

LEASE

MEDICAL OFFICE SUITES
1570 WATSON BOULEVARD
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093



LEASE RATE:
\$16.00/PSF, GROSS

LOCATION OVERVIEW

- **Prime Medical Setting:** Across from Emory Hospital Warner Robins, ideal for referrals and collaboration
- **High Visibility:** Located on busy Watson Boulevard with strong traffic counts and signage potential
- **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

Excellent opportunity for medical, dental, or outpatient healthcare providers seeking a ready-to-occupy space.

9,630± SF Two-Story Medical Office Building

- **Turnkey Medical Office Suites Available:**
 - 1st Floor | Suite 120 | 1,550± SF
\$2,066.67/Month, Gross
 - 2nd Floor | Suite 210 | 3,789± SF
\$5,052.00/Month, Gross
- **Established Medical Tenancy:** Suite 110 occupied by Physician Consultants of GA / Central Georgia Vascular
- **Suites individually metered** for utilities
- **Newly renovated** interior and common areas
- **Situated on 1.11 Acres**
- **Monument signage** available
- **C-2 Zoning**, allows a wide range of medical and professional office users
- **Shared Parking Lot with Abundant Parking** for patients and staff

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Created 04/30/26

TURNKEY MEDICAL OFFICE

FIRST FLOOR | "SUITE 120" | 1,550± SF

4 EXAM ROOMS | 2 RESTROOMS | LAB

**IDEAL FOR PRIMARY CARE, FAMILY PRACTICE, DENTAL,
ORTHODONTIC, OR PHYSICAL THERAPY**

VIRTUAL TOUR

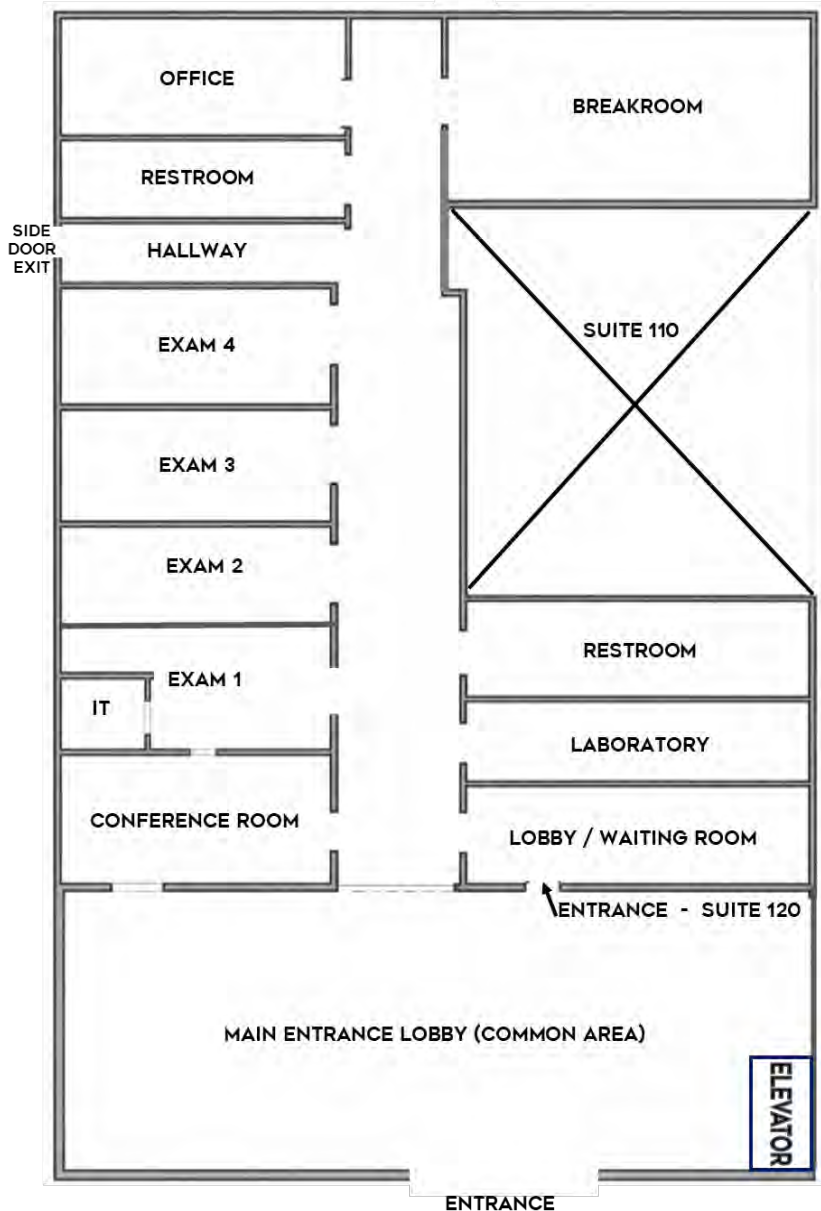
FIRST FLOOR - SUITE 120

1,550± SF

- New HVAC system (4 Zones)
- Wired alarm system
- In-office sound/music system
- Cat-6 data wiring throughout
- Fluorescent lighting
- Acoustical tile ceiling
- LVP flooring

