

OFFICE FOR LEASE

235 Margie Drive

Warner Robins, GA 31088



Building Size: 9,800 SF

Year Built: 1998

Available: Suite 200 - 2,800 SF Office

(6 Private Offices, Reception Area, 2 Restrooms, Break Room)

Parking: Ample

Traffic: 7,580 vehicles per day Osigian Blvd

26,700 vehicles per day Watson Blvd

Located: Located in the Advanced Technology Park on Margie Drive.
Convenient to restaurants, hotels and retail.

Notes: Owner willing to design to suit interior.

Lease Price: \$10.00/PSF
(Plus \$2.15/PSF Estimated CTI)

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
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Bill Coley
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(478) 955-4123 (cell)
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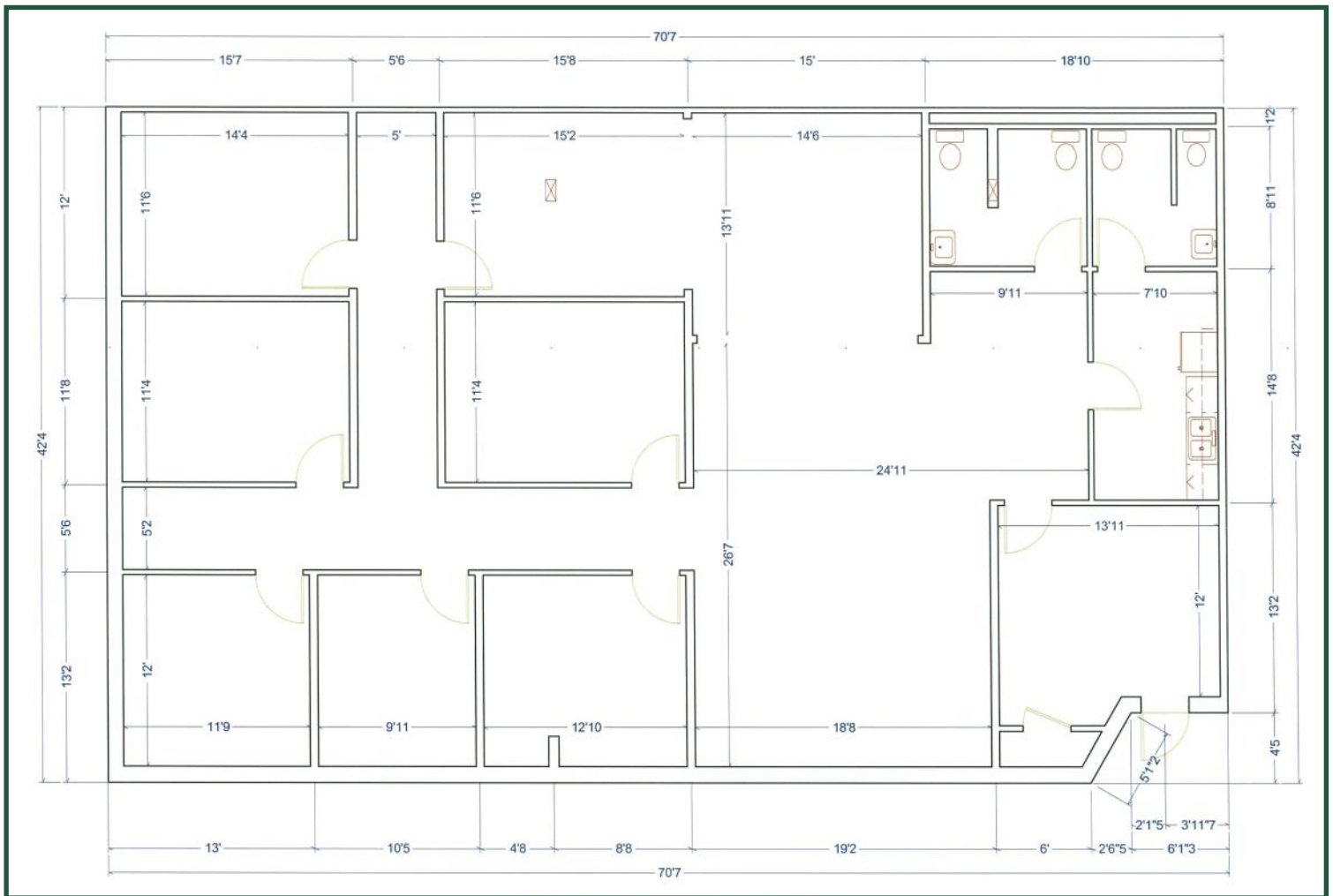
151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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FLOOR PLAN
Suite 200
2,800 SF



