

OFFERING MEMORANDUM

801 VALLEY DRIVE

Perry, Georgia 31069 · Houston County

7,032 SF · 20+ PRIVATE OFFICES · GATED CAMPUS

\$13.00 PSF

Modified Gross / Full-Service Gross · No separate CAM

PRESENTED BY

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**COLDWELL BANKER
COMMERCIAL**

THE FREE GROUP

FOR LEASE



A Secure, Move-In-Ready Campus

801 Valley Drive offers a combination that is genuinely rare in the Middle Georgia office market: a fully secured, professionally finished 7,032 SF office building set inside a gated, camera-monitored campus — minutes from Interstate 75.

The building delivers more than 20 private offices, multiple conference rooms, dedicated copy and supply rooms, and a massive light-filled employee break room framed by floor-to-ceiling windows. Having served only a single prior tenant, the space presents clean and cohesive — not fragmented by years of piecemeal build-outs.

The office building operates entirely independently of the adjacent warehouse facility, giving tenants the credibility of an active business campus with none of the operational overlap.



Employee break room — floor-to-ceiling glazing

7,032

RENTABLE SQUARE FEET

20+

PRIVATE OFFICES

\$13.00

PSF • FULL-SERVICE GROSS

\$7,618

EST. MONTHLY ALL-IN

Space Plan



Floor plan shown for illustrative purposes only. Dimensions and configurations are approximate and should be independently verified.

Built for Teams That Need Structure



Gated & Controlled Access

Full perimeter gating with an onsite security presence.



Active Surveillance

Camera monitoring plus a dedicated building alarm system.



20+ Private Offices

Individual offices sized for confidential, focused work.



Multiple Conference Rooms

Dedicated meeting space for internal teams and clients.



Light-Filled Break Room

Floor-to-ceiling windows anchor the employee lounge.