Layout Includes:

- Lobby
- Reception area with two sliding privacy windows
- Four (4) exam rooms with sinks
- Private office
- Conference room
- Laboratory with specimen pass-through window
- Data/IT room
- Breakroom
- Two ADA-compliant restrooms
- Closet with Sink

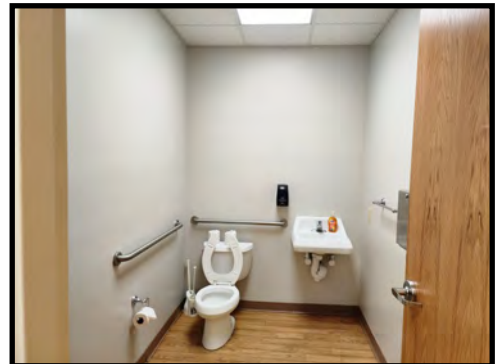
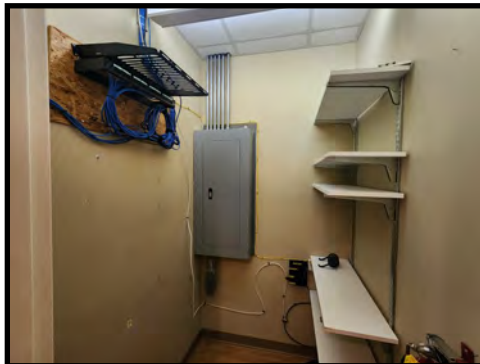
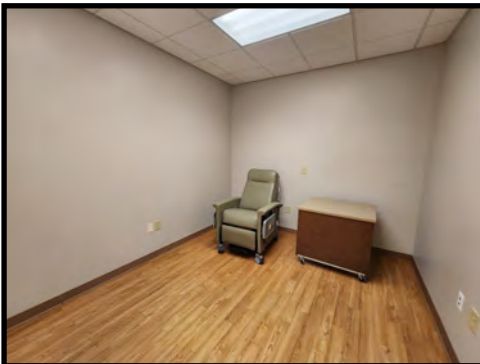
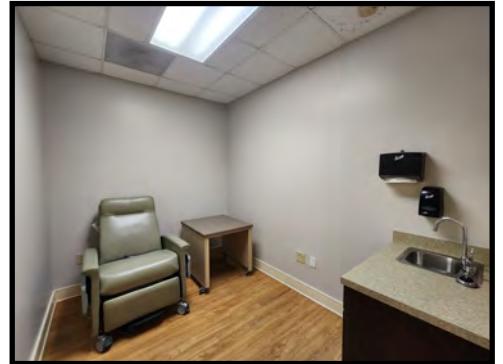
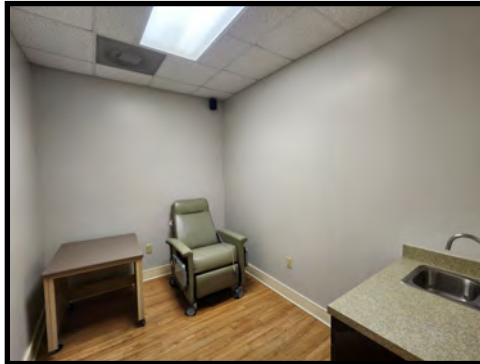
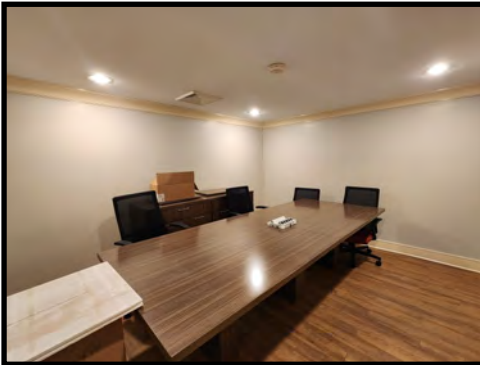
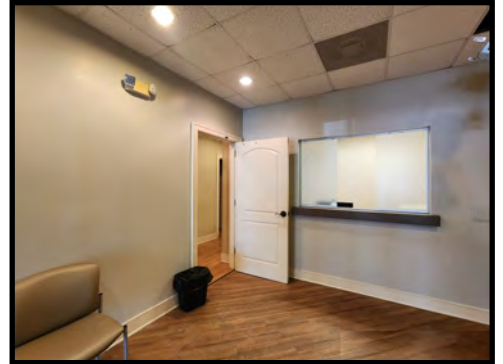


