



## The Atrium

1200 N Central Ave, Kissimmee, FL 34741



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# The Atrium

\$26.50 - \$28.39 /SF/YR

Wonderful two story office/ medical building just steps from 192 & Hospital. Plenty of parking and units of all different sizes. Common area bathrooms on both floors. Some units have private bathrooms or plumbing and are listed accordingly.

All units require a minimum 3 year lease with yearly increases and personal guarantee plus non refundable application fee of \$40 with online application....

- Atrium
- Natural Light
- Medical district
- Bathrooms
- Plenty of Parking



Rental Rate: \$26.50 - \$28.39 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 44,605 SF

Year Built: 1972

Walk Score ®: 76 (Very Walkable)

Transit Score ®: 47 (Some Transit)

Rental Rate Mo: \$2.21 /SF/MO

## 1st Floor Ste 102

1

Space Available	860 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

This versatile first-floor unit offers 860 square feet of well-designed space, ideal for medical or professional use. The layout includes a welcoming reception area, a comfortable waiting room, one private office, and two exam rooms—each equipped with a sink for convenience. Additional features include a kitchenette and a private restroom. With its functional design and prime accessibility, this space is perfect for a small practice or business looking to establish or expand.3D Tour: <https://my.matterport.com/show/?m=qsbg1G9VhbA>

## 2nd Floor Ste 209B

2

Space Available	363 SF
Rental Rate	\$27.04 /SF/YR
Date Available	May 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

## 2nd Floor Ste 211

3

Space Available	616 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

This 616 sq. ft. second-floor unit offers a practical setup with two private offices and a waiting area. Suitable for small teams or individual professionals who need basic, functional office space.3D Tour: <https://my.matterport.com/show/?m=BdmRM8jZEj8>

## 2nd Floor Ste 212

4

Space Available	1,360 SF
Rental Rate	\$28.39 /SF/YR
Date Available	June 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

## 2nd Floor Ste 215

5

Space Available	704 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

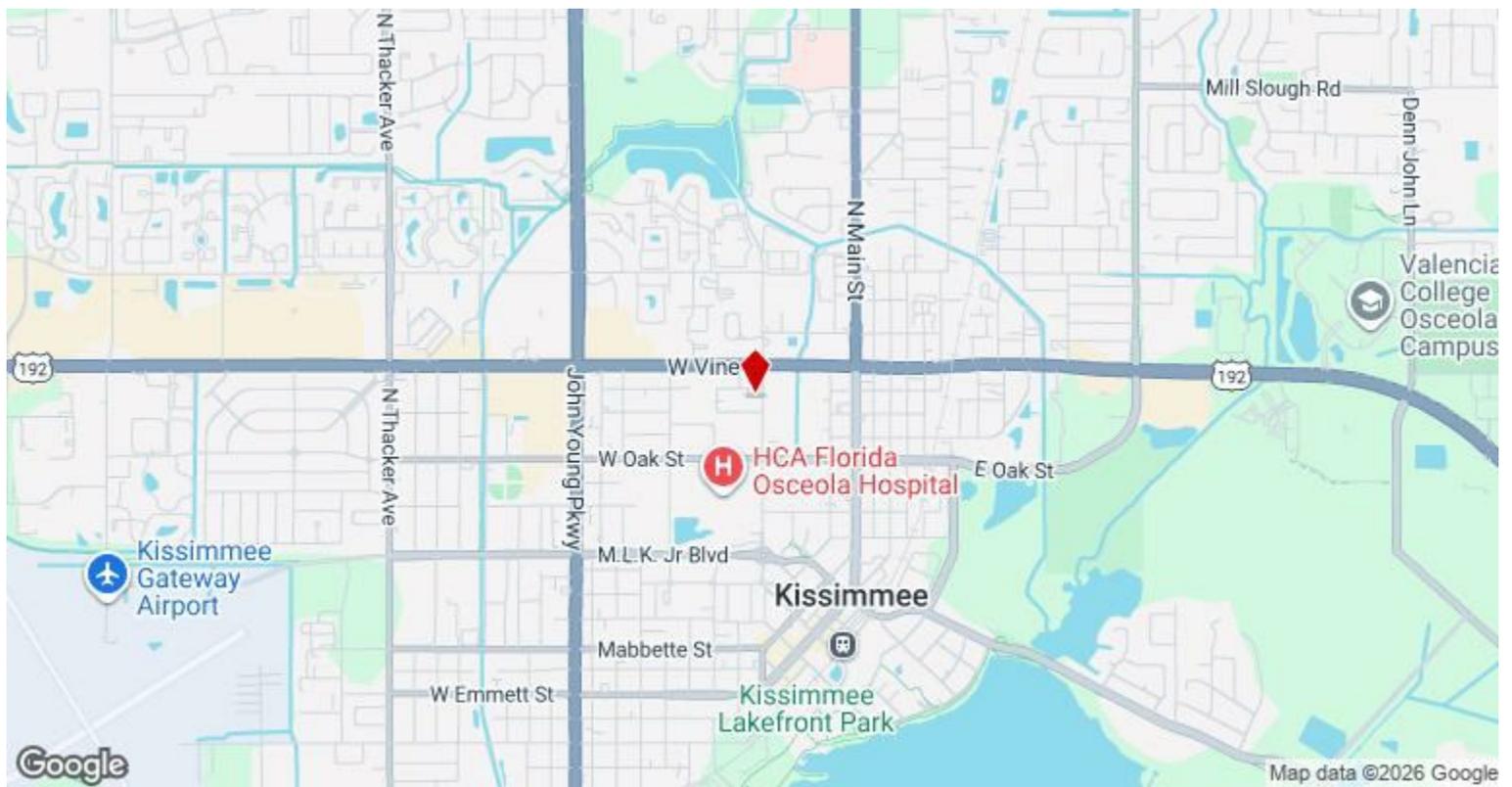
A 704 SF 2nd floor office suite perfect for small businesses or professional services. This well-appointed unit features a welcoming reception office, a comfortable waiting room, two private offices, and a private bathroom for added convenience. Ideal layout for client-facing operations in a quiet, professional setting. Schedule a tour today! 3D Tour: <https://my.matterport.com/show/?m=ZvhazCZzc2Q>