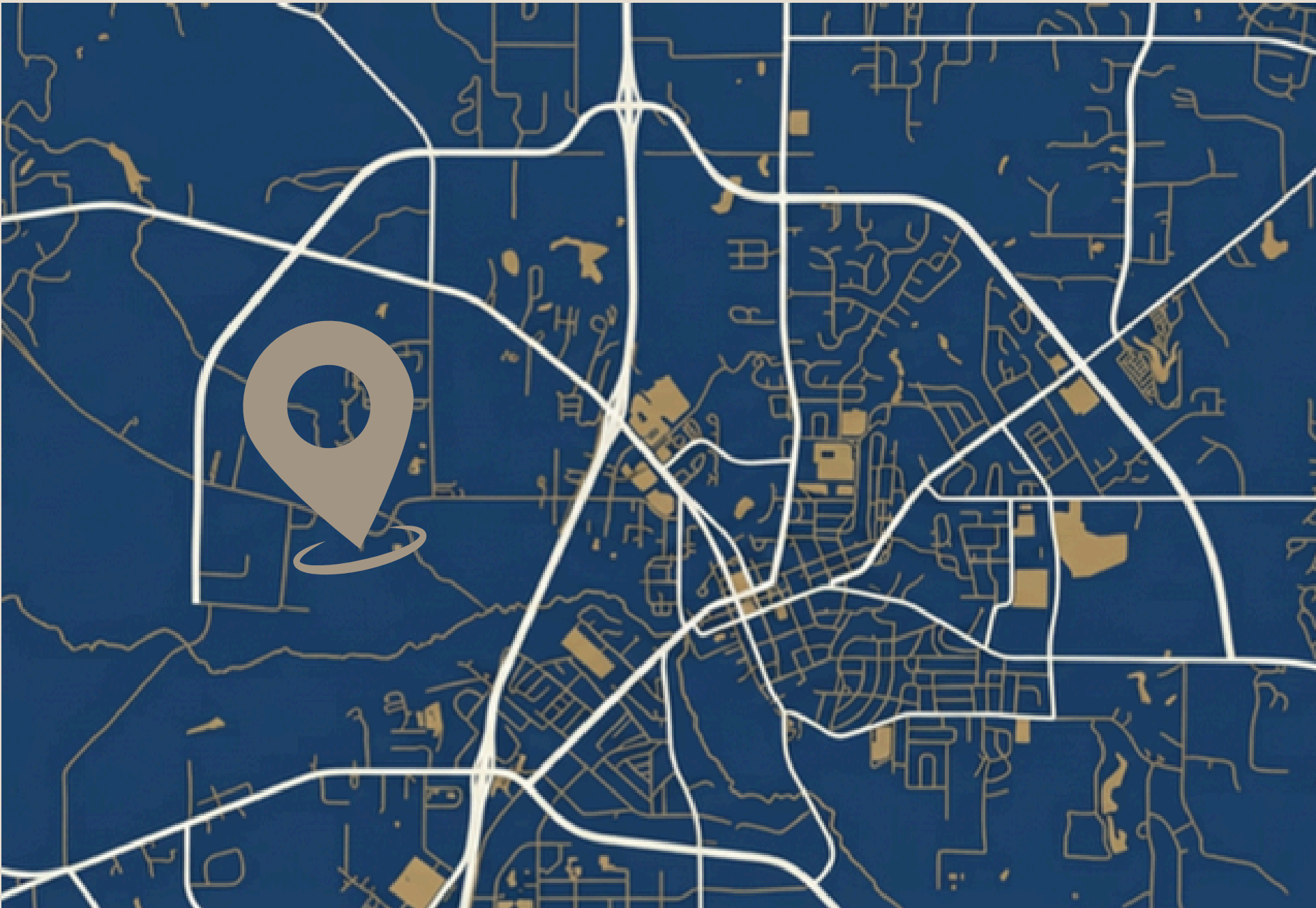


Immediate I-75 Access

Minutes to the interstate and the Robins AFB corridor.



Off the Main Road. Minutes from I-75.



Strategically positioned in Perry, Georgia, 801 Valley Drive offers businesses an accessible professional office location in the heart of Middle Georgia. With convenient connectivity to I-75, access to a 400,000+ person regional market within 30 miles, proximity to Robins Air Force Base, and a growing business community, the property provides an ideal platform for businesses serving Perry, Warner Robins, Macon and the broader Middle Georgia region.

Interstate 75	5 min
Downtown Perry	8 min
Robins Air Force Base	20 min
Macon	25 min
Atlanta	1 hr 30 min

Drive times are approximate and provided for general reference only.

Clean, Cohesive, Single-Tenant Condition



Conference Room



Private offices · Work spaces

Privacy as an Amenity

Most office product asks a tenant to add security. This building starts with it.

The campus is gated with an onsite security presence, active camera surveillance, and a dedicated alarm system. There is no lockbox and no walk-in traffic — every showing is scheduled and escorted.

For firms operating under compliance obligations, handling sensitive records, or simply protecting staff and equipment after hours, that infrastructure is already installed and operating.



