

New Medical Office Leasing Opportunity Adjacent to Market Leading HCA Florida Osceola Hospital

CBRE



Development Site

Kissimmee MOB DEVELOPMENT

366 N. Beaumont Avenue | Kissimmee, FL



The Opportunity

Four-story proposed medical office building strategically positioned adjacent to HCA Florida Osceola Hospital



LEASING HIGHLIGHTS

4-story building totaling
100,000 ± RSF

Efficient 25,000 ± RSF
floor plates

Adjacent parking structure
providing 5.2/1,000 parking

Directly adjacent to HCA
Florida Osceola Hospital

Within 10-minute drive
of Orlando Health ER and
AdventHealth Kissimmee
Hospital

Positioned in high-demand,
low supply Kissimmee
Medical District

Market Highlights



Adjacent to Market-Leading HCA Florida Osceola Hospital

- The planned development site is adjacent (less than 250 yards) to the 404-bed HCA Florida Osceola Hospital, the only full-service tertiary hospital in Osceola County
- The hospital is staffed by more than 2,100 employees and 426 physicians across 20 specialties, serving Osceola County's population of more than 475,000 people
- Over the past five years, the hospital has averaged \$483 million in net patient revenue and 3.6% EBITDA margin
- In 2023, the hospital unveiled a 20,000-sq ft clinical lobby expansion, adding six patient access & pre-admission testing rooms, new outpatient registration and discharge waiting areas, and adjacent amenities including a café, gift shop, interfaith chapel, and prayer room



Proximate to AdventHealth & Orlando Health Facilities

- The Project is less than two miles to AdventHealth's 282-bed Kissimmee Hospital
- Orlando Health operates a 60,000 square foot, 24-room emergency department and medical outpatient pavilion less than four miles away



Excellent Healthcare Fundamentals

- The Project is strategically located within the high-demand, low supply Kissimmee Medical District
- Kissimmee Medical District is comprised of 35 medical outpatient facilities across 367,859 square feet, featuring a 97% occupancy rate



Explosive Demographic Trends

2025 DEMOGRAPHICS	5-Miles	Osceola County, FL	Orlando MSA	Florida	USA
Total Population	213,443	475,017	2,932,740	23,027,836	339,887,819
5-Yr Population Growth	14%	15%	8%	6%	2%
5-Yr 65+ Population Growth	11%	11%	11%	9%	10%
Avg. Household Income	\$89,124	\$100,193	\$111,144	\$111,382	\$116,179
Avg. Home Value	\$400,737	\$434,729	\$481,596	\$500,395	\$476,461



Potential for Hospital Outpatient Department Reimbursement Structures

- Facilities must operate under the hospital's Medicare provider agreement, be within 250 yards of the hospital, maintain unified governance and shared health records, and display hospital-affiliated signage, ensuring regulatory compliance and brand consistency
- HOPD designation allows hospital-based billing under Medicare's outpatient prospective payment system (OPPS), which typically reimburses at higher rates than freestanding clinics, enabling access to hospital-level ancillary services, streamlined referrals, and improved payer mix stability
- HOPD affiliation signals hospital-grade quality, improving patient trust and access to advanced clinical resources, while supporting comprehensive care coordination and long-term growth



Highly Accessible Infill Location

- The Project site is situated in a highly accessible infill location immediately proximate to U.S. 17 (John Young Parkway) and U.S. 192 (West Vine Street), the main thoroughfares for Kissimmee, FL, which together accommodates more than 109,000 vehicles per day, providing seamless access to the larger Orlando MSA patient base



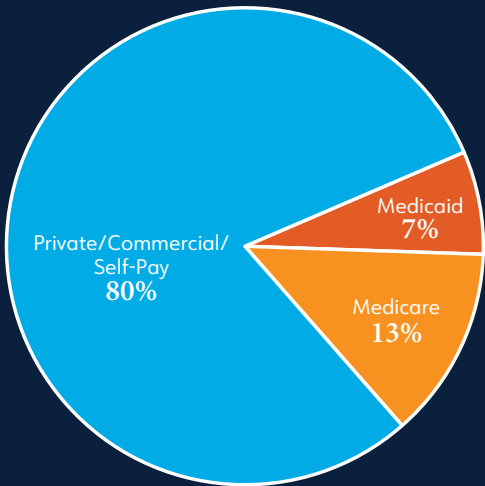
Convenient and Abundant Parking

- The Project will feature a ±508 space parking structure immediately adjacent to the Property, providing convenient and abundant parking for patients and tenants at a parking ratio of 5.2/1,000