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
First Step Therapy	-	
Gines Investment Group	-	
Nava Legal Solutions, LLC	1,400	February 2024



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# Property Photos

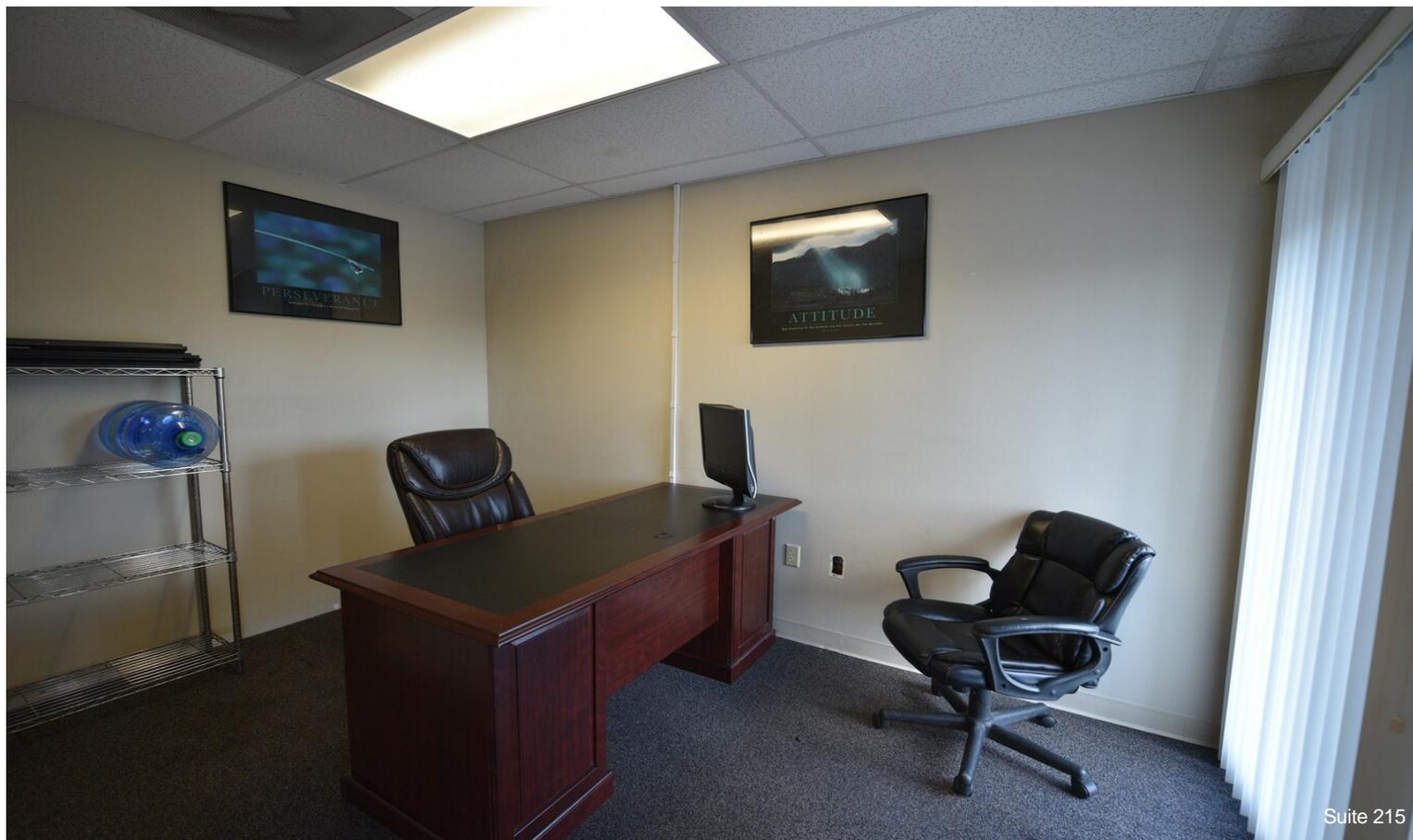


Suite 211



Suite 215

# Property Photos



Suite 215



Suite 215

# Property Photos



# Property Photos



Suite 215

