



LEASE

198 Broadway Office

198 BROADWAY

Kissimmee, FL 34741

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$37.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,275 SF
LOT SIZE:	3,214 SF
BUILDING SIZE:	3,275 SF
ZONING:	KB1/DWNTWNCOMM

PROPERTY HIGHLIGHTS

- 3,275 SF office space
- Monument and building signage are available
- Ideal for professional office, medical, or retail conversion
- Prominent corner location with traffic light for easy ingress/egress
- Private entrance and dedicated parking on site
- Flexible layout with reception area, private offices, restrooms, and open workspaces
- High foot and vehicle traffic in a thriving commercial corridor
- Just minutes from the Osceola County Courthouse, restaurants, and civic buildings
- 3 Office, Open Work Area, Breakroom with Kitchenette & IT Room

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PROPERTY DESCRIPTION



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Exceptional leasing opportunity in a highly visible stand-alone office building located on a corner lot with a signalized intersection in downtown Kissimmee. This well-positioned, single-tenant property offers excellent frontage along Broadway and convenient access for both vehicle and pedestrian traffic.

Position your business in one of the most active and visible locations in downtown Kissimmee.

LOCATION DESCRIPTION

Located at the signalized corner of Broadway and Dakin Avenue, this property offers exceptional visibility and accessibility in the heart of historic downtown Kissimmee. Just minutes from the courthouse, SunRail and Amtrak stations, major hospitals, medical parks, and Lake Tohopekaliga. Surrounded by government offices, shops, and restaurants—ideal for professional, medical, or retail use.

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PROPERTY DETAILS

LEASE RATE	\$37.50 SF/YR
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LOCATION INFORMATION

BUILDING NAME	198 Broadway Office
STREET ADDRESS	198 Broadway
CITY, STATE, ZIP	Kissimmee, FL 34741
COUNTY	Osceola
MARKET	Kissimmee
SUB-MARKET	Orlando
CROSS-STREETS	Broadway & E Mounment Ave
TOWNSHIP	25
RANGE	29
SECTION	22
SIDE OF THE STREET	East
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	0.7 Miles to US 17 (John Young PKWY), 0.9 Miles to US 192
NEAREST AIRPORT	16.3 Miles to Orlando International Airport

BUILDING INFORMATION

BUILDING SIZE	3,275 SF
BUILDING CLASS	B
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1960

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	KB1/DWNTWNCOMM
LOT SIZE	3,214 SF
APN #	222529123400CU01AO & 222529123400CU02AO
LOT FRONTAGE	68 ft
LOT DEPTH	106 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	24500
TRAFFIC COUNT STREET	Broadway
WATERFRONT	Yes
POWER	Yes

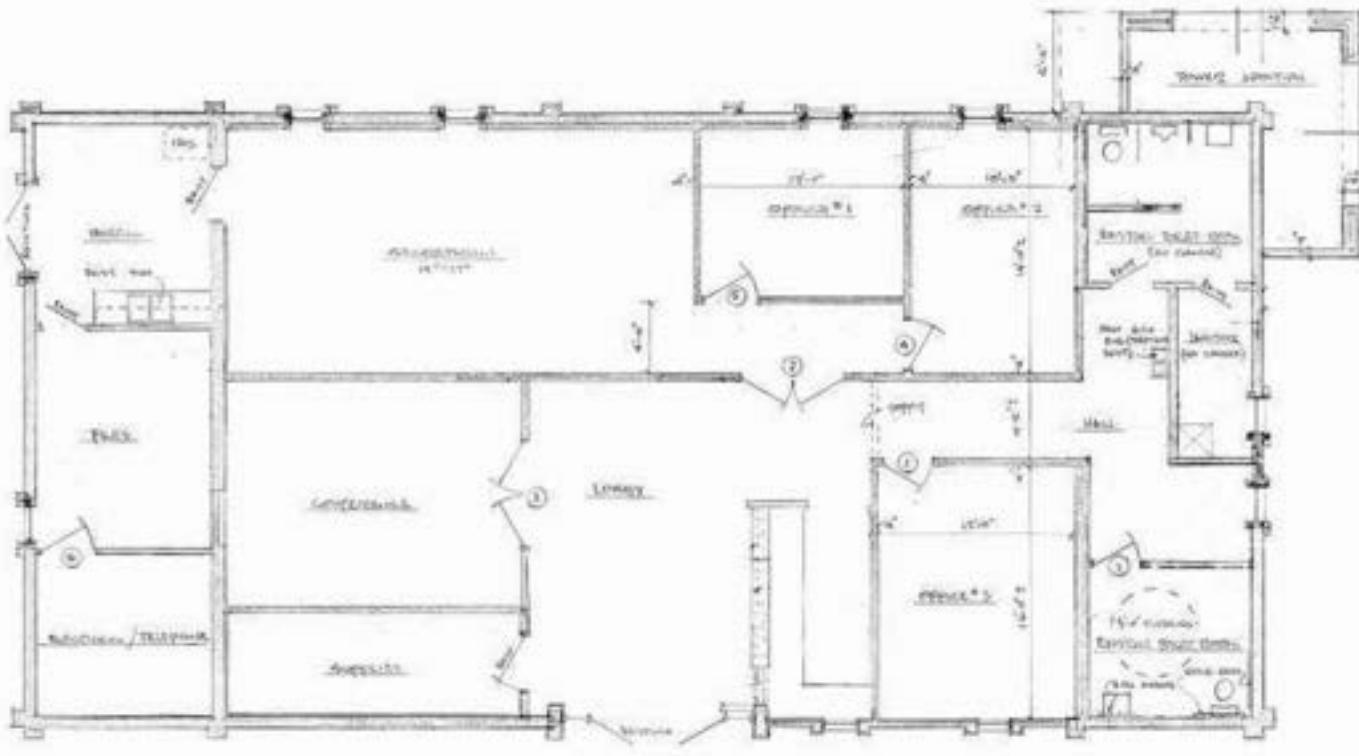
PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Structure
NUMBER OF PARKING SPACES	258

