

# LEASE

## MULTI-TENANT OFFICE SUITES

2517 MOODY ROAD  
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088



**LEASE RATE:**  
**\$15.00/PSF, GROSS**

### LOCATION OVERVIEW

- 3.5 Miles from Robins Air Force Base
- Traffic Count: 16,700± AVG VPD (2023 GDOT)
- Conveniently located to shopping, restaurants and financial institutions
- Zoned C2

### PROPERTY OVERVIEW

- Suite "200": (\$1,025.00/Month)
  - 820± SF Office Suite  
(See Pages 2-3)
- 23 Paved parking spaces in front of building and additional parking in rear
- Monument signage available
- Landlord pays CAM, property taxes, property insurance and garbage
- Tenant pays personal liability insurance, all utilities and water fee of \$40/monthly to Landlord

### CURRENT TENANTS

HEBCO

Lifespan Wealth Management

**DEIDRA STEWART**  
478.508.2652 Cell  
deidra@cbcgeorgiacom

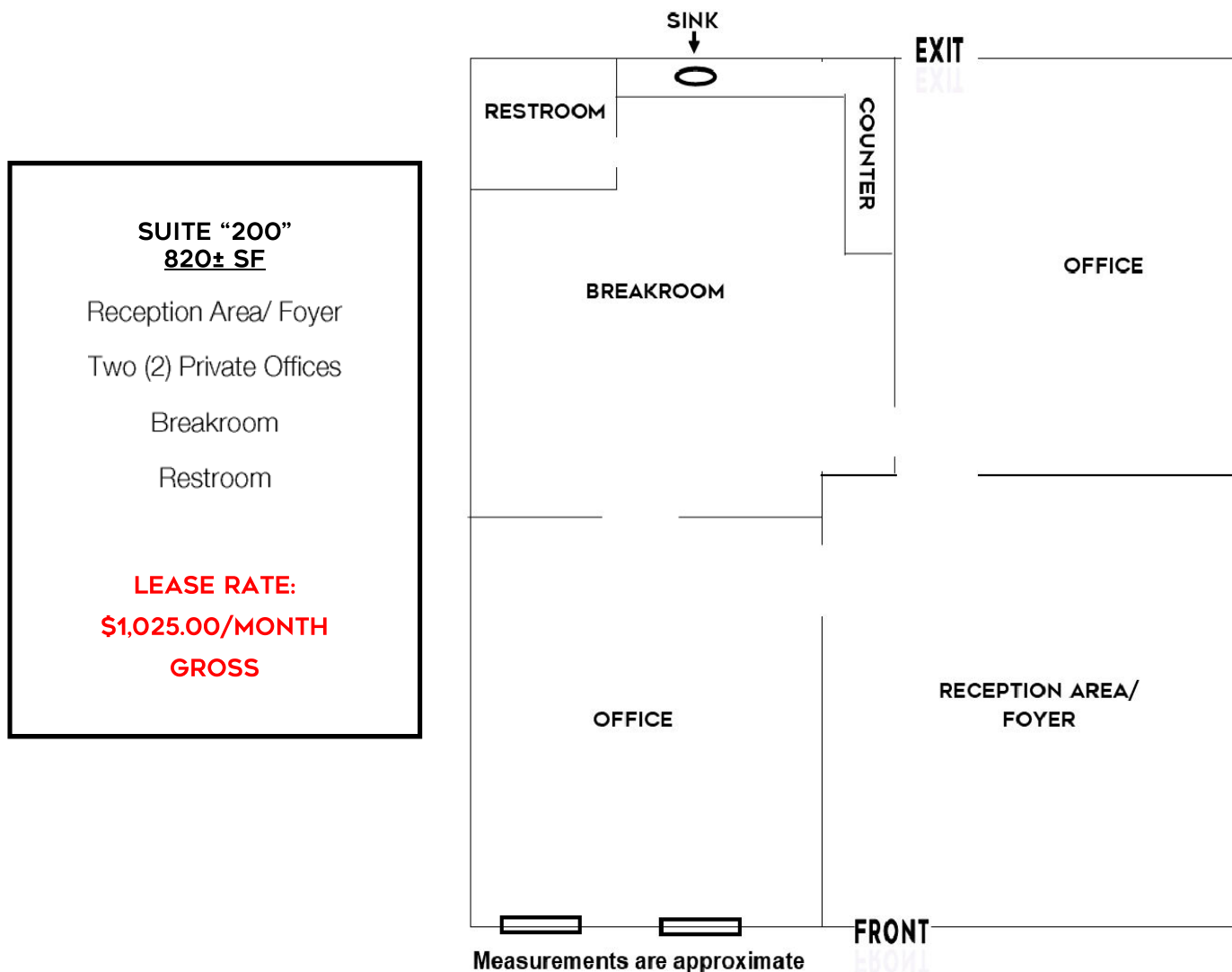
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**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 7/7/25

