

**LEASE**

# City Centre

**111 E MONUMENT AVE**

Kissimmee, FL 34741

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**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	85,000 SF
<b>AVAILABLE SF:</b>	2,320 - 2,886 SF
<b>LOT SIZE:</b>	1 Acres
<b>YEAR BUILT:</b>	2008
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	KB1
<b>MARKET:</b>	Kissimmee
<b>SUBMARKET:</b>	Orlando
<b>TRAFFIC COUNT:</b>	24,000
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY HIGHLIGHTS

- Class A Office Building with two (2) level parking garage - 258 spaces - 59% covered
- Limited covered private parking
- Security Cameras
- Free Garage Parking plus ample parking around the building
- Adjacent to Sunrail Station and AMTRACK Train Station
- Suitable for Medical and General Office
- Close to Hospital, Osceola Courthouse, Restaurants, Etc.
- Panoramic view of and walking distance of Lake Tohopekaliga
- Walking Distance to Broadway Avenue, City Hall, Civic Center, Courthouse, Police Department

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## PROPERTY DESCRIPTION

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Class A executive office space in City Centre Downtown Historic Kissimmee, in central Florida's Osceola County, just south of Orlando.

The building was recently painted, new roof, walkways, and lobbies on each floor are redone along with many other refurbishments; the building is meticulously maintained, the property boasts a desirable combination of long-term credit tenants. Many suites have a beautiful lake and park view, with some having private terraces.

With many dining and entertainment options nearby and easy access to the rapidly expanding Orlando area, the property is adjacent to multiple transportation outlets, including sun rail, Amtrak, and Greyhound. The property is blocks away from the courthouse and city municipalities, less than a mile from Osceola Regional Medical Center, two miles from Florida Hospital Kissimmee, and steps to the new 30 million dollar upgraded park, Fishing Pier and Marina Facility.

Kissimmee is defined by its proximity to the region's multitude of amusement parks, including the massive Walt Disney World Resort Park. The city lies along the northwest shore of Lake Tohopekaliga (nicked name Lake Toho), and its Kissimmee Waterfront Park encompasses walking paths, a marina, playgrounds, and a fishing pier.

MUST GIVE 24 HOUR NOTICE FOR SHOWING. SHOWING WITH LISTING AGENT ONLY.

### LOCATION DESCRIPTION

Class A office space located in the heart of Historic Downtown Kissimmee. Footsteps to the SunRail Station, AMTRACK Train Station, Greyhound Bus Station, Kissimmee Civic Center, Hart Memorial Central Library, and Kissimmee Lakefront Park. County Buildings .3 miles, Brinson Park .70 and Toho Marine .50 mile.

### PARKING DESCRIPTION

Two-story garage, with security cameras and limited private covered parking.

### UTILITIES DESCRIPTION

Electric & Water.

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## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>\$21.00 SF/YR</b>
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### BUILDING INFORMATION

<b>BUILDING SIZE</b>	85,000 SF
<b>BUILDING CLASS</b>	A
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	8
<b>YEAR BUILT</b>	2008
<b>YEAR LAST RENOVATED</b>	2021
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Excellent
<b>ROOF</b>	25 Year Rubber over Concrete
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1
<b>WALLS</b>	Poured Concrete - over cable tension
<b>CEILINGS</b>	Poured concrete - over cable tension
<b>FLOOR COVERINGS</b>	Marble, Carpet, and Concrete
<b>FOUNDATION</b>	Concrete
<b>EXTERIOR WALLS</b>	Painted Concrete

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>ZONING</b>	KB1
<b>PROPERTY SUBTYPE</b>	Office Building
<b>LOT FRONTAGE</b>	292 ft
<b>LOT DEPTH</b>	77 ft
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	24000
<b>TRAFFIC COUNT STREET</b>	Emmett & S Orlando
<b>WATERFRONT</b>	Yes
<b>POWER</b>	Yes

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## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>\$21.00 SF/YR</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	City Centre
<b>STREET ADDRESS</b>	111 E Monument Ave
<b>CITY, STATE, ZIP</b>	Kissimmee, FL 34741
<b>COUNTY</b>	Osceola
<b>MARKET</b>	Kissimmee
<b>SUB-MARKET</b>	Orlando
<b>CROSS-STREETS</b>	Broadway & Monument Ave.
<b>TOWNSHIP</b>	35s
<b>RANGE</b>	29e
<b>SECTION</b>	22
<b>SIDE OF THE STREET</b>	Southwest
<b>SIGNAL INTERSECTION</b>	Yes
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	US 17 N John Young Pkwy - 0.7 miles, US 192 - 0.9 miles
<b>NEAREST AIRPORT</b>	Orlando International Airport - 17 miles, Kissimmee Gateway Airport 2.3 miles

### PARKING & TRANSPORTATION

<b>STREET PARKING</b>	Yes
<b>PARKING TYPE</b>	Structure
<b>PARKING RATIO</b>	3.5
<b>NUMBER OF PARKING SPACES</b>	258

### UTILITIES & AMENITIES

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	Yes
<b>ELEVATORS</b>	Kone - Wood Paneling
<b>FREIGHT ELEVATOR</b>	No
<b>NUMBER OF ELEVATORS</b>	2
<b>NUMBER OF ESCALATORS</b>	0
<b>CENTRAL HVAC</b>	Yes
<b>HVAC</b>	Central
<b>BROADBAND</b>	T1/T3
<b>LEED CERTIFIED</b>	No