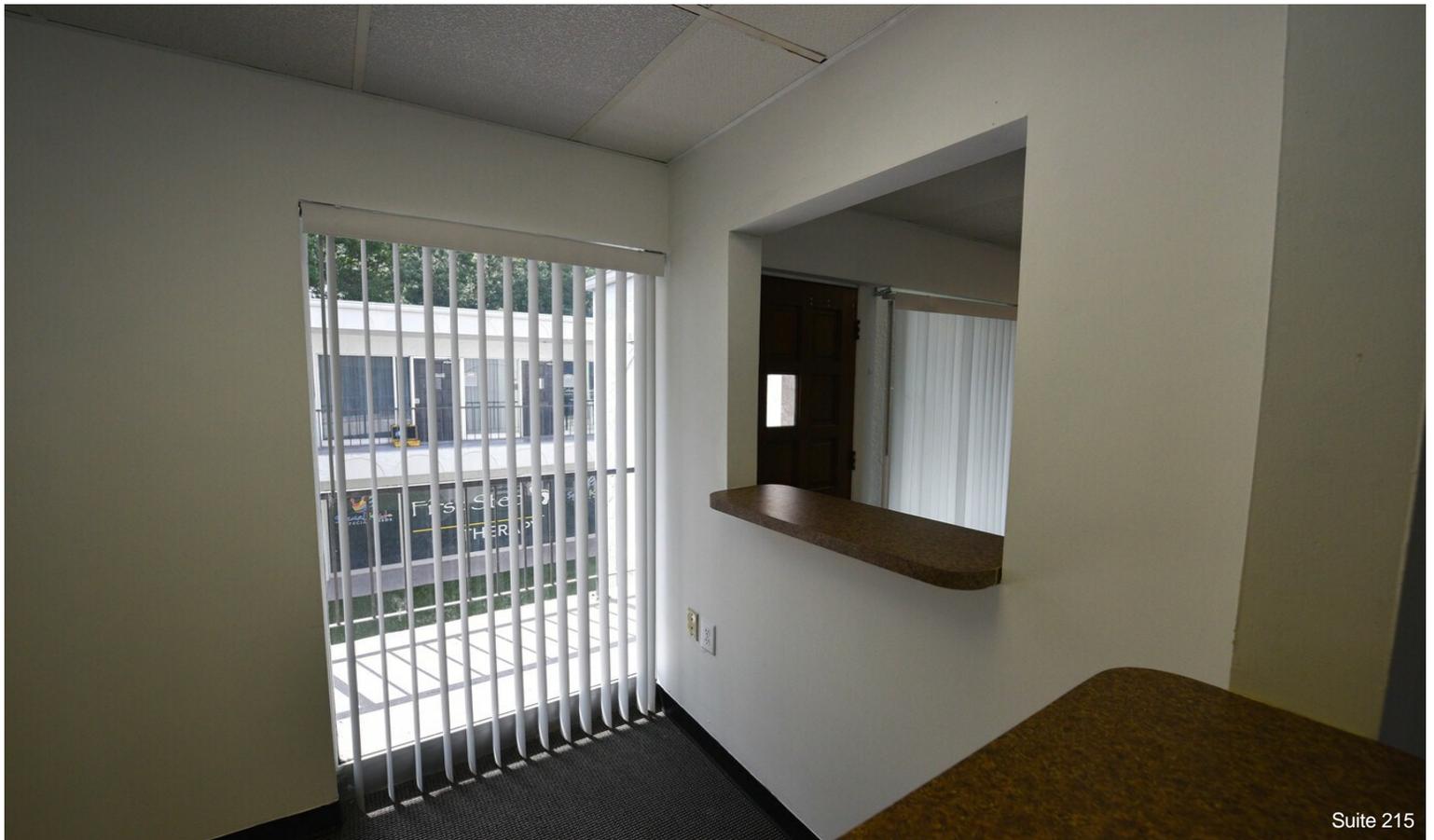


Suite 215

# Property Photos



Suite 215



Suite 215

# Property Photos



Suite 215

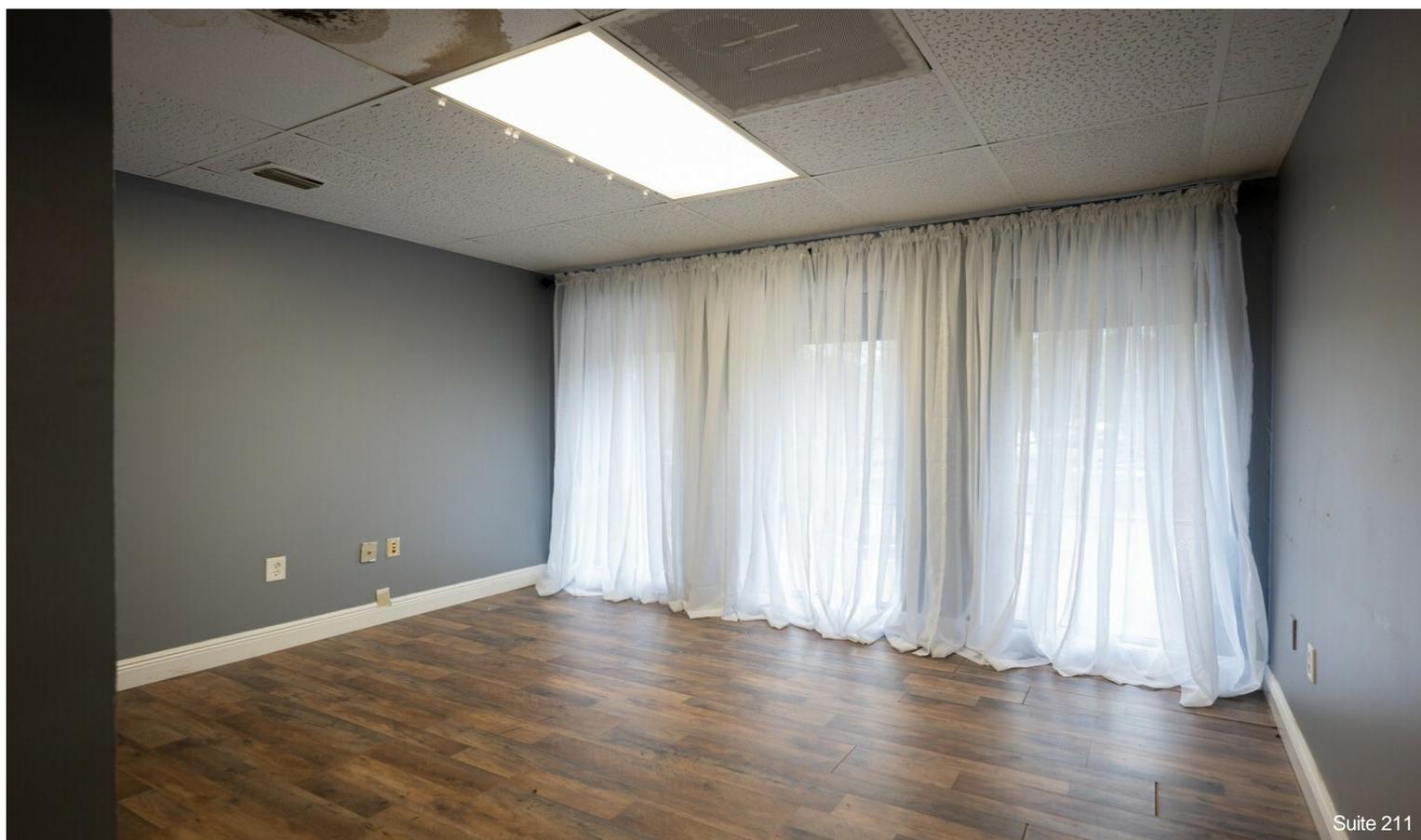
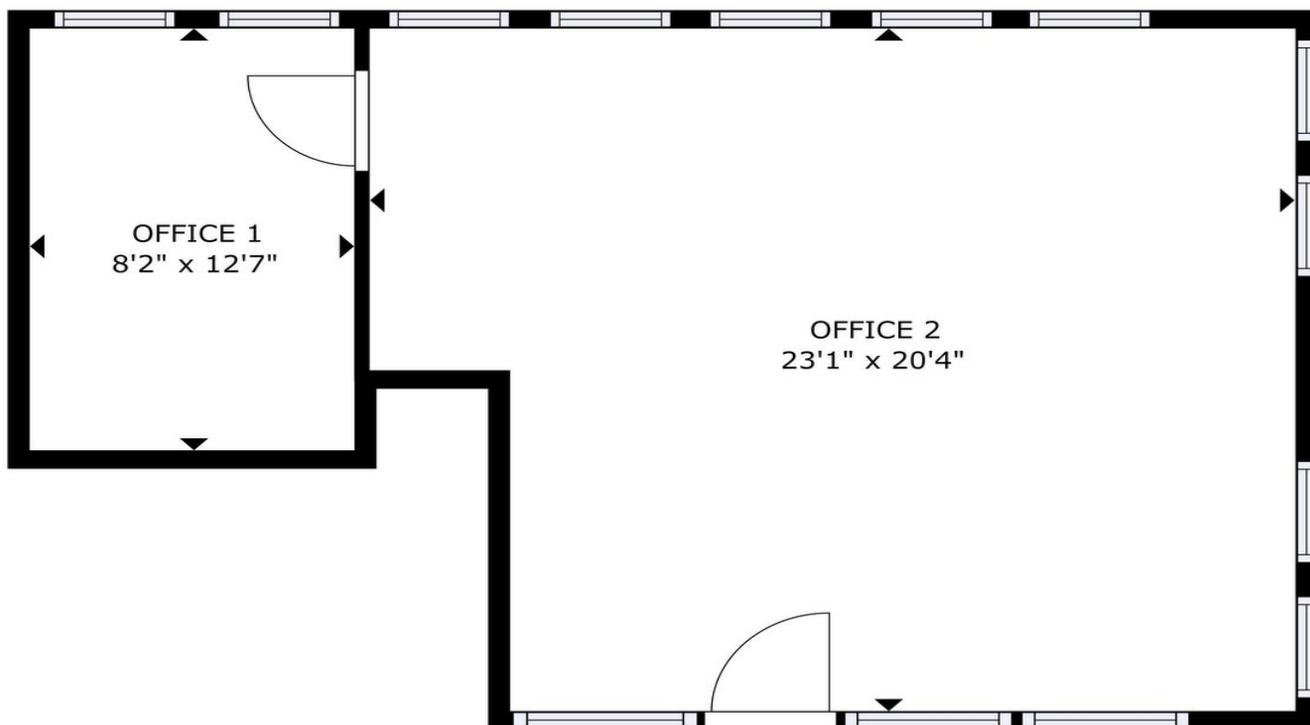