### SUITE "200" - 820± SF



### SUITE "200" PHOTOS

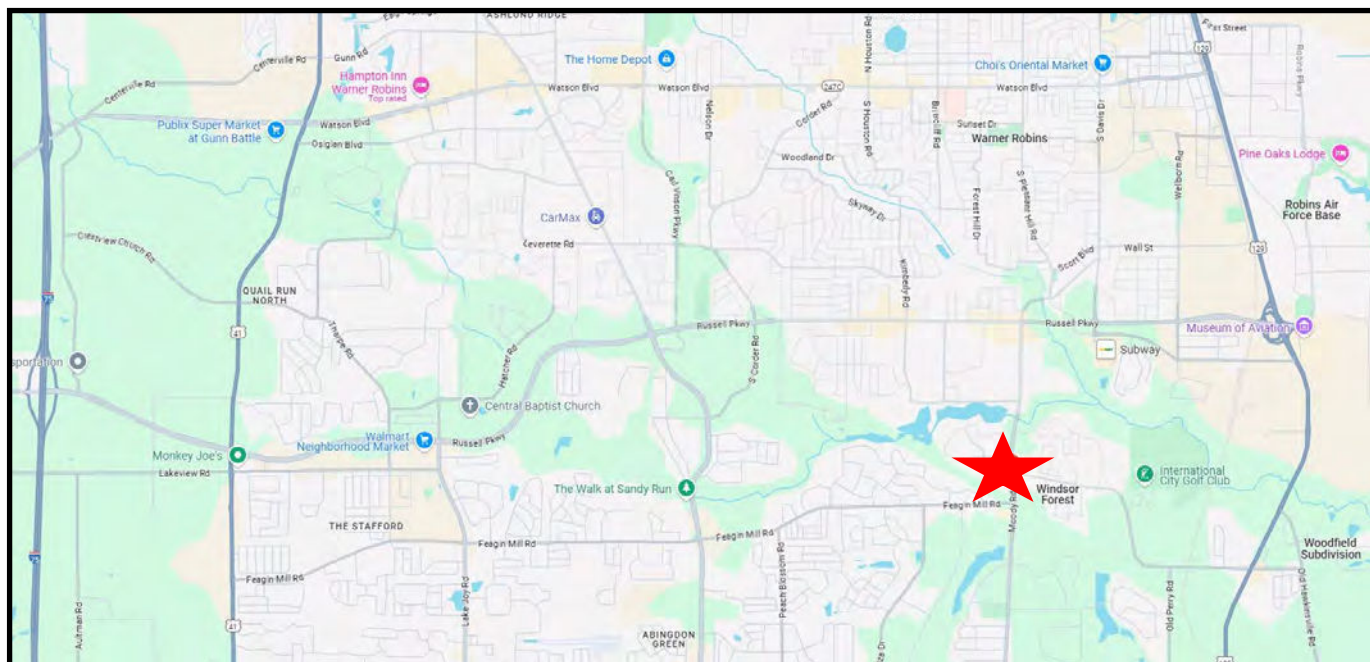