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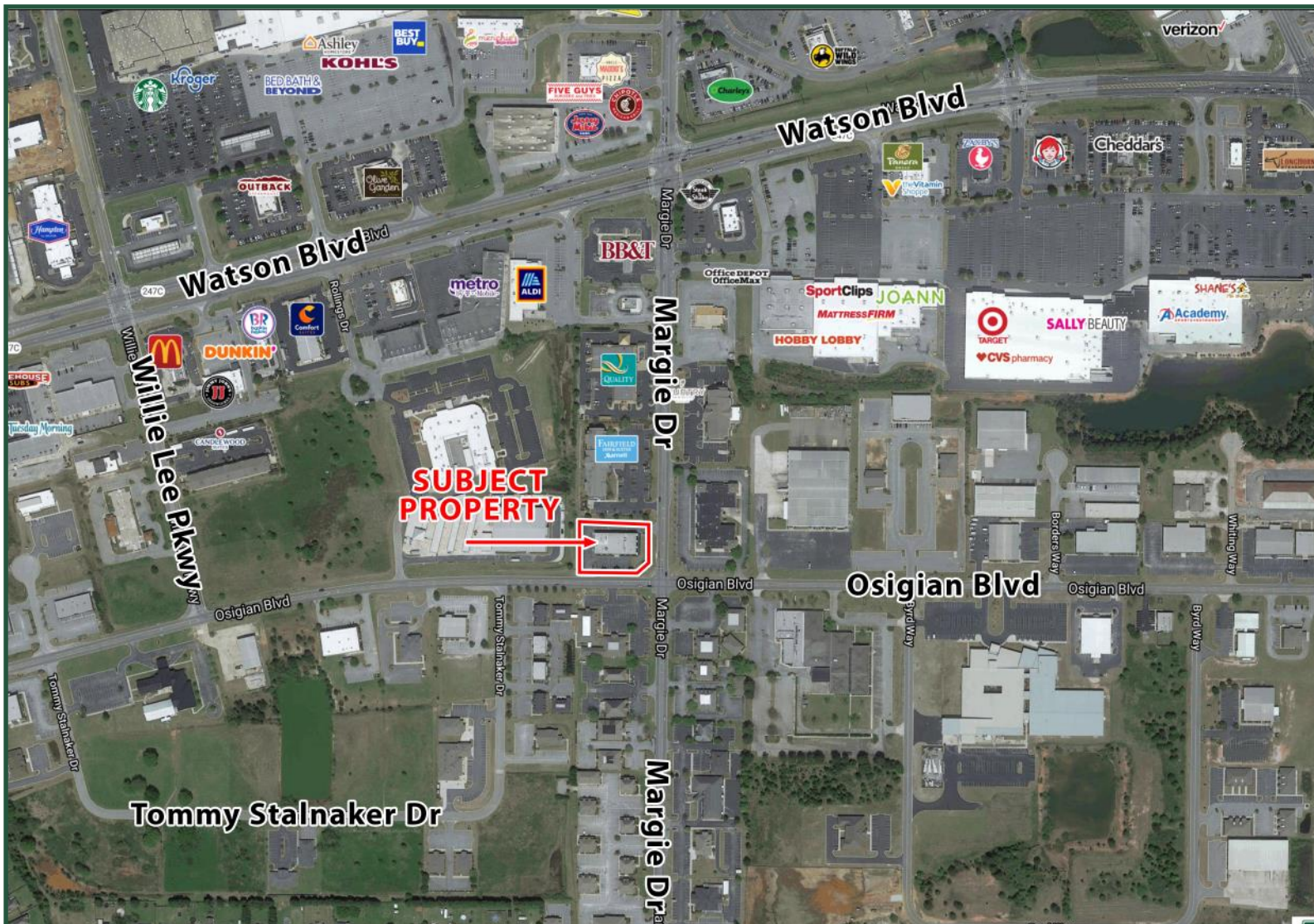
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FICKLING & COMPANY
 A Full Service Real Estate Company
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2019 Demos	1 Mile	3 Mile	5 Mile
Population	5,133	46,135	106,913
Median Age	35.9	35.4	35.1
Average HHI	\$86,249	\$71,618	\$69,242

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