Suite 215

# Property Photos



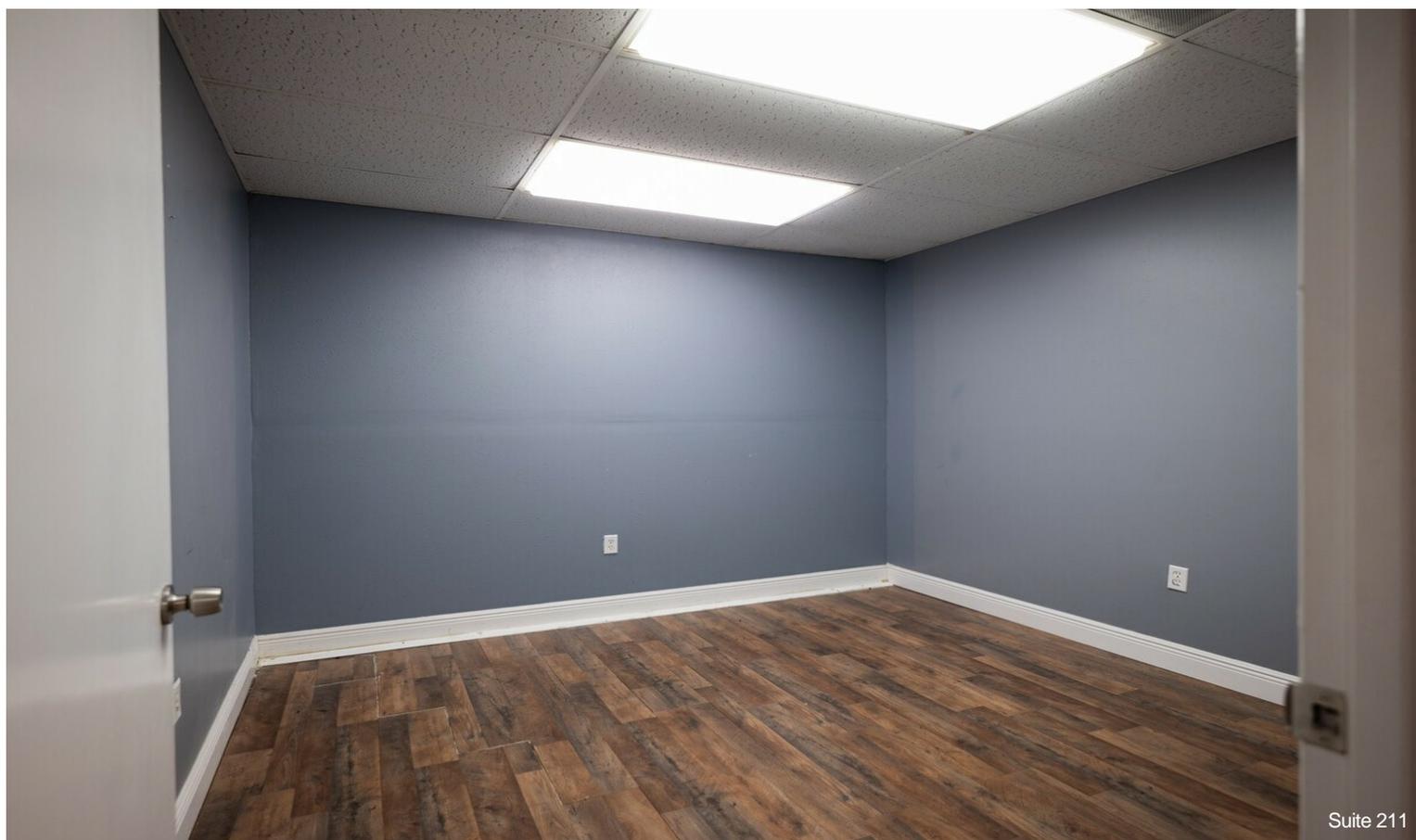
# Property Photos



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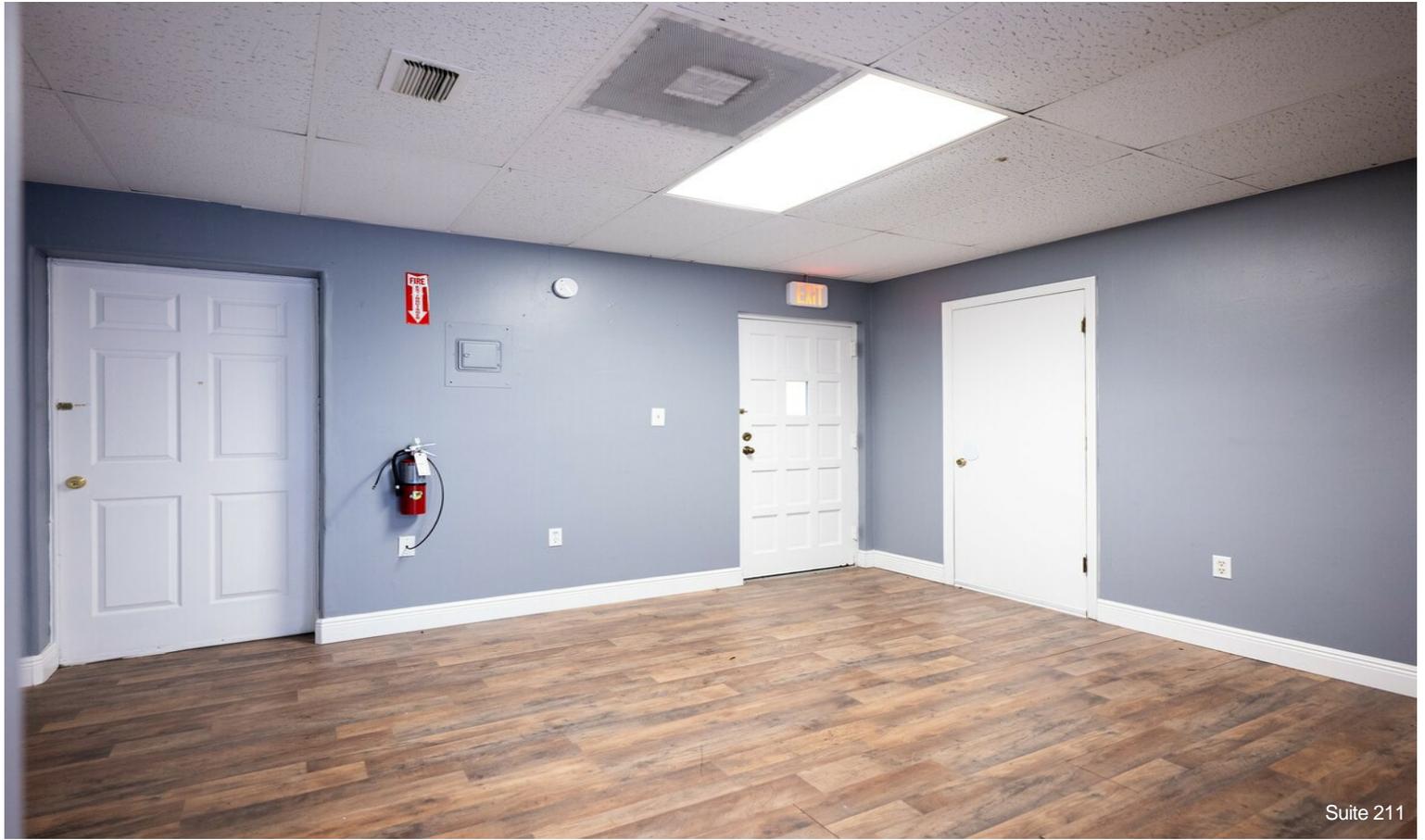


