

**Parkway Crossing Office Park - Class A Office Suite**  
**645 Tallulah Trail**  
**Warner Robins, GA 31088**



Summary

Area Info

Photos

Floor Plans

Aerial

**TWO SPACES AVAILABLE!!**



**Rental Rates Start At \$18.50 PSF Full Service**  
**Full-Service Lease (Janitorial not included)**

**CONTACT**

**Patty Burns, CCIM, ALC**  
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**Trip Wilhoit, CCIM, ALC**  
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577 Mulberry St, Suite 1100  
Macon, GA 31201  
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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	645 Tallulah Trail Warner Robins, GA 31088
<b>County:</b>	Houston
<b>Total Size:</b>	14,200 SF
<b>Available:</b>	<b>Suite 203: 1,666 SF</b> <b>Suite A: 6,000 SF</b>
<b>Utilities:</b>	All Available
<b>Year Built:</b>	2004
<b>Parking:</b>	Ample
<b>Traffic Count:</b>	Russell Parkway – 28,157 VPD

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### NOTES

- **Suite 203: 1,666 SF Class A office space available.** Floorplan consists of Bull Pen Area (furnished with new cubicles), 1 office, conference room, and breakroom.
- **Suite A: 6,000 SF Class A office space available.** Floorplan consists of reception area/lobby, 14 offices, 2 conference rooms, 2 restrooms, work area, copy room, and break room.

Parkway Crossing has on-site maintenance and a great tenant mix. All utilities are included.

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	8,748	56,035	113,729
Avg HH Income	\$71,503	\$87,167	\$92,145
Median Age	35.1	34.6	35.0

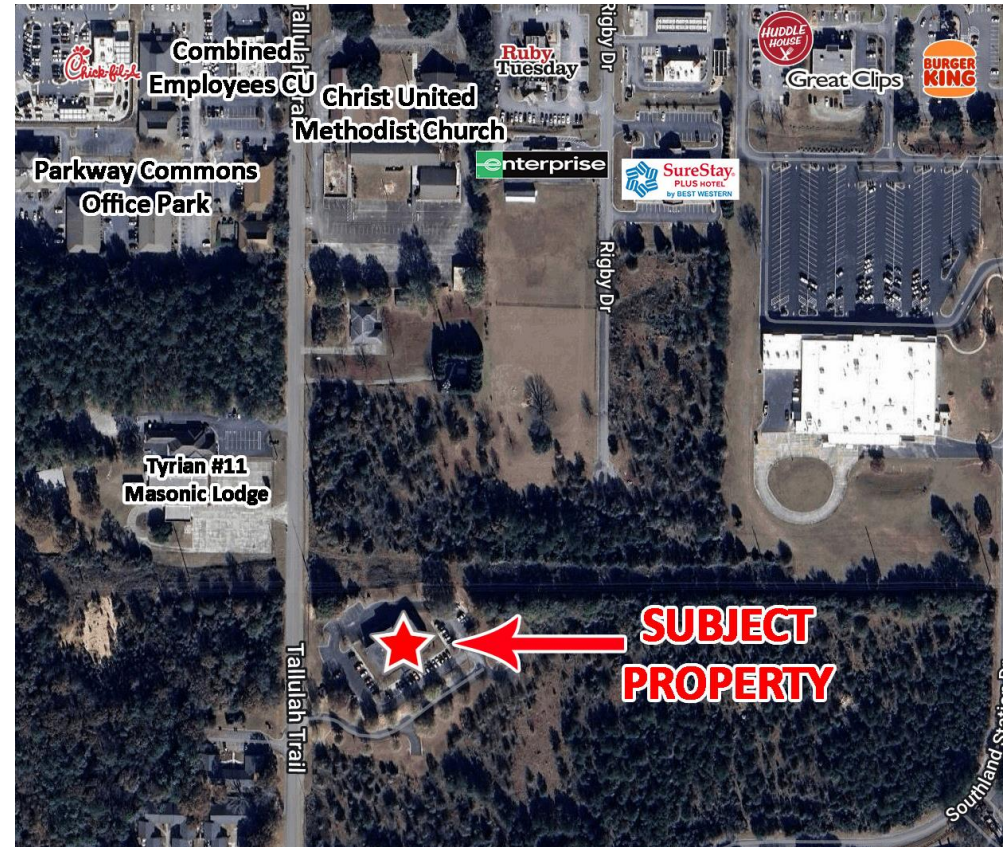


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### LOCATION

Parkway Commons is located just off the main busy thoroughfare, Russell Parkway. Convenient to Interstate 75, Highway 247, Robins Air Force Base, and Houston Medical Center. Other surrounding neighbors include The Lodge Rehabilitation Center, Georgia Hospice Care, Southland Station Apartment Homes, Chick-Fil-A, Sonny's BBQ, Ruby Tuesday, Storage Zone Storage Units, Gold Cup Bowling Alley, Planet Fitness, Five Star Hyundai, and many more restaurants, retailers, and businesses.