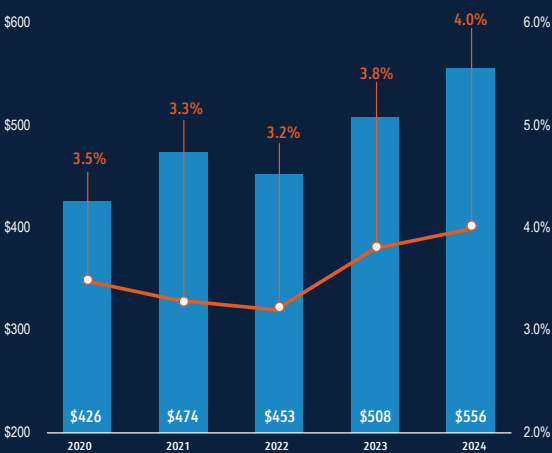


HCA Osceola Hospital | FY 24 Performance

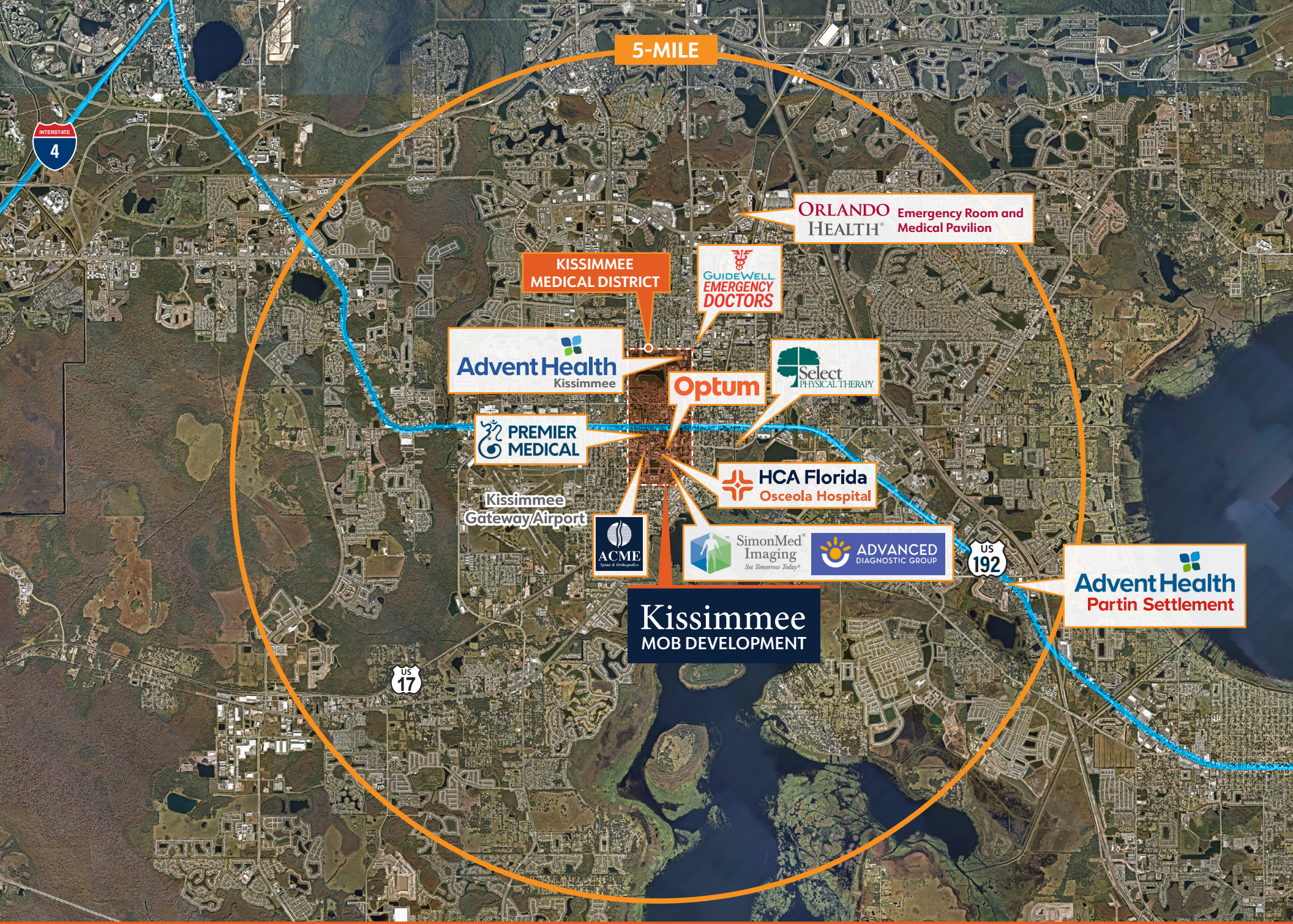
PAYOR MIX



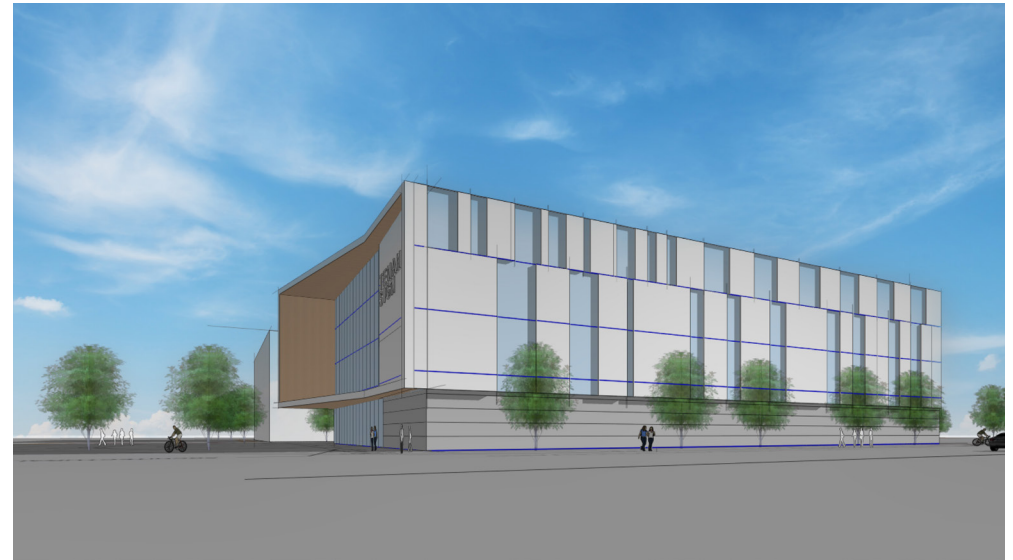
NET PATIENT REVENUE TO EBITDA MARGIN (IN MILLIONS)



Source: Definitive Healthcare



Proposed Renderings



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