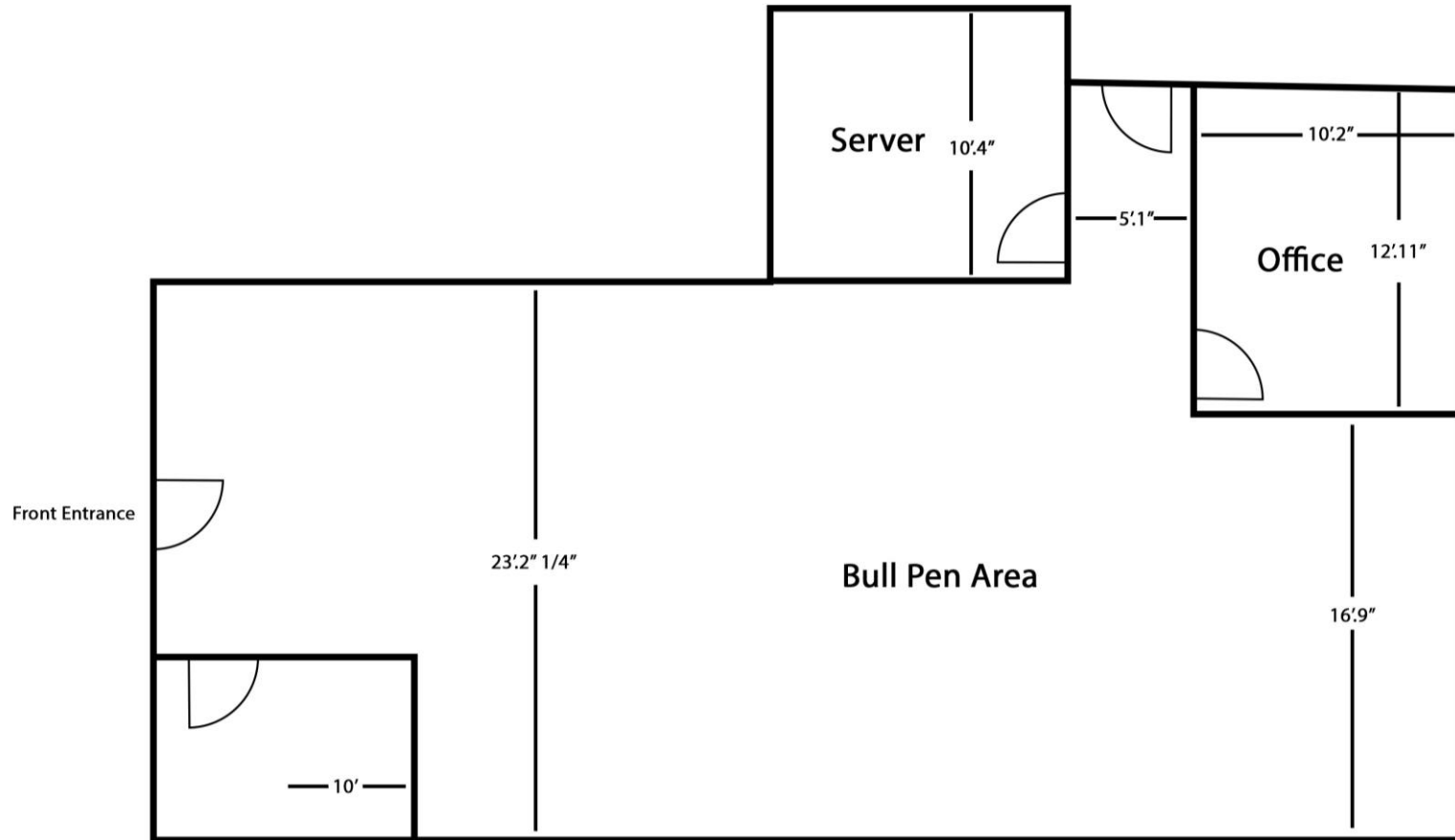
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SUITE 203: 1,666 SF



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