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## Common Areas



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## SUITE A – 6,000 SF



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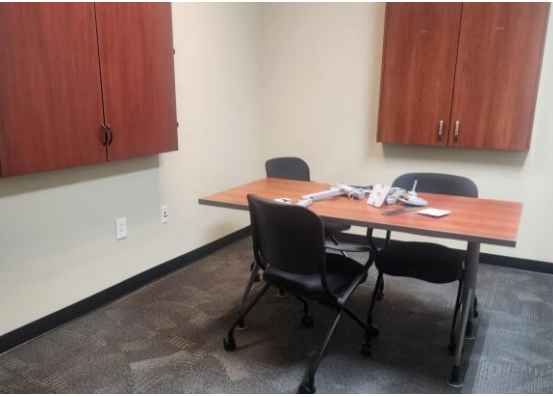
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## SUITE 203 – 1,666 SF



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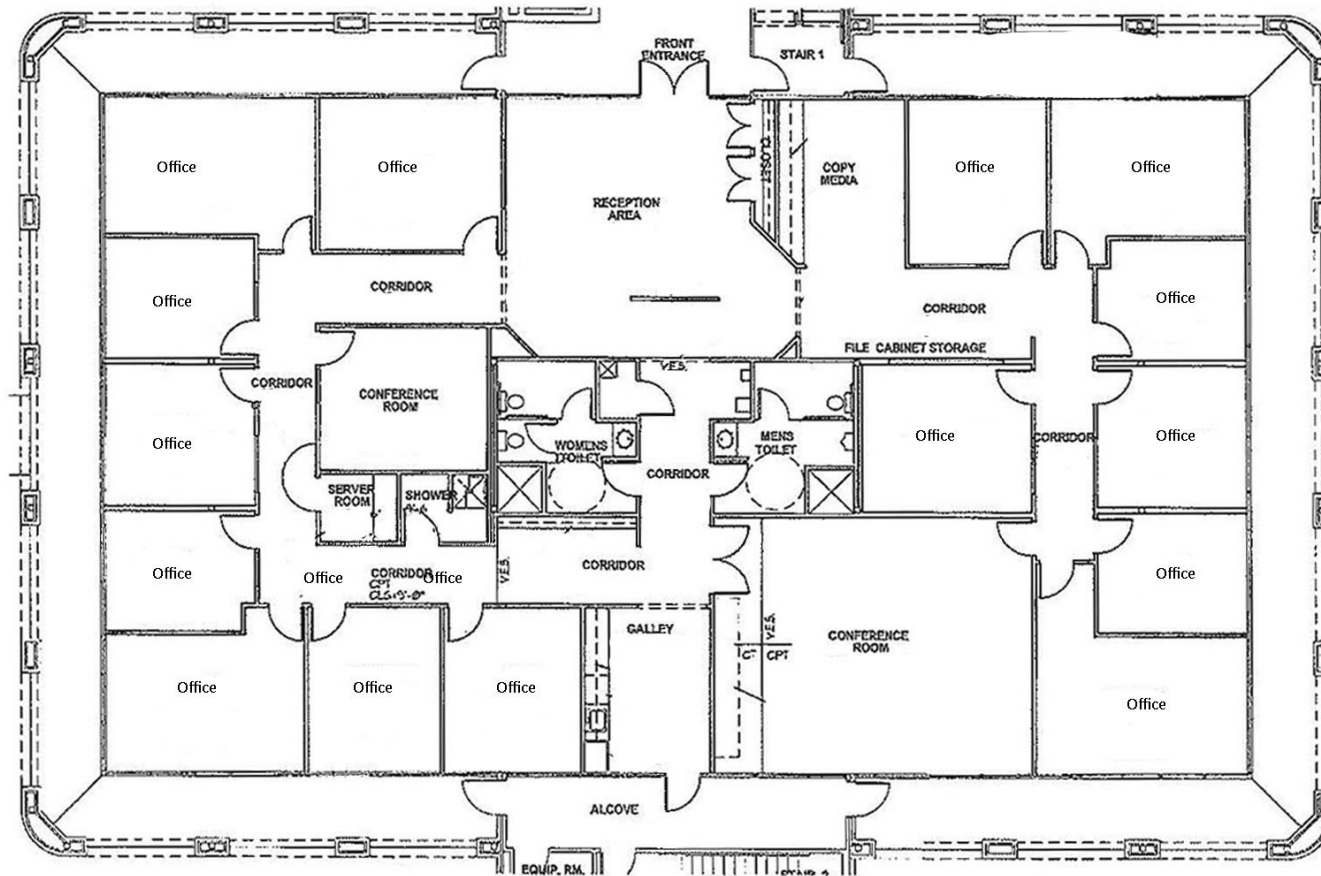