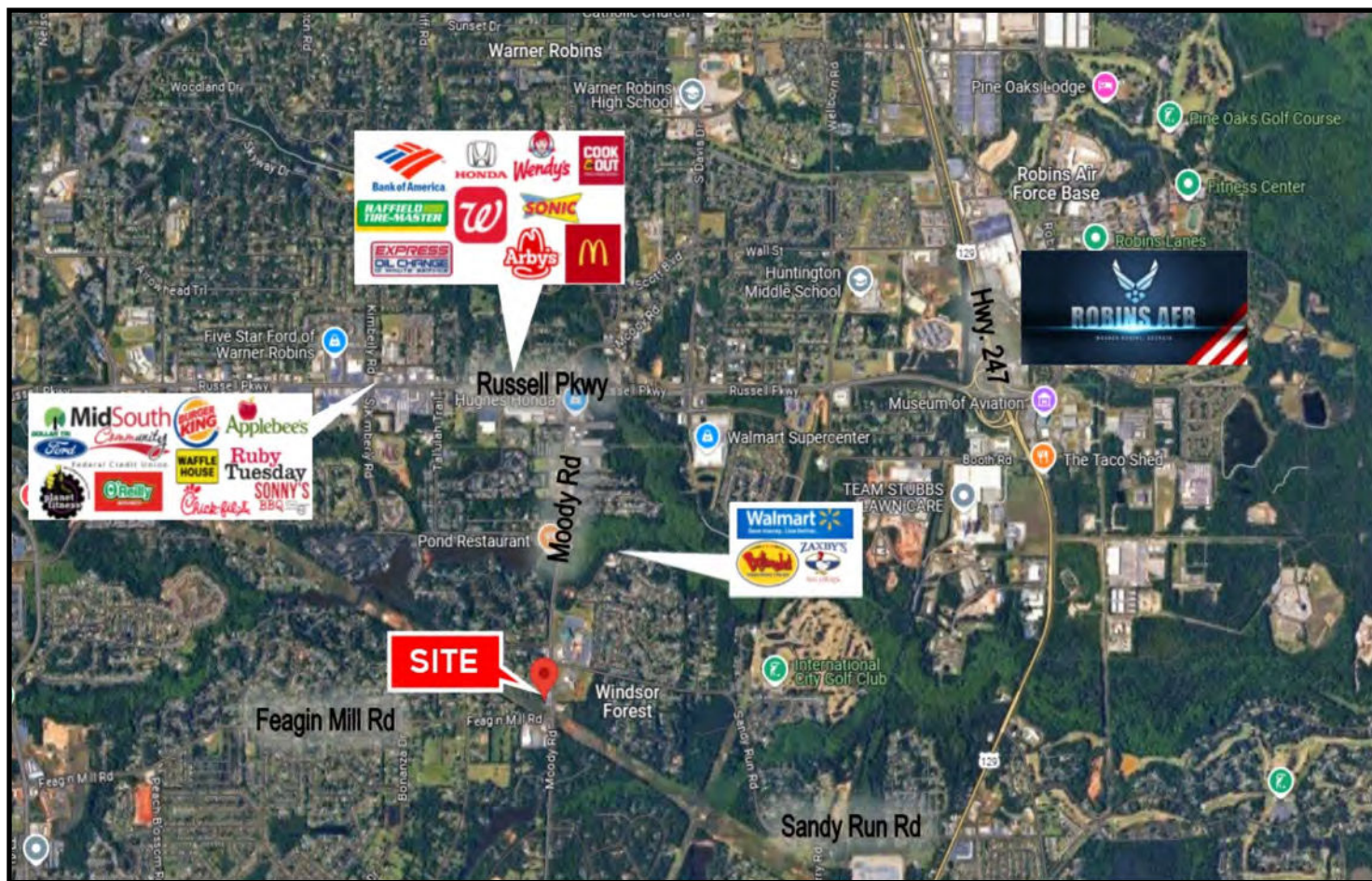




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### DEMOGRAPHICS - HOUSTON COUNTY