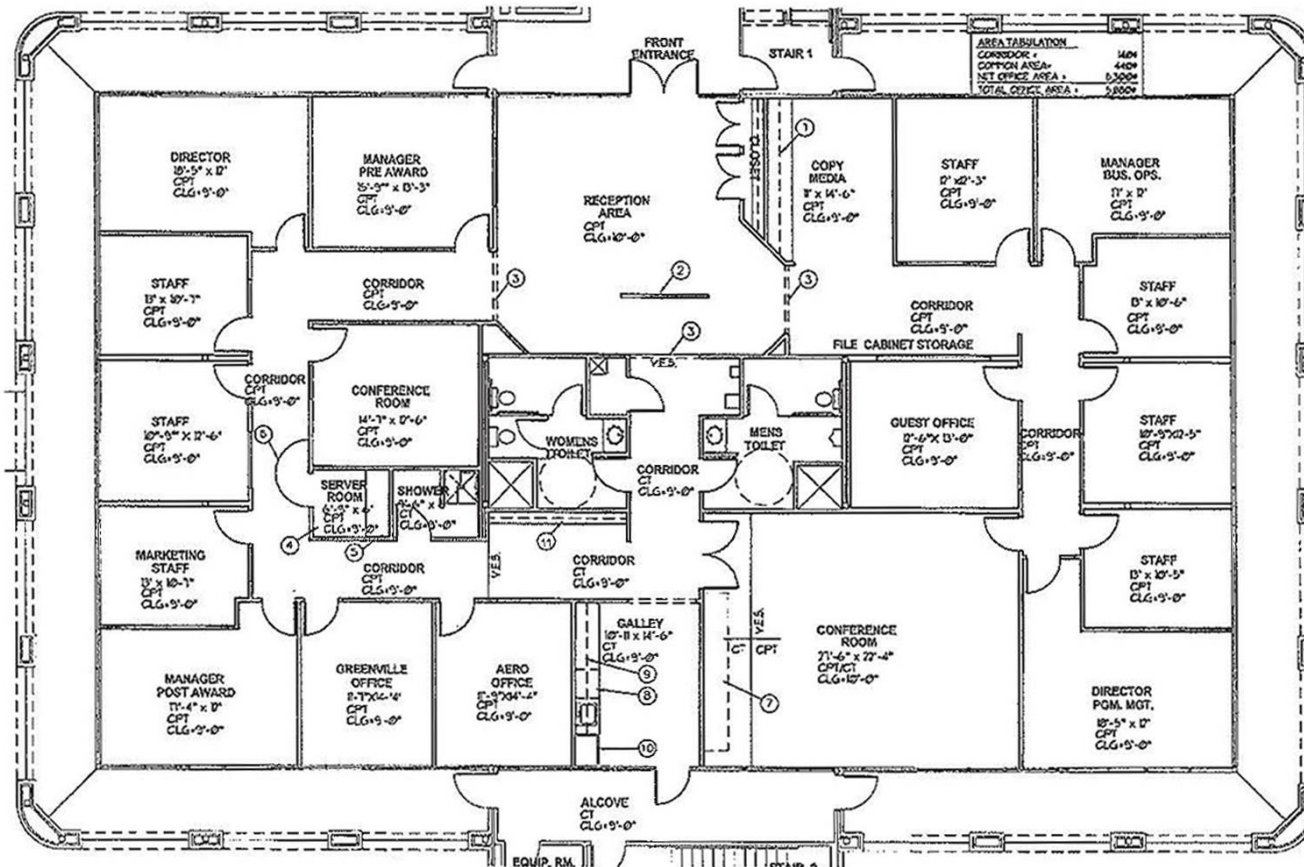
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SUITE A: 6,000 SF