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,320 - 2,886 SF	<b>LEASE RATE:</b>	\$21.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
410	Available	2,886 SF	NNN	\$21.00 SF/yr
514	Available	2,320 SF	NNN	\$21.00 SF/yr

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## ADDITIONAL PHOTOS



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# AERIAL MAP



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# AERIAL MAP

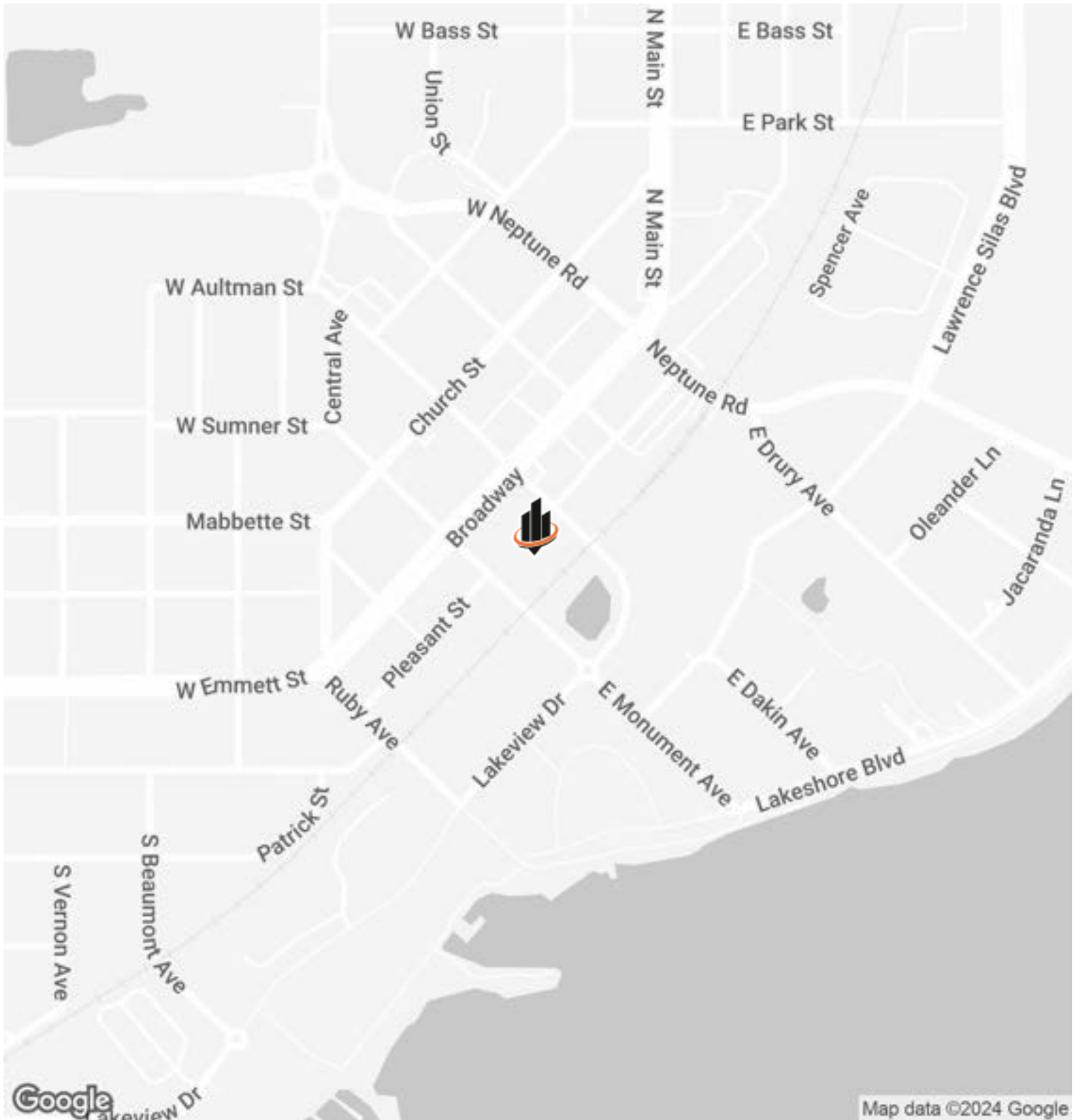


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	3,521	133,384	345,225
<b>AVERAGE AGE</b>	35.3	33.6	34.3
<b>AVERAGE AGE (MALE)</b>	34.3	32.1	33.4
<b>AVERAGE AGE (FEMALE)</b>	36.0	35.0	35.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,367	47,747	121,052
<b># OF PERSONS PER HH</b>	2.6	2.8	2.9
<b>AVERAGE HH INCOME</b>	\$42,183	\$52,144	\$58,705
<b>AVERAGE HOUSE VALUE</b>	\$178,365	\$211,285	\$263,008

*\* Demographic data derived from 2020 ACS - US Census*

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## ADVISOR BIO



### GAIL BOWDEN

Senior Investment Advisor

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**Direct:** 941.223.1525 | **Cell:** 941.223.1525

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Orlando, FL (Lake Nona area) | Medical Office Building | \$12,000,000
- SOLD | Summerfield, FL | Medical Office Building | \$4,400,000

### SVN | Commercial Advisory Group

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