Suite 211



Suite 211

# Property Photos

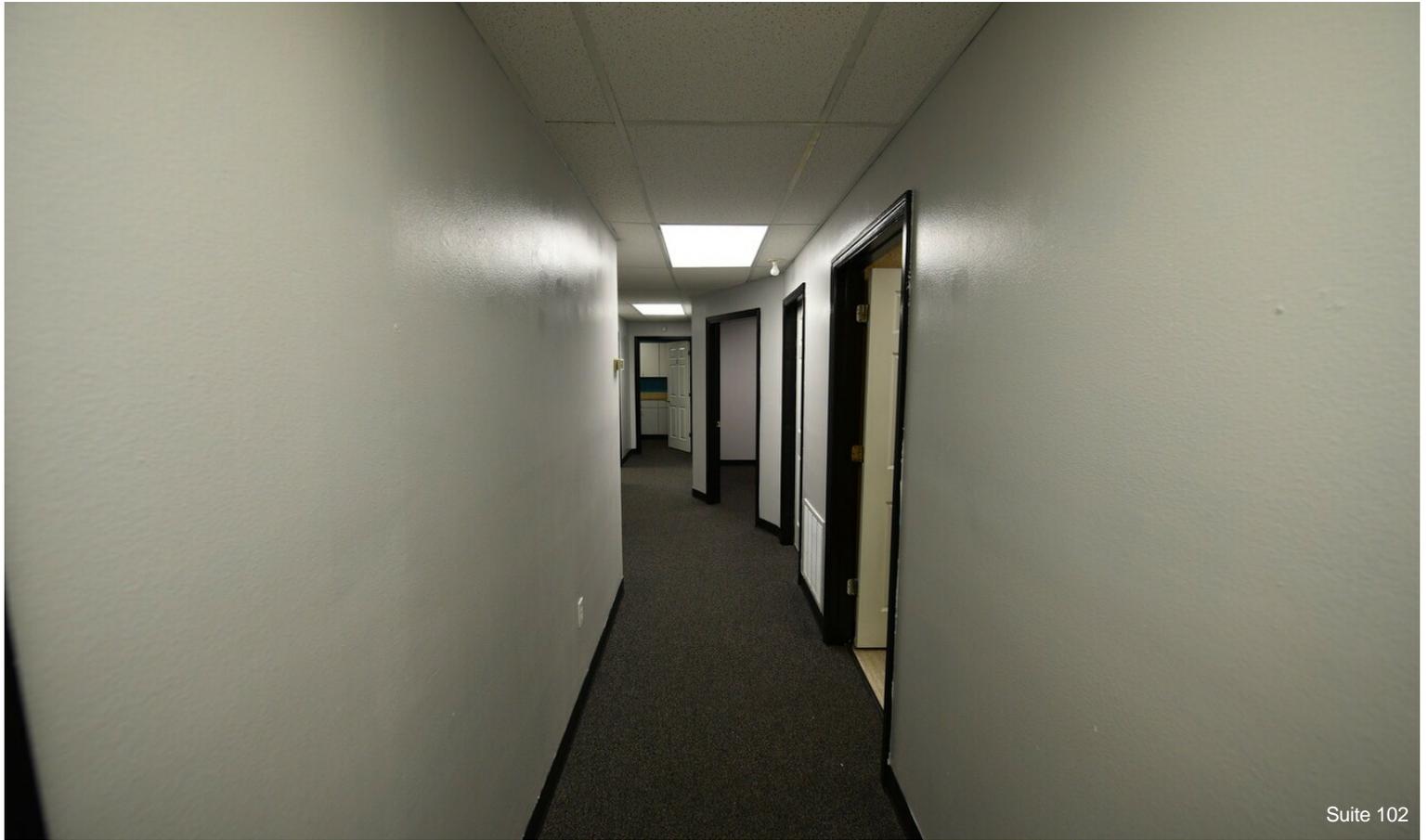


Suite 211



Suite 102

# Property Photos



Suite 102



Suite 102

# Property Photos

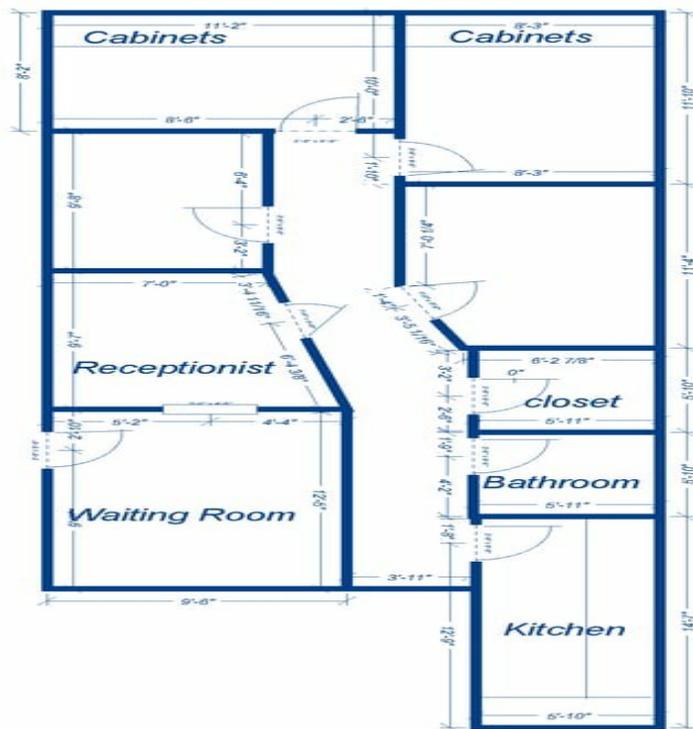


Suite 102



