

# LEASE

## CORPORATE POINTE OFFICE BUILDING

1000 Corporate Pointe, Warner Robins, Houston County, GA 31088



**FULL SERVICE LEASE  
INCLUDES UTILITIES, WI-FI AND  
COMMON AREA JANITORIAL.**

### LOCATION OVERVIEW

- Subject property located off Russell Parkway
- Convenient to restaurants, shopping and banks
- 2 miles from Robins Air Force Base
- 2.5 miles to Houston Medical Center

### PROPERTY OVERVIEW

- 18,065± SF Three-Story Professional Office Building  
(See available Suites Page 3)
  - Office Suites available on all floors
  - Common restrooms & breakroom on all floors
  - Common conference room on 1st & 2nd floor
  - Open seating area on 3rd floor
- Plenty of paved parking

**THOMAS RHODES**  
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**COLDWELL BANKER  
COMMERCIAL**

EBERHARDT & BARRY

Revised 10/26/23

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<b>LOCATION:</b>	Subject property located off Russell Parkway convenient to restaurants, retail shopping, and Robins Air Force Base
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• <b>18,065± SF Three-Story Office Building</b></li><li>• <b>Built in 1990</b></li><li>• <b>1.6 Acres</b></li></ul>
<b>AVAILABLE SUITES:</b>	<b>See Page 3</b>
<b>BUILDING CONSTRUCTION:</b>	<ul style="list-style-type: none"><li>• Brick / Vinyl exterior</li><li>• Nice interior build-outs</li></ul>
<b>YEAR BUILT:</b>	1990
<b>HVAC:</b>	Central air & heat
<b>FLOORING:</b>	Carpet / Vinyl / Tile
<b>ZONING:</b>	M1
<b>PARKING:</b>	Asphalt paved parking
<b>UTILITIES:</b>	All public utilities serve the site.
<b>FULL SERVICE LEASE:</b>	<b>Lease Rate includes utilities, WI-FI and common area janitorial.</b>

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<b>FIRST FLOOR</b>		
<b>COMMON RESTROOMS, CONFERENCE ROOM &amp; BREAKROOM</b>		
<b>AVAILABLE SUITE</b>	<b>SQ FT</b>	<b>MONTHLY RENT</b>
104	100±	\$400
107	100±	\$400
109	100±	\$425
116	100±	\$425
121	100±	\$450
<b>SECOND FLOOR</b>		
<b>COMMON RESTROOMS, CONFERENCE ROOM &amp; BREAKROOM</b>		
<b>AVAILABLE SUITE</b>	<b>SQ FT</b>	<b>MONTHLY RENT</b>
213	100±	\$425
217	100±	\$425
218	100±	\$425
<b>THIRD FLOOR</b>		
<b>COMMON RESTROOMS, BREAKROOM &amp; OPEN SEATING AREA</b>		
<b>AVAILABLE SUITE</b>	<b>SQ FT</b>	<b>MONTHLY RENT</b>
303	100±	\$400

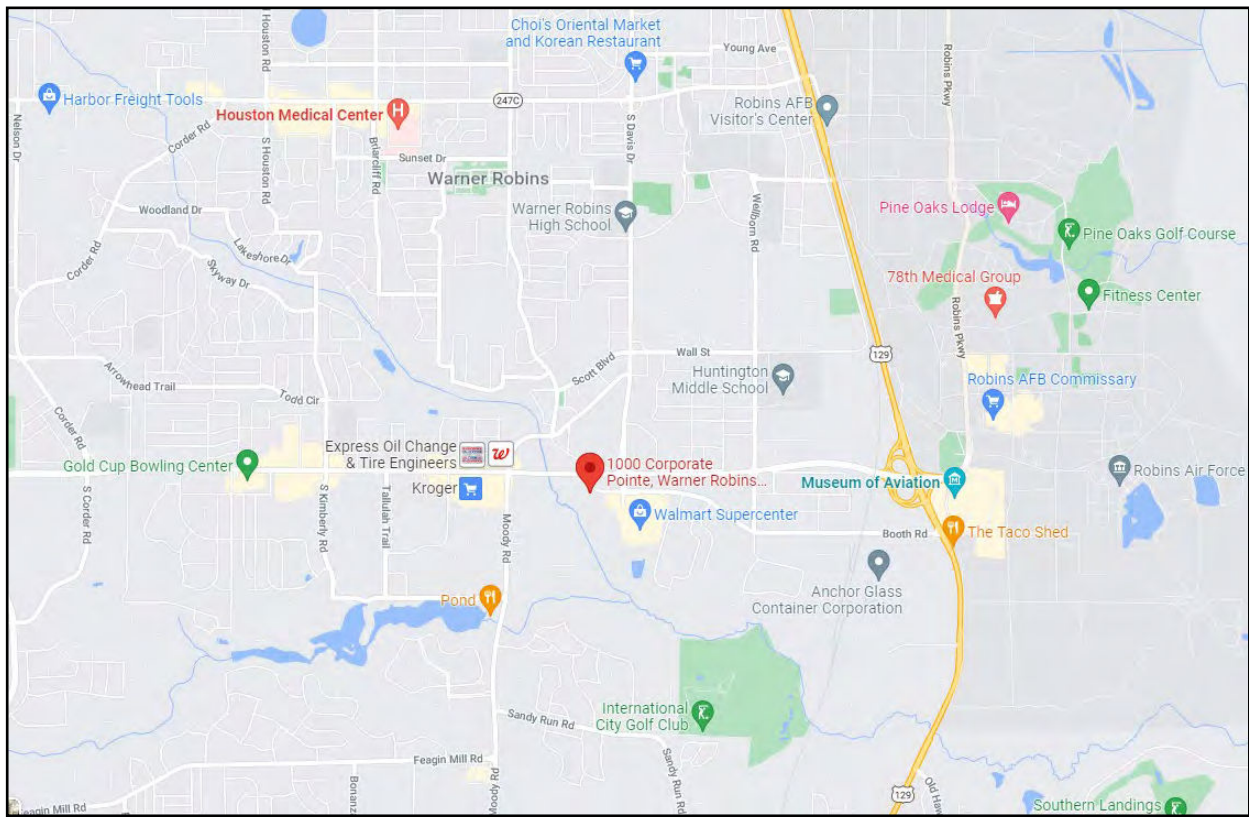




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### DEMOGRAPHICS - HOUSTON COUNTY

