

# Professional Office Space For Lease

113 Constitution Drive  
Warner Robins, GA 31088



Summary

Area Info

Floor Plan

Aerial

Site Map



## CONTACT

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151 S. Houston Lake Road, Suite 140  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 113 Constitution Drive  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 6,600 SF

**Available:** Suite 100 – 1,650 SF

**Utilities:** All available

**Parking:** Paved, onsite

**Traffic Count:** 27,000 VPD - S Houston Lake Rd

### SITE

**Site Size:** 1.04 Acres

**Parcel ID:** 0W78N0 010000

**Zoning:** M-1

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,790	53,945	118,049
Avg HH Income	\$79,147	\$93,548	\$96,167
Median Age	36.6	36.5	35.8

## Lease Rate: \$13.25/SF Base Rent

Plus est. \$2.03/SF CAM, Taxes, Insurance

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Suite 100 in this two-tenant building is now available.

Suite is 1,650 SF and has a waiting room, five offices, one conference room, two closets, break area, and two restrooms.

Located on Constitution Drive, with easy access to South Houston Lake Road, Osigian Boulevard, and Watson Boulevard. Convenient to restaurants, hotels and retail. Less than 6 miles from Robins Air Force Base.



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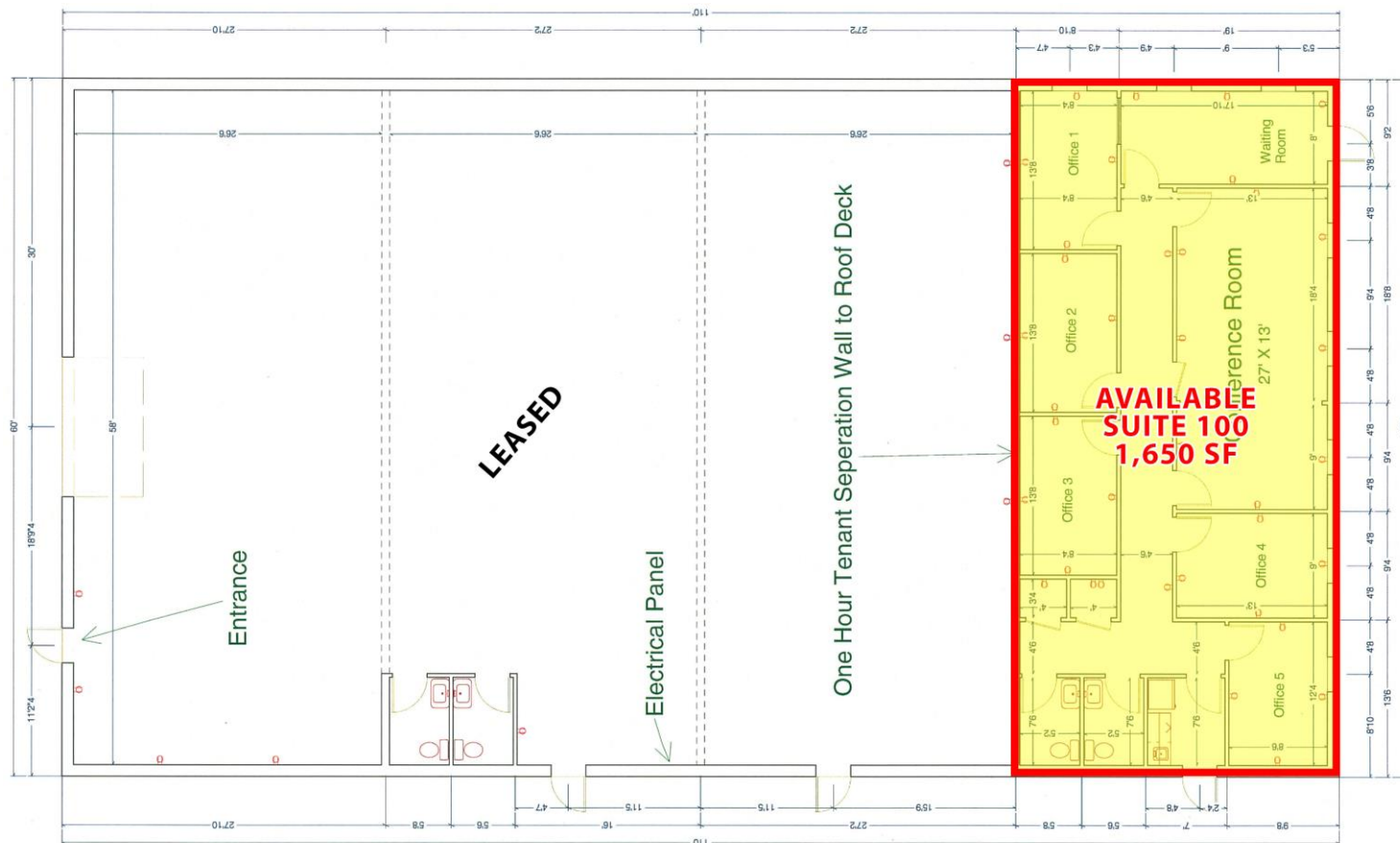
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\*All measurements and all calculations of area are approximate and are not guaranteed