Suite 102

# Property Photos



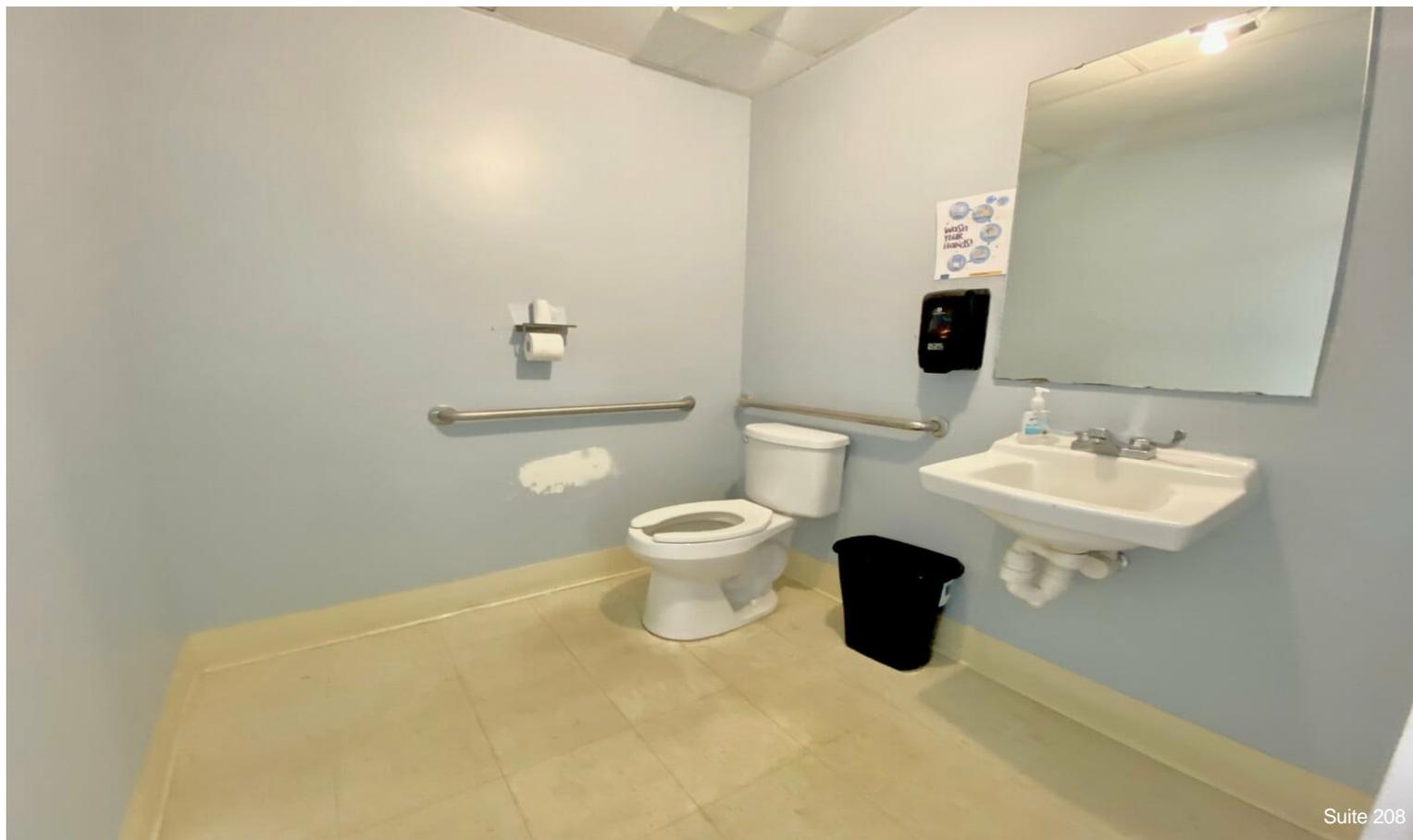
*The Atrium  
Unit 102  
860 Sq feet*



# Property Photos



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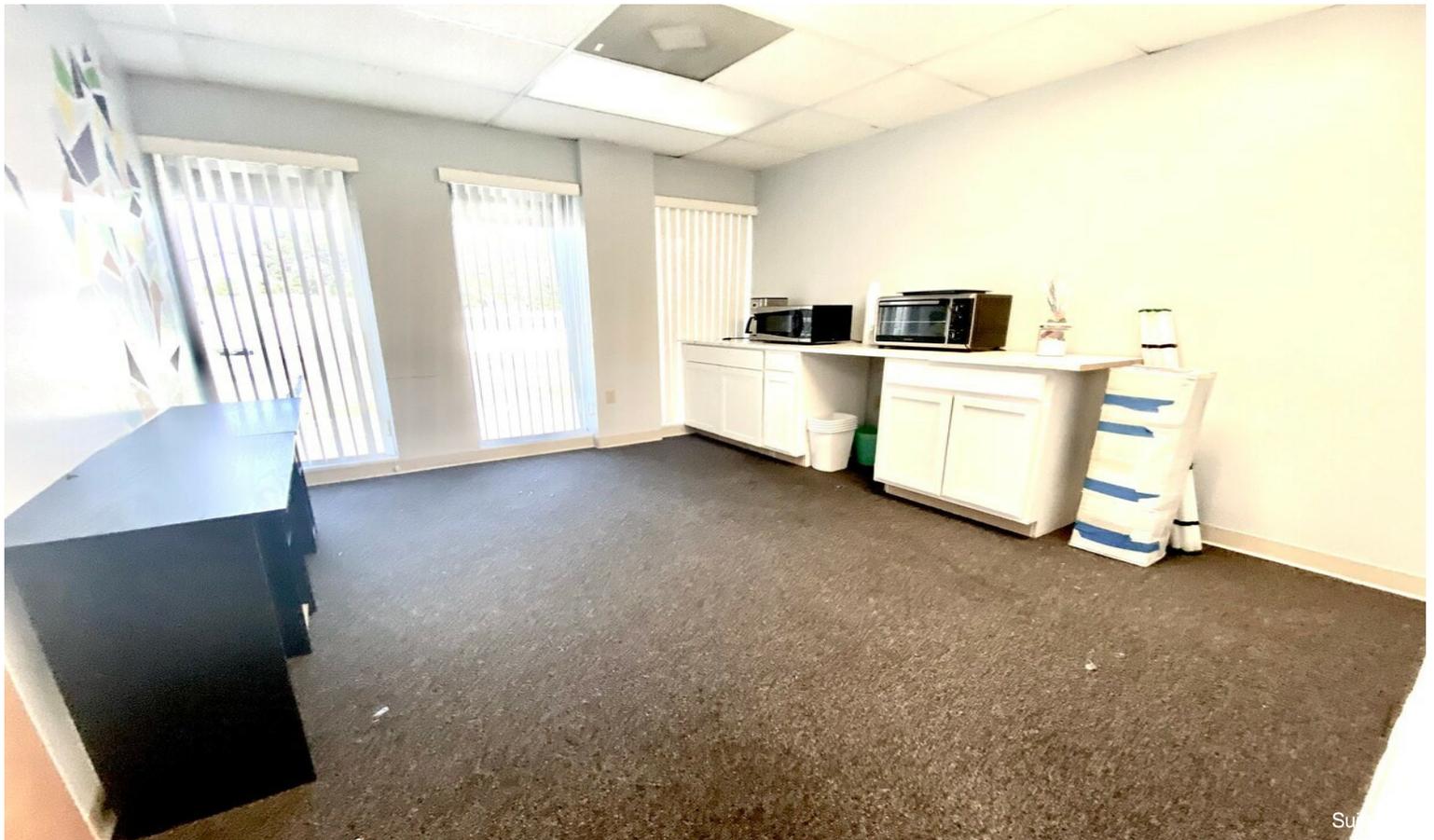