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FIRST FLOOR | "SUITE 120" | PHOTOS



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TURNKEY MEDICAL OFFICE

SECOND FLOOR (ELEVATOR ACCESS) | "SUITE 210" | 3,789± SF

6 EXAM ROOMS | 3 TREATMENT ROOMS | 4 PRIVATE OFFICES

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ORTHODONTIC, OR PHYSICAL THERAPY**

VIRTUAL TOUR

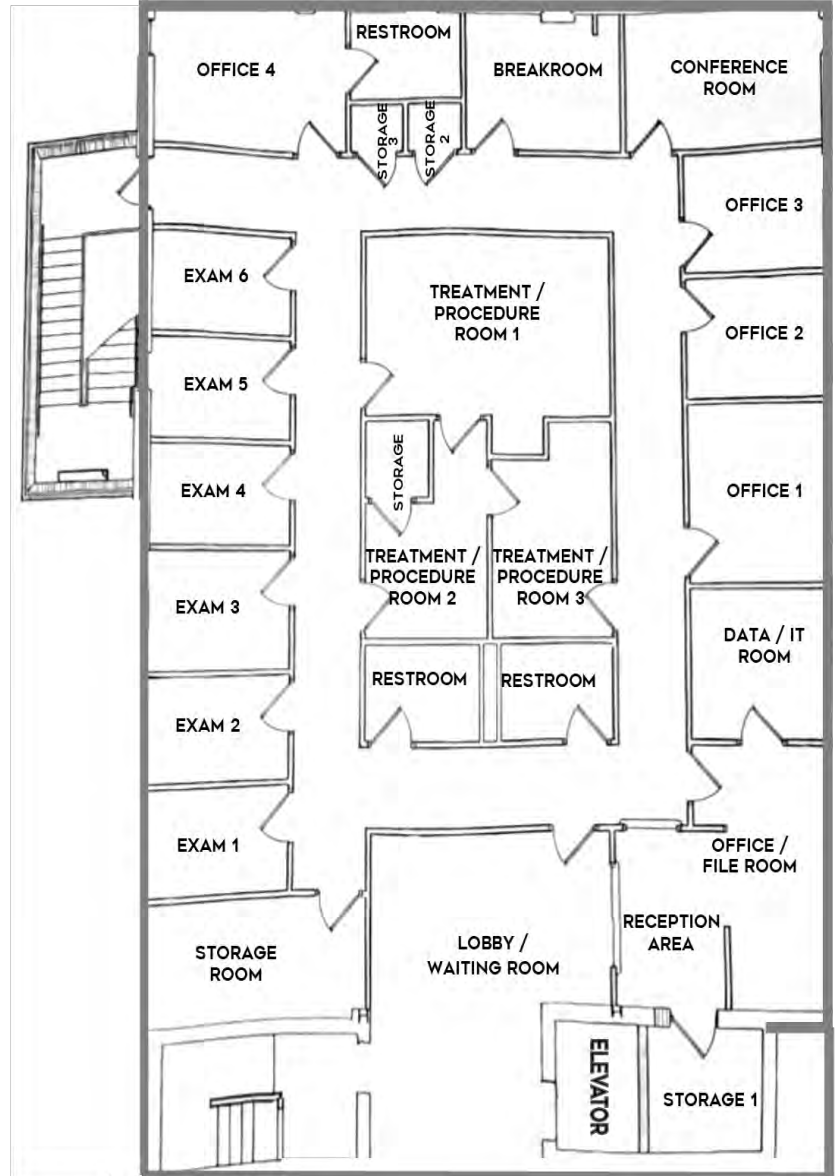
SECOND FLOOR - SUITE 210

3,789± SF

- Elevator access from lobby
- New HVAC system
- Wired alarm system
- Cat-6 data wiring throughout
- Fluorescent lighting
- Acoustical tile ceiling
- LVP flooring

Layout Includes:

- Lobby / waiting room
- Reception area with adjoining office/file room
- Four (4) private offices (one with private restroom)
- Conference room
- Six (6) exam rooms
- Three (3) Treatment/Procedure rooms
- Data/IT room
- Breakroom
- Three (3) restrooms (two ADA-compliant)
- Four (4) storage closets
- Storage room
- Two (2) staircases for emergency exit



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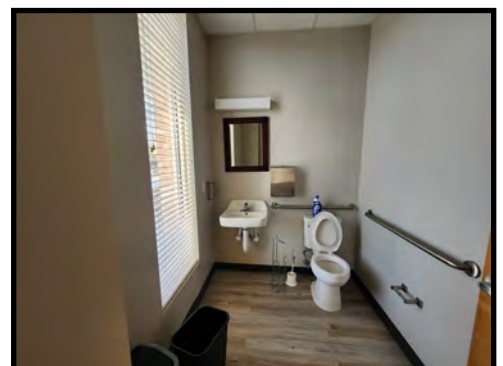
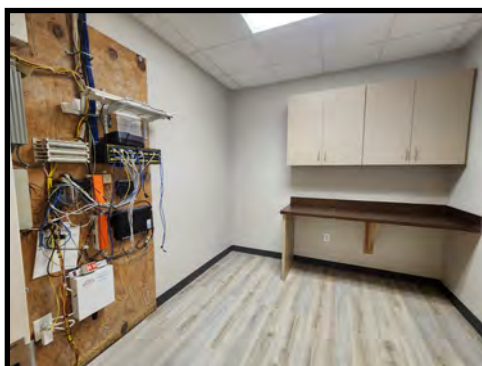
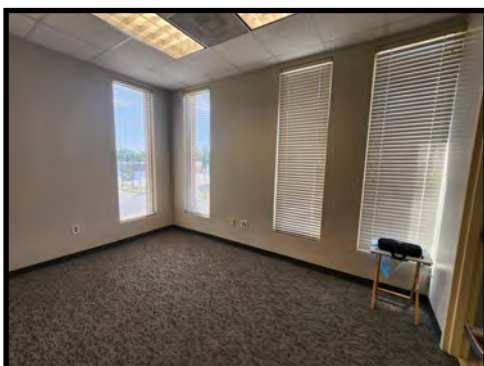
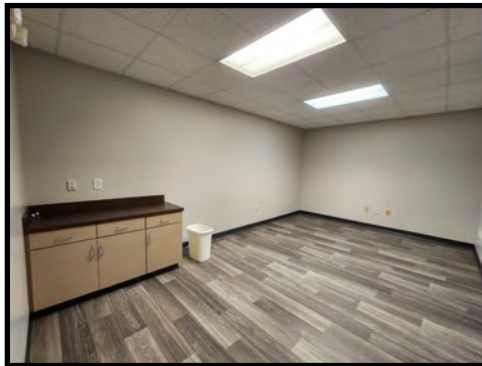
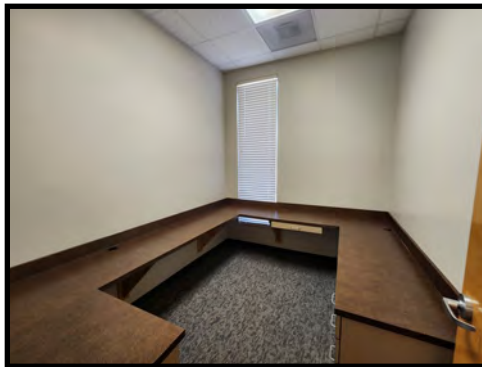
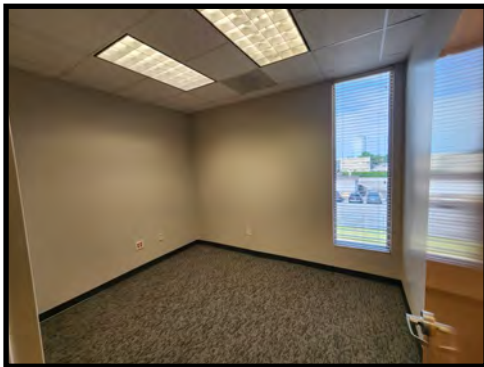
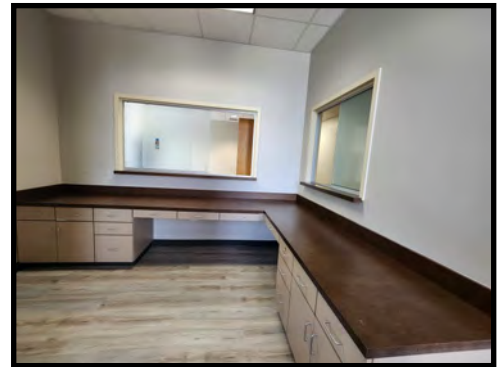
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SECOND FLOOR | "SUITE 210" | PHOTOS



