

±7,500 SF OFFICE SUITE FOR LEASE
Parkway Commons Office Park
609 Russell Parkway, Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 609 Russell Parkway
Warner Robins, GA 31088

County: Houston

Available: ±7,500 SF

Utilities: All available

Parking: 66± spaces,
4 are handicap accessible

Traffic Count: Russell Parkway - 25,400 VPD

Maintenance: On-site

SITE

Site Size: 1.15 Acres

Parcel ID: 0W0870 05A000

Zoning: C-2

Demographics 2026	3 Mile	5 Miles	10 Miles
Population	55,088	112,798	180,662
Avg HH Income	\$88,841	\$98,455	\$108,144
Median Age	35.1	35.6	36.4

Lease Rate: \$15.00/SF Modified Gross +NNN

Tenant Pays Utilities; Janitorial Available Upon Request

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Previously built for a Robins Air Force Base contractor, this building has two floors and an elevator. Each floor has many offices, conference rooms, training rooms, break rooms, several special-use rooms, and multi-fixtured restrooms with showers. Most offices have windows, and the special-use rooms have additional air conditioning and raised floors.

±7,500 SF second floor space is available, and has separate entrance and elevator. See floor plan for details.

Situated in a high-traffic area of Warner Robins just minutes from Robins Air Force Base and the Houston Medical Center. Convenient to I-75 and Highway 247. Nearby businesses include Chick-fil-A, Combined Employees Credit Union, and many other retail, banking, and restaurant establishments.



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Front Desk/Reception Area



Reception Area & Hallway



Office



Conference Room



Conference Room

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Break Room



Special-Use Room with Raised Floor



Second Floor Elevator Lobby



Second Floor Office Common Area

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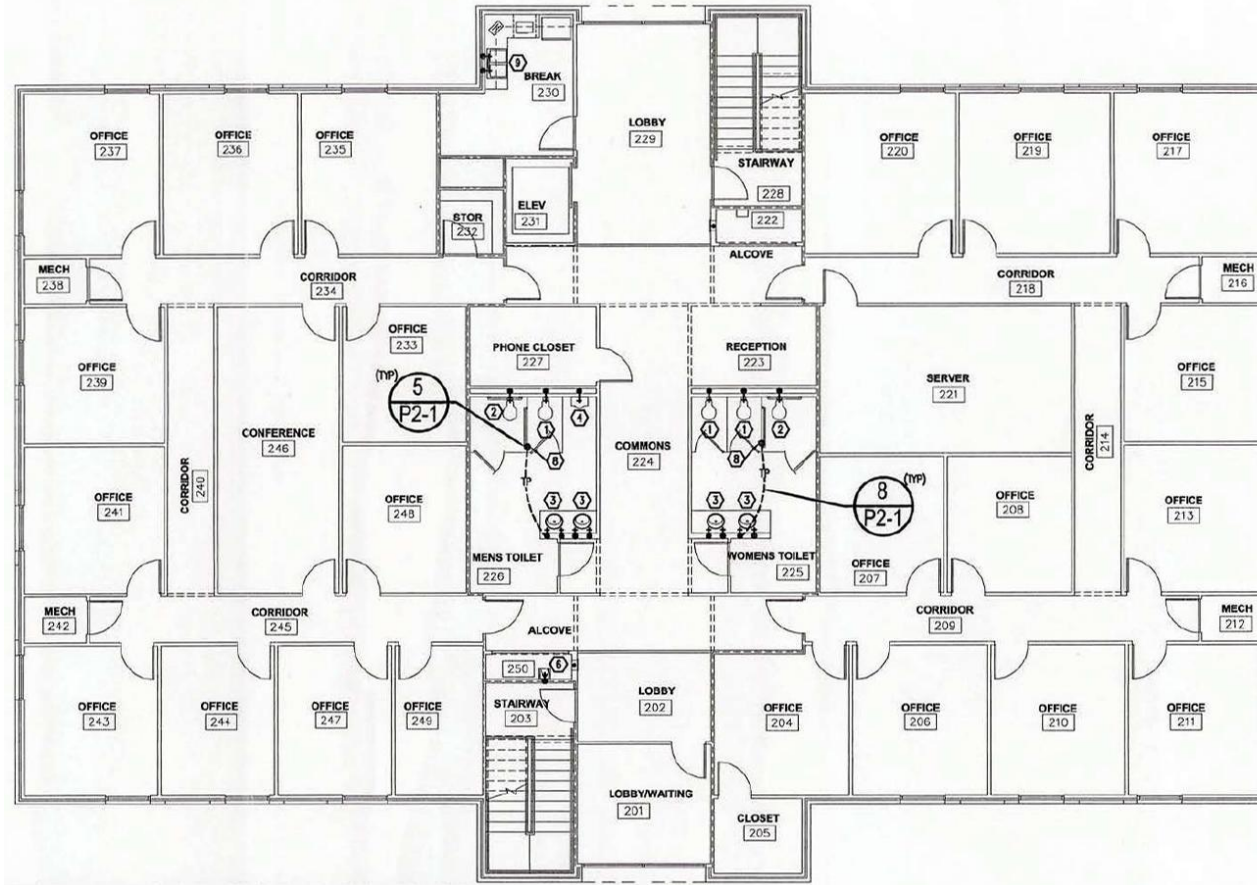
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**Floor Plan:
Second Floor**



*All measurements and all calculations of area are approximate and not guaranteed.

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