

PROFESSIONAL OFFICE BUILDING

SUITES AVAILABLE FOR LEASE

PRIME LOCATION OFF RUSSELL PARKWAY



**1000 Corporate Pointe
Warner Robins-Houston County, Georgia 31088**

FULL SERVICE LEASE

LEASE INCENTIVES AVAILABLE

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PROPERTY OVERVIEW

Professional Office Building

18,065± SF | Three Stories | Built 1990

Prime Location off Russell Parkway

Property Features:

- 24/7 Access
- Ample asphalt paved parking
- Modern brick exterior
- Attractive interior build-outs
- Central HVAC
- Flooring: Vinyl, tile, carpet

Amenities:

- Common restrooms & breakroom on each floor
- Conference room on 1st and 2nd floors
- Open seating area on 3rd floor

Location Highlights:

- 2 miles from Robins Air Force Base
- 2½ miles from Emory Hospital
- Convenient to restaurants, lodging, retail and banks

SECURE / FEDERAL-READY SUITES

Unfinished Suites Designed to Support:

- DOD controlled unclassified information (CUI) requirements
- DOJ / State CHI compliance requirements
- ANSI Grade 1 suite locks
- Isolated VLAN network feeds
- Cooled, secured IT closet
- Background-checked management helps streamline federal accreditation

AVAILABLE SUITES

- Office suites available on all floors
- Lease rates starting at \$425.00/month

LEASE INCENTIVES

- 1 Month Free Rent Per Year (Up to 3 Months Free)
- Full Service Lease
- Utilities, WI-FI and Janitorial Included

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	ONE MILE	THREE MILE	FIVE MILE
2026 HOUSEHOLDS	3,135	20,883	40,959
DAYTIME POPULATION	7,244	74,267	119,939
AVG HOUSEHOLD INCOME	\$80,650	\$85,913	\$95,435