Controlled Gate Access



Active Camera Surveillance



Dedicated Alarm System



Onsite Security Presence



No Lockbox for Showings— Appointment Only

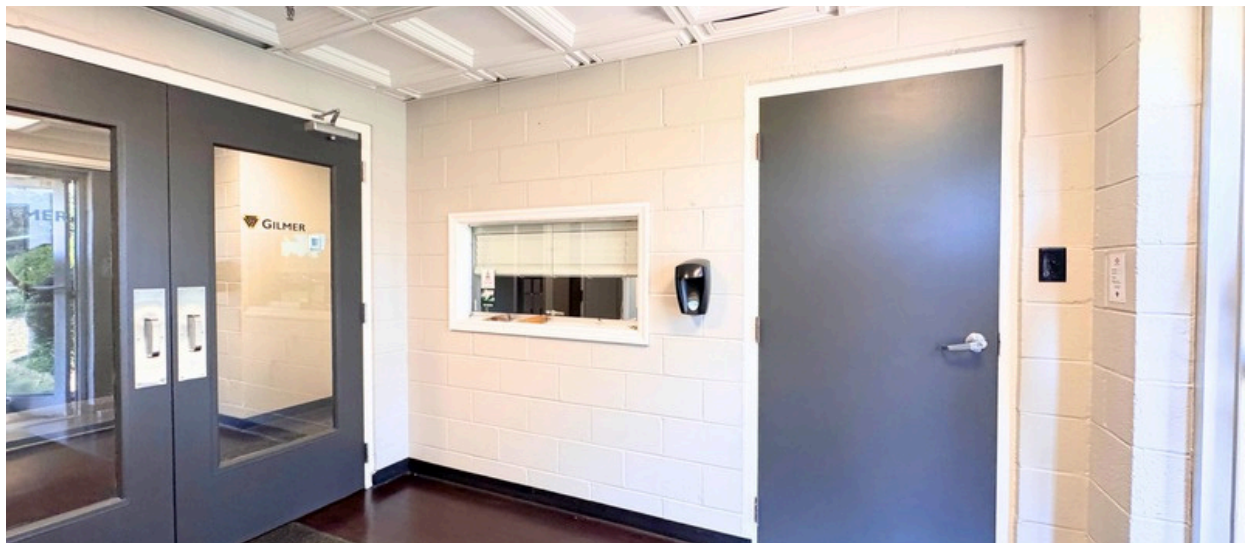
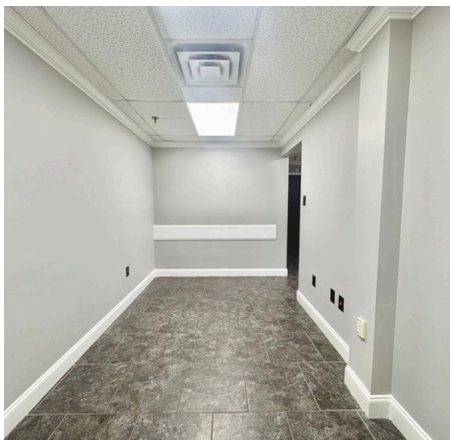


Offering Summary

Address	801 Valley Drive, Perry, GA 31069	Asking Rent	\$13.00 PSF per year
Tax Parcel ID	OP0370 001000	Lease Structure	Modified Gross / Full-Service Gross
Available Space	7,032 SF — entire office building	Est. Monthly Rent	\$7,618.00 — all-in occupancy cost
Property Type	Office — single-tenant occupancy	CAM Charges	None — no separate CAM fee
Configuration	20+ private offices, multiple conference rooms	Lease Term	Negotiable — subject to owner approval
Current Status	Vacant — available for immediate occupancy	Showings	By appointment only through listing broker

All lease terms are subject to the landlord’s final written approval. Information deemed reliable but not guaranteed.

08 — INTERIOR PHOTOS



One Number. No Surprises.

This is a Modified Gross / Full-Service Gross lease. Base rent covers the operating costs a tenant would normally pay separately under a triple-net structure.

INCLUDED IN BASE RENT

Landlord Responsibility

- ✓ Property taxes
- ✓ Building insurance
- ✓ Common area maintenance
- ✓ Exterior maintenance
- ✓ Electricity
- ✓ Water & sewer
- ✓ Trash removal

PAID DIRECTLY BY TENANT

Tenant Responsibility

- Janitorial services
- Routine HVAC maintenance
- Pest control within the premises
- Tenant-specific insurance
- Repairs arising from tenant use or negligence

✓ **NO SEPARATE CAM FEE IS CHARGED**

Electricity, water/sewer, and trash service are included for ordinary and general office use. The landlord reserves the right to address excessive or abnormal consumption.

10 — EXTERIOR PHOTOS



Who This Building Fits



Government & Defense Contractors

Controlled access, surveillance, and alarm infrastructure already in place within the Robins AFB corridor.



Professional Services

Legal, financial, and insurance firms handling confidential client records and casework.



Back-Office & Operations

20+ offices, storage/copy rooms, and a large break room support a consolidated regional team under one roof.



Regional Office

Businesses not requiring walkability yet need to be centrally located for serving customer and clients.

ALSO WELL SUITED FOR

Healthcare Administration & Billing

Nonprofit & Agency Use

Corporate Satellite Office

Distribution & Logistics

CONTACT

Schedule a Private Tour

All showings are by appointment only and coordinated directly through the listing broker.



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