

# OFFICE SPACE FOR LEASE

106 Byrd Way

Warner Robins, GA 31088



**Building Size:** 4,200 SF

**Suites:** Suite 400 - 1,500 SF **LEASED**

Suite 500 - 1,200 SF **LEASED**

Suite 600 - 1,500 SF **(Available June 2020)**

**Parking:** Ample

**Traffic:** 7,580 vehicles per day Osigian Blvd

26,700 vehicles per day Watson Blvd

28,000 vehicles per day S Houston Lake Road

**Located:** Located in the Advanced Technology Park on Osigian Blvd. Convenient to restaurants, hotels and retail. Less than 6 miles from Robins Air Force Base.

## **Lease Price: \$13.00/PSF**

**Plus Estimated \$2.60/PSF CAM, Taxes, Insurance**

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
Associate Broker  
(478) 397-2233 (cell)  
(478) 971-8000 (office)  
gwyatt@fickling.com

**Bill Coley**  
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151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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## FLOOR PLAN



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## AERIAL



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