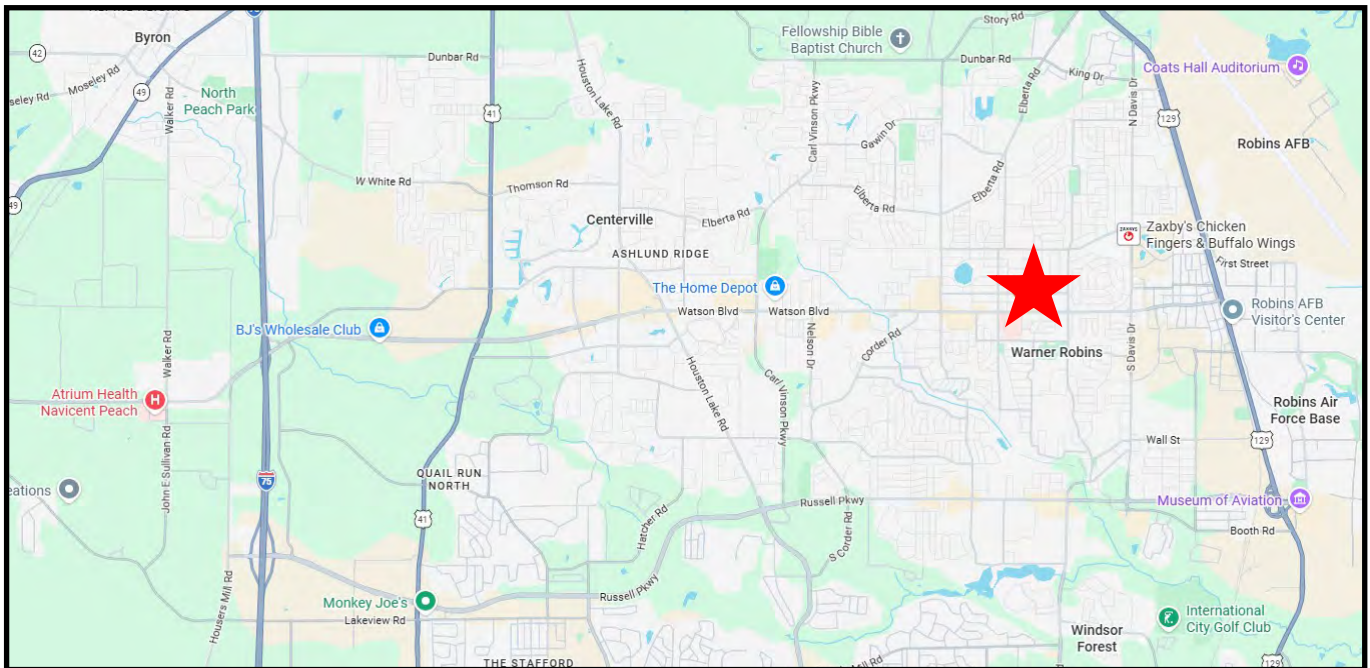
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Houston County, GA (13153)
Geography: County

Houston County, GA 7
Geography: County

Key Facts

KEY FACTS

178,106

Population



Average Household Size

37.5

Median Age

\$79,270

Median Household Income

EDUCATION

6.0%

No High School Diploma



26.9%

High School Graduate



32.7%
Some College/
Associate's Degree



34.4%
Bachelor's/Grad/
Prof Degree

BUSINESS



4,447

Total Businesses



83,766

Total Employees

EMPLOYMENT

61.8%

White Collar

22.0%

Blue Collar

16.2%

Services



Unemployment Rate

INCOME



\$79,270

Median Household Income



\$36,784

Per Capita Income



\$196,526

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	8.2%	-0.3%
\$15,000 - \$24,999	4.8%	
\$25,000 - \$34,999	6.6%	+0.1%
\$35,000 - \$49,999	10.5%	+0.3%
\$50,000 - \$74,999	17.0%	+1.1%
\$75,000 - \$99,999	13.7%	+1.0%
\$100,000 - \$149,999	22.5%	+4.5%
\$150,000 - \$199,999	10.3%	+0.9%
\$200,000+	6.5%	-0.3%

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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