

**RATE  
REDUCED**

**OFFICE SPACE  
201 BYRD COURT  
WARNER ROBINS, HOUSTON COUNTY, GA 31088**



**REDUCED LEASE RATE:  
~~\$20.00~~ \$16.50/PSF, NNN**

### **LOCATION OVERVIEW**

- Located in the Advanced Technology Park off Margie Drive / Osigian Boulevard
- 3.5 miles east of Interstate 75
- 5.5 miles from Robins Air Force Base
- Convenient to shopping, restaurants and financial institutions
- Zoning: M2, Industrial District

### **PROPERTY OVERVIEW**

- 11,000± SF Professional Office Building
- 5,500± SF Space Available
  - Lobby / Reception
  - Fifteen (15) Private Offices
  - Two (2) Conference Rooms
  - Kitchen / Breakroom
  - Two (2) Storage Rooms
  - Three (3) Restrooms
  - Server Room
- One (1) acre site
- Asphalt paved parking
- All utilities serve the site including fiber optic service

**THOMAS RHODES**  
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**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



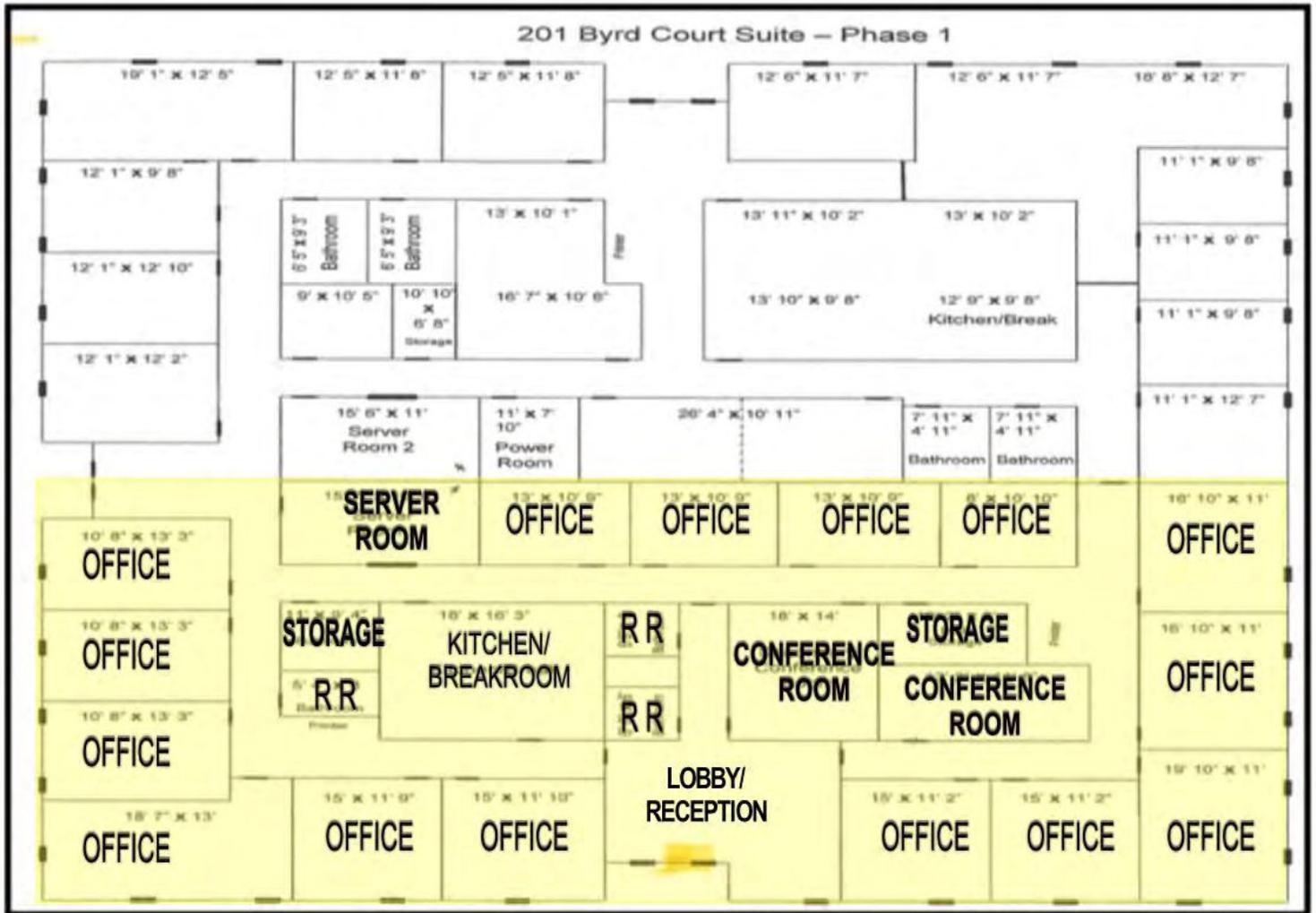
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 09/11/25

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**FLOOR PLAN**



**AVAILABLE SPACE**

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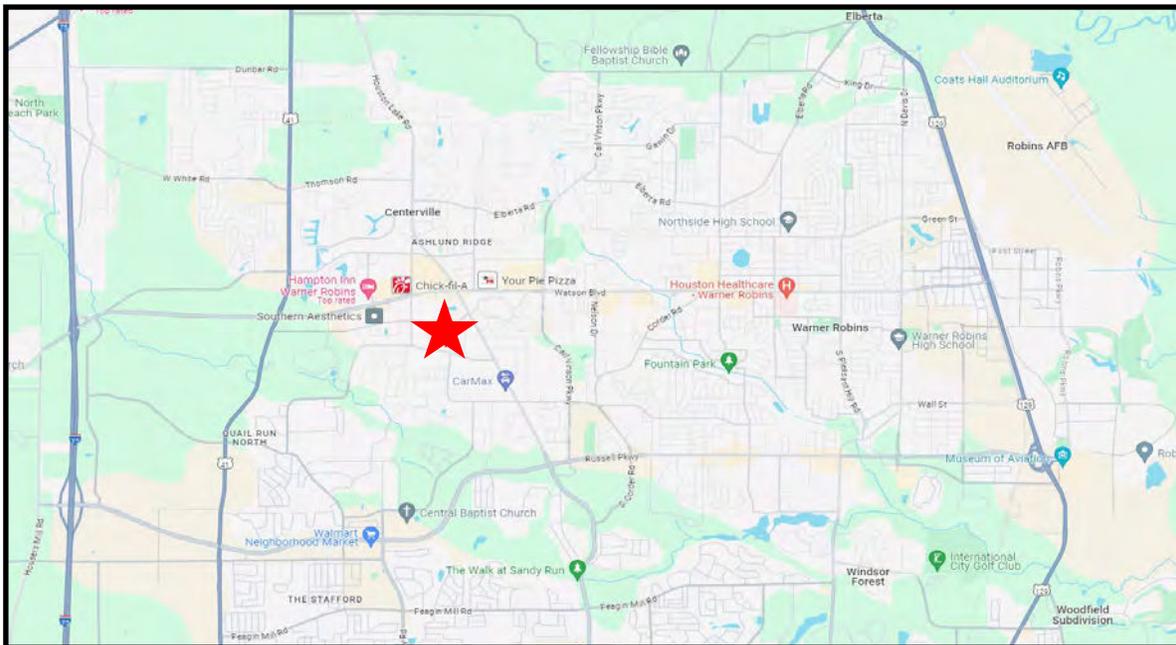
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## DEMOGRAPHICS - HOUSTON COUNTY