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## AERIAL



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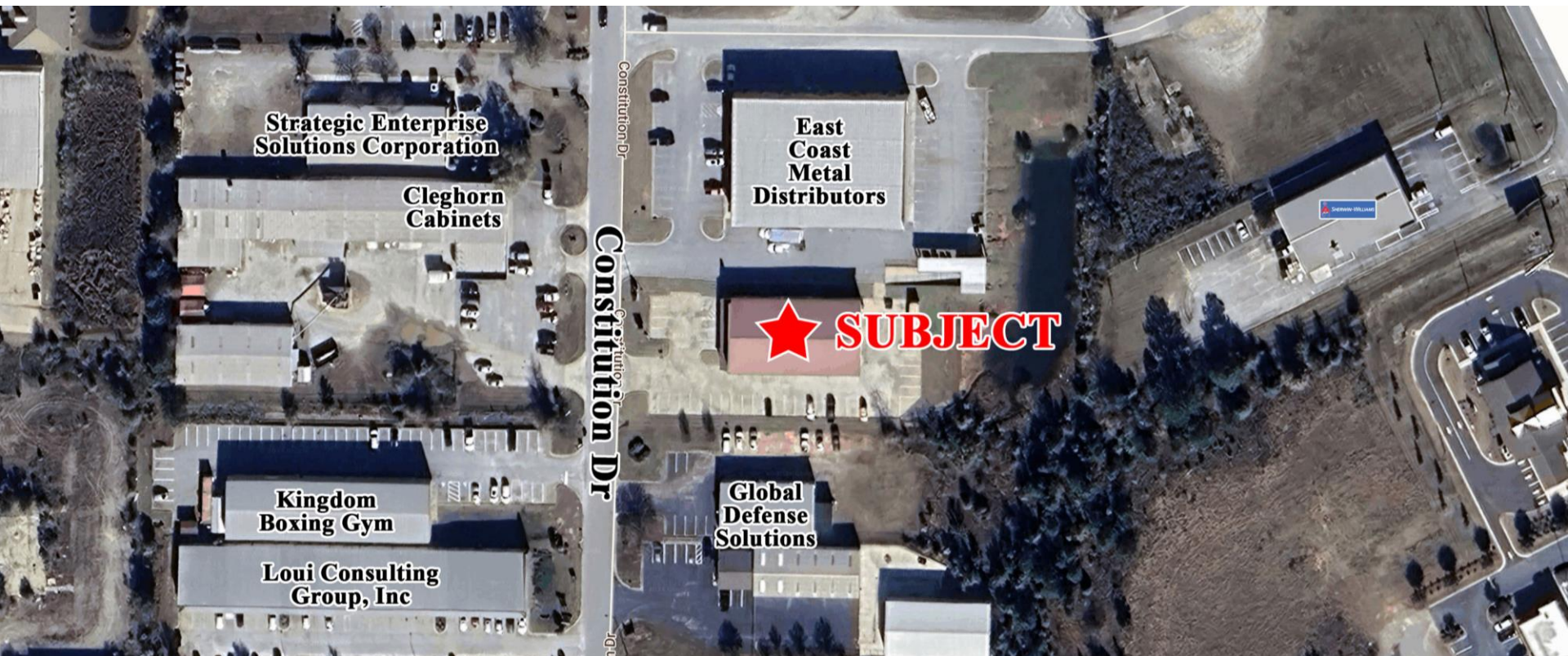
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**SITE MAP**



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