Suite 208

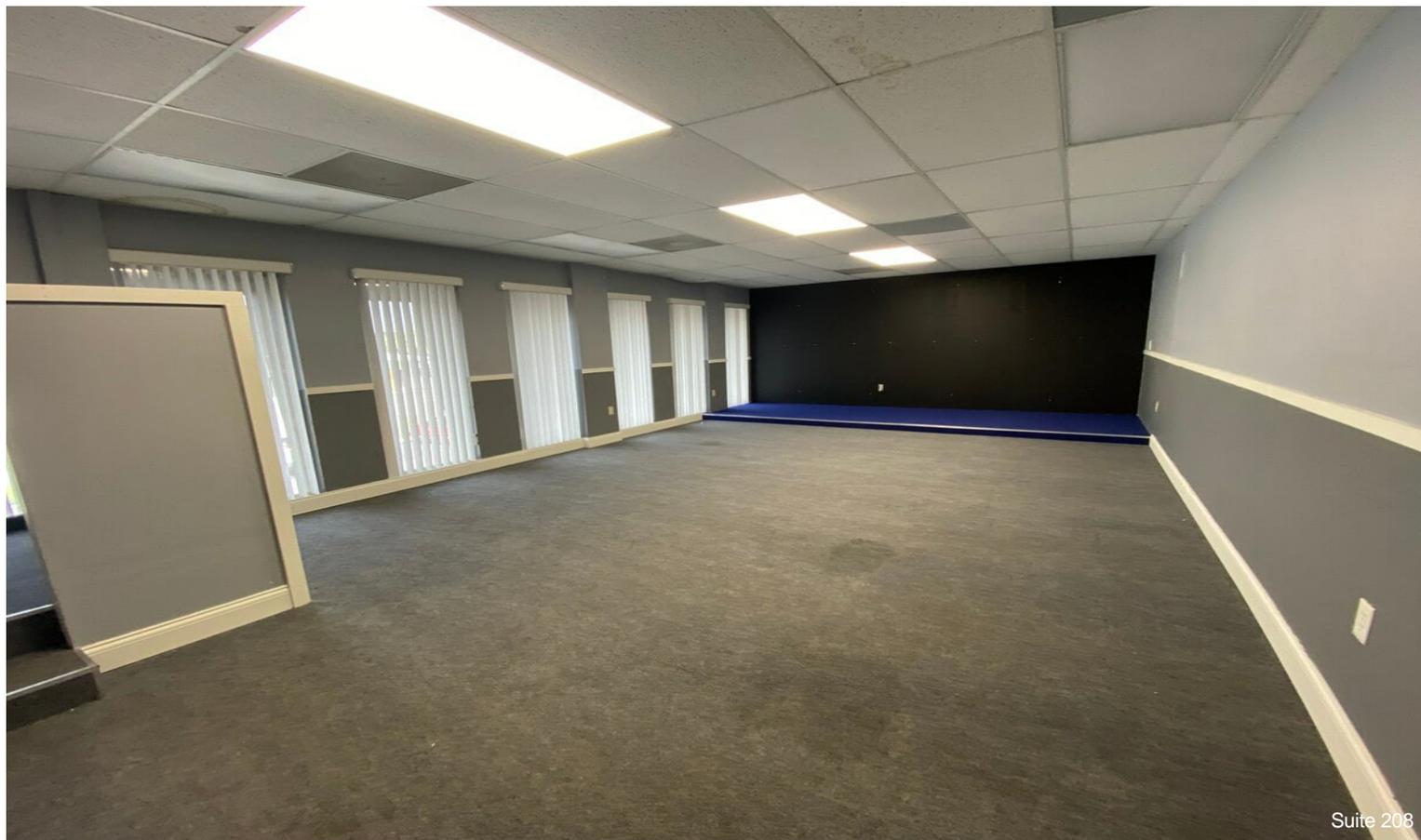


Suite 208

# Property Photos



# Property Photos



# Property Photos



# Property Photos



Suite 208