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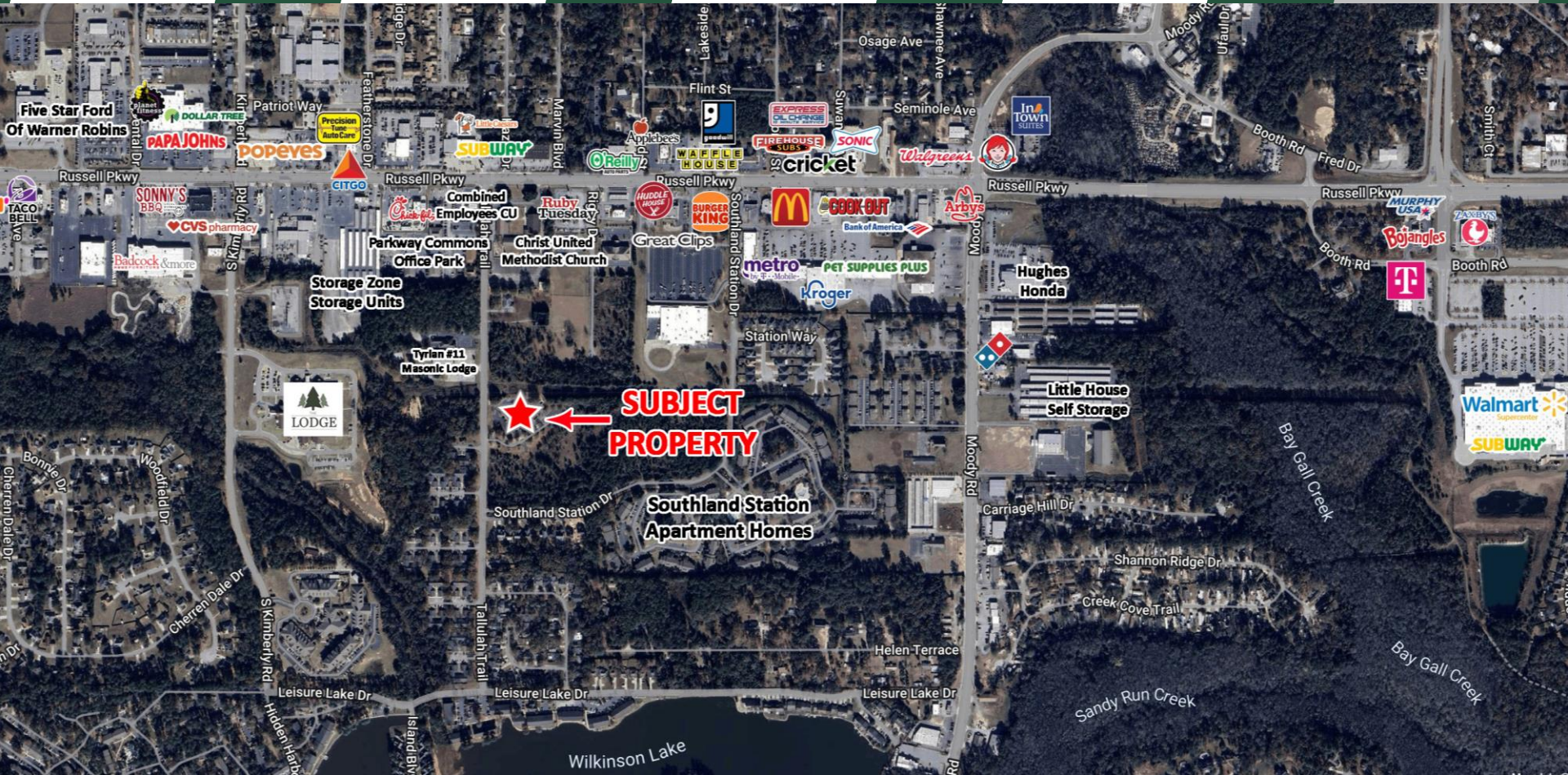
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