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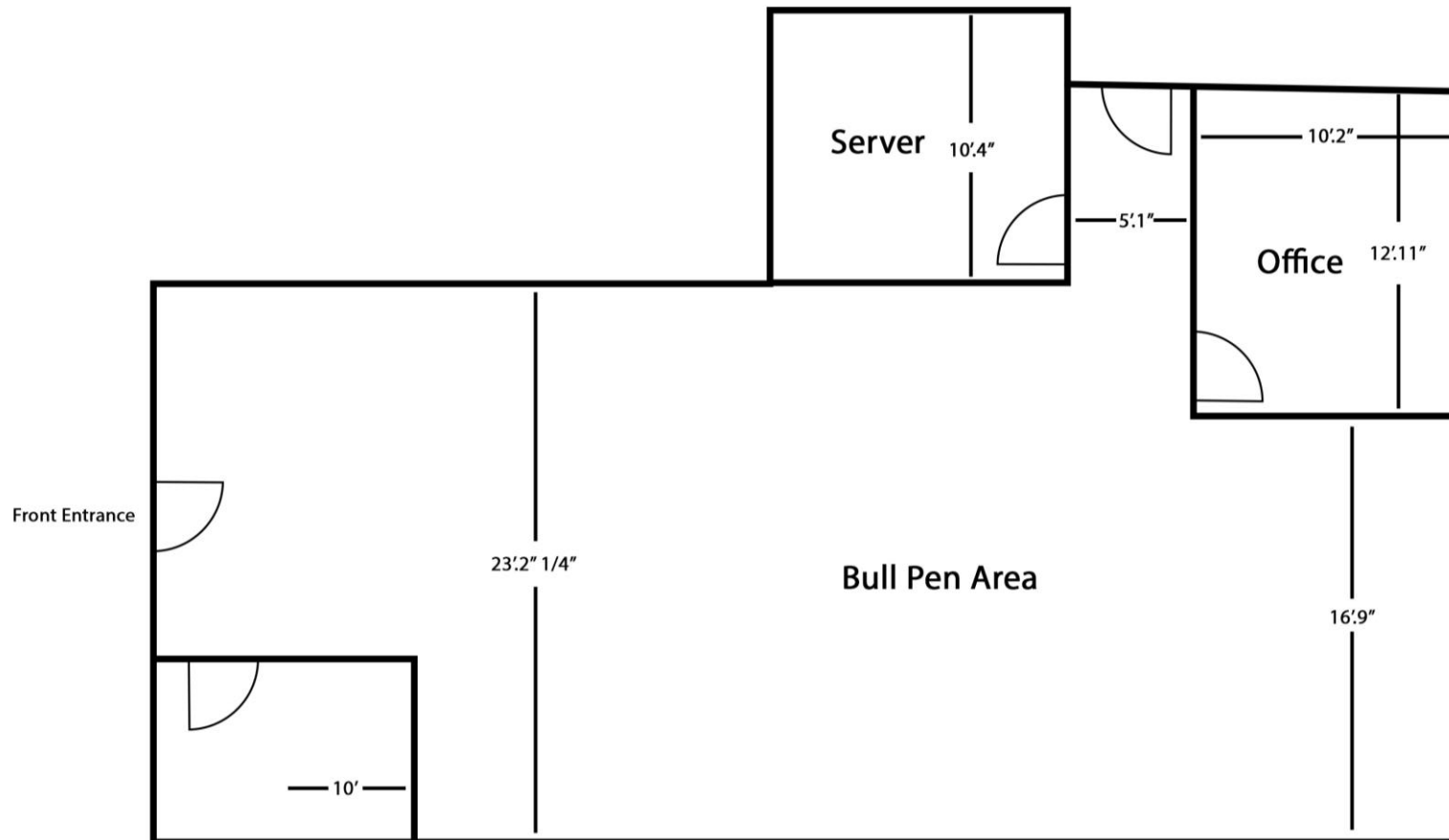
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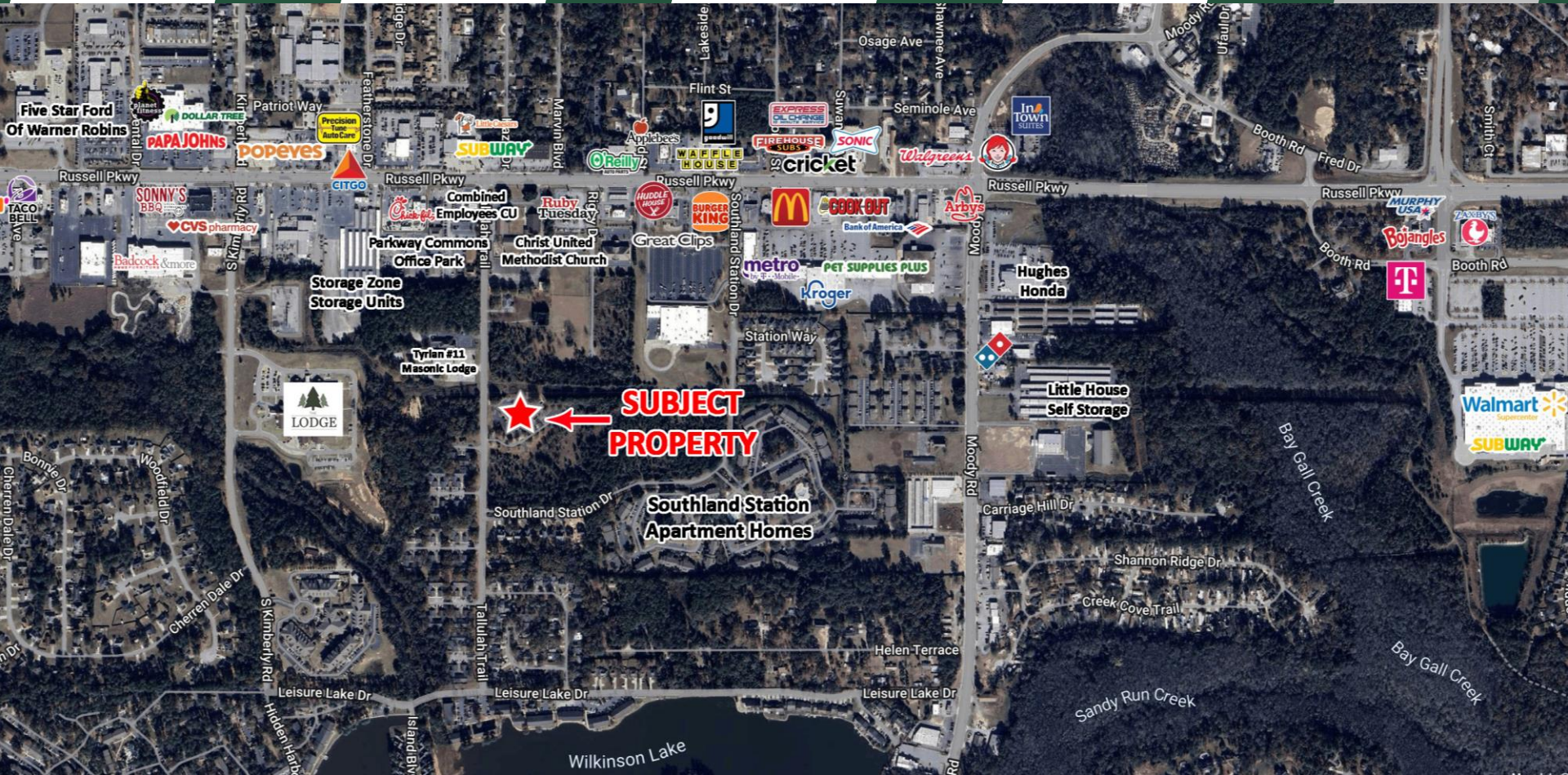
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