

LEASE

MEDICAL OFFICE SPACE
102 HOSPITAL DRIVE, SUITE "A"
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088



LEASE RATE:
\$16.00/PSF, GROSS
(\$2,100.00/MONTH)

LOCATION OVERVIEW

- **Prime Medical Setting:** Adjacent to Emory Hospital Warner Robins, ideal for referrals and collaboration
- **High Visibility:** Located off Watson Boulevard with strong traffic counts
- **Easy Access:** Convenient entry, ample parking, and proximity to major routes including Interstate 75 and Highway 247
- **Supportive Amenities:** Surrounded by pharmacies, retail, and dining options for patient and staff convenience
- **Growing Market:** Warner Robins' expanding population and strong healthcare sector support long-term growth

PROPERTY HIGHLIGHTS

Turnkey Medical Office | 1,575± SF | Suite "A"

Features include:

- Welcoming **waiting room** for patient comfort
- **Spacious reception area** with ample workspace
- **Three (3) fully equipped exam rooms**
- **Large private office** with en-suite restroom & shower
- **Dedicated patient restroom**
- **Private staff restroom**
- **Additional private en-suite restroom with shower**
- **Breakroom** for staff convenience
- **Two (2) storage rooms**
- **Mechanical room**
- **C-2 zoning**, accommodating a broad range of medical and professional users
- **Ample parking** available directly in front of building
- **Owner pays** property taxes, building insurance and water

STEPHANIE FOLSOM, CCIM
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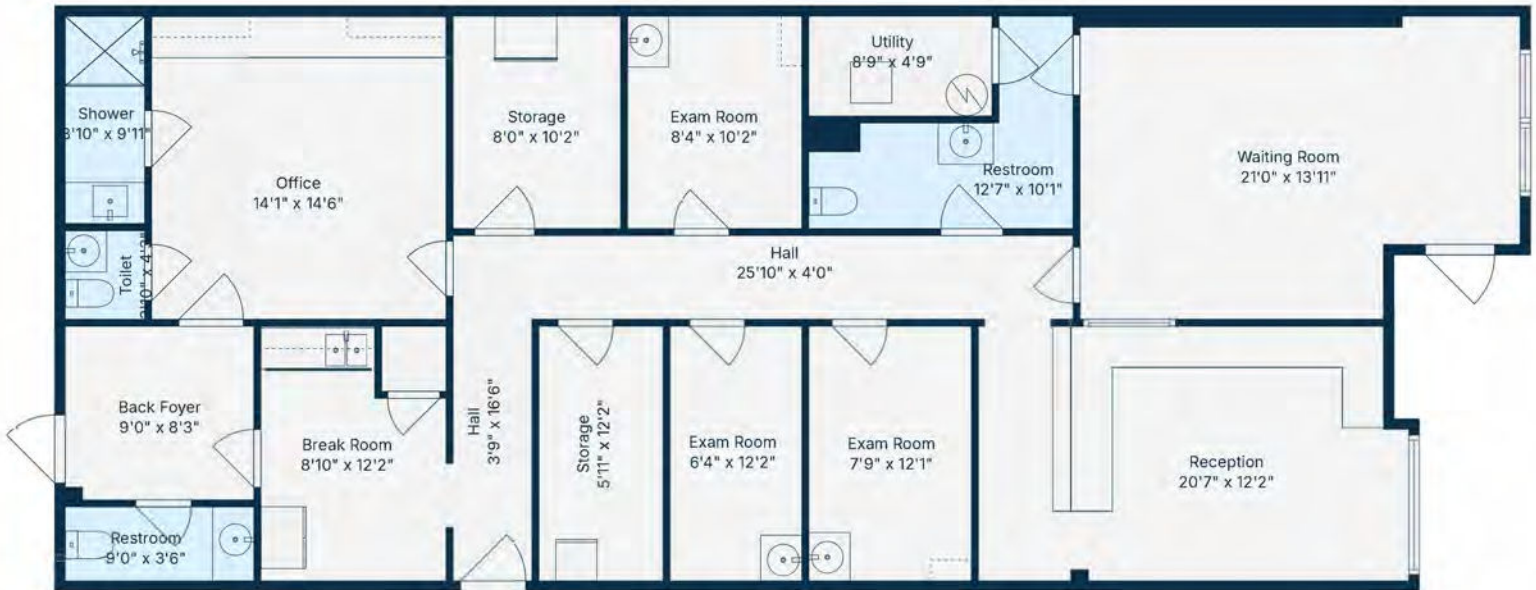


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Created 3/19/26

TURNKEY MEDICAL OFFICE | "SUITE A" | 1,575± SF

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IDEAL FOR:

Primary Care or Family Practice

Specialty Medical Clinic

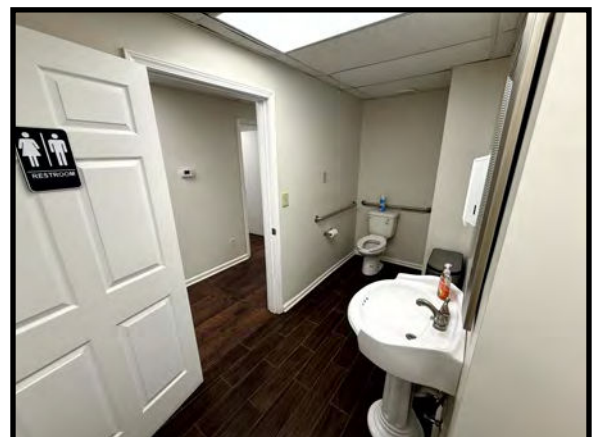
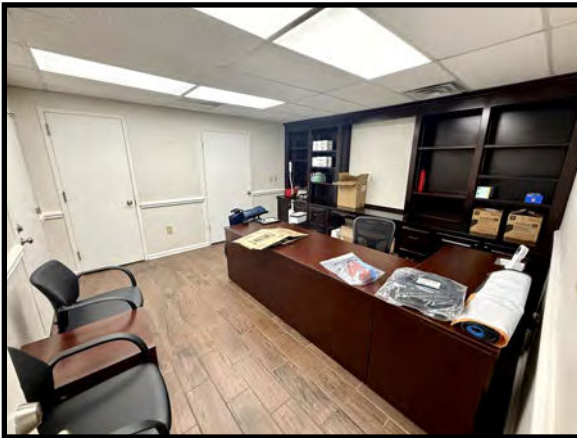
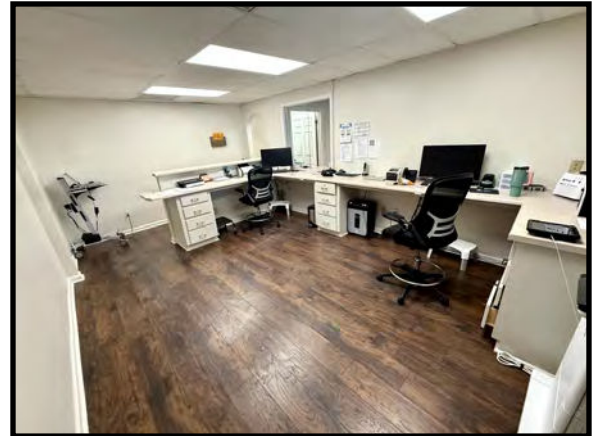
Outpatient Services

Dental or Orthodontic Practice

Physical Therapy

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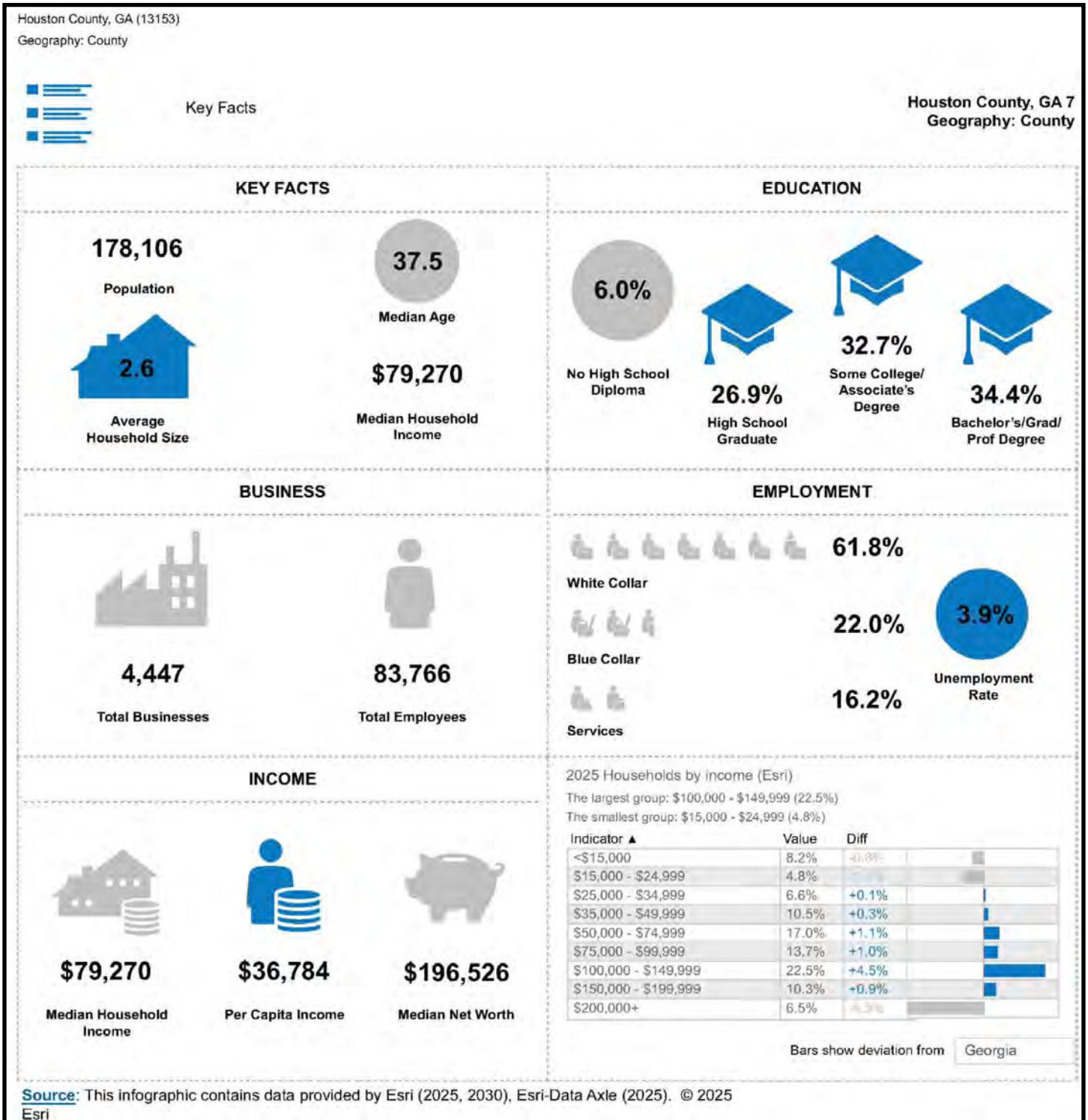


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