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
CENTRIX EQUIPPED	No

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,275 SF	LEASE RATE:	\$37.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
198 Broadway	Available	3,275 SF	NNN	\$37.50 SF/yr

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F: #SI 3483253

AERIAL MAP



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AERIAL MAP



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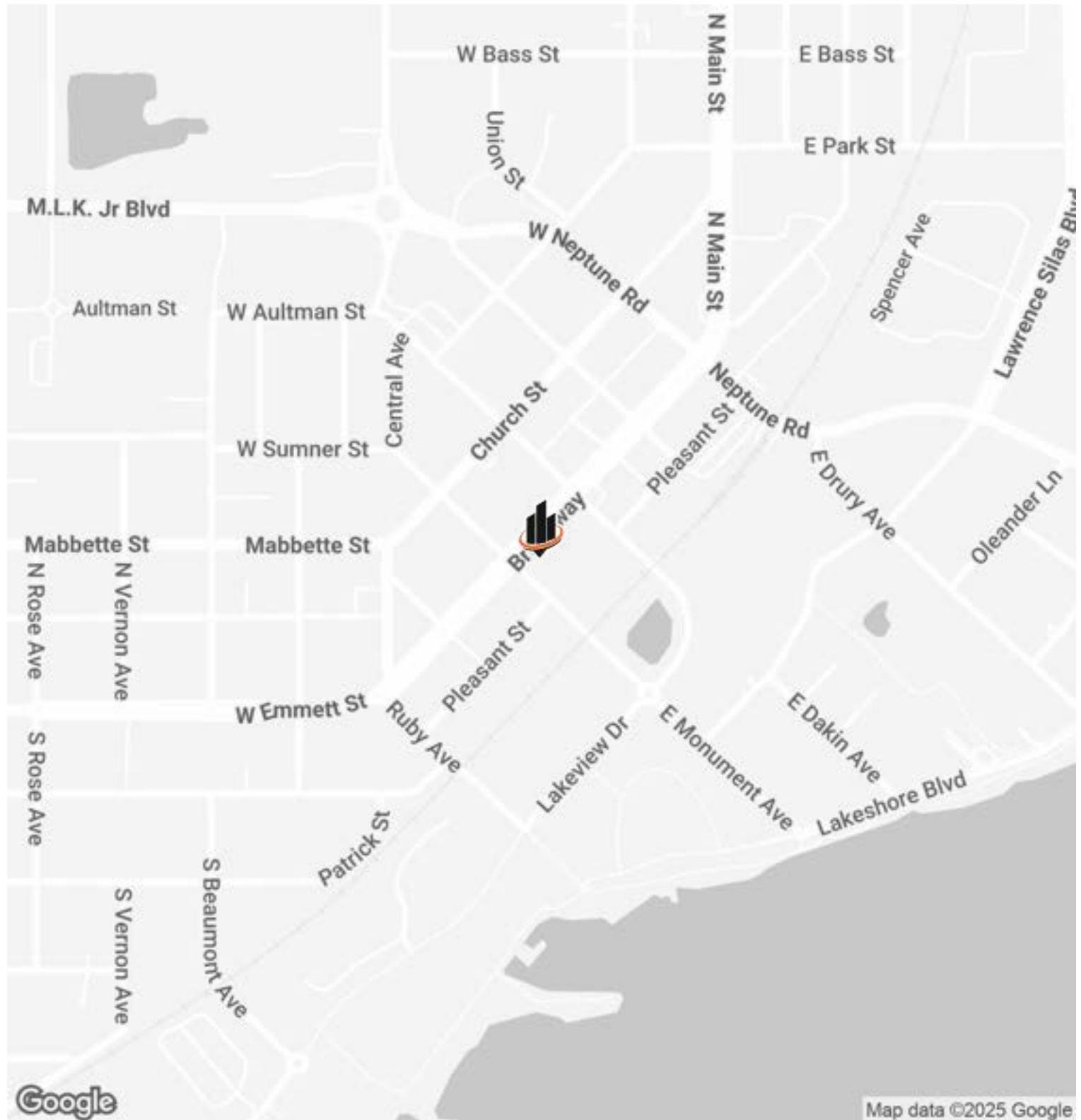
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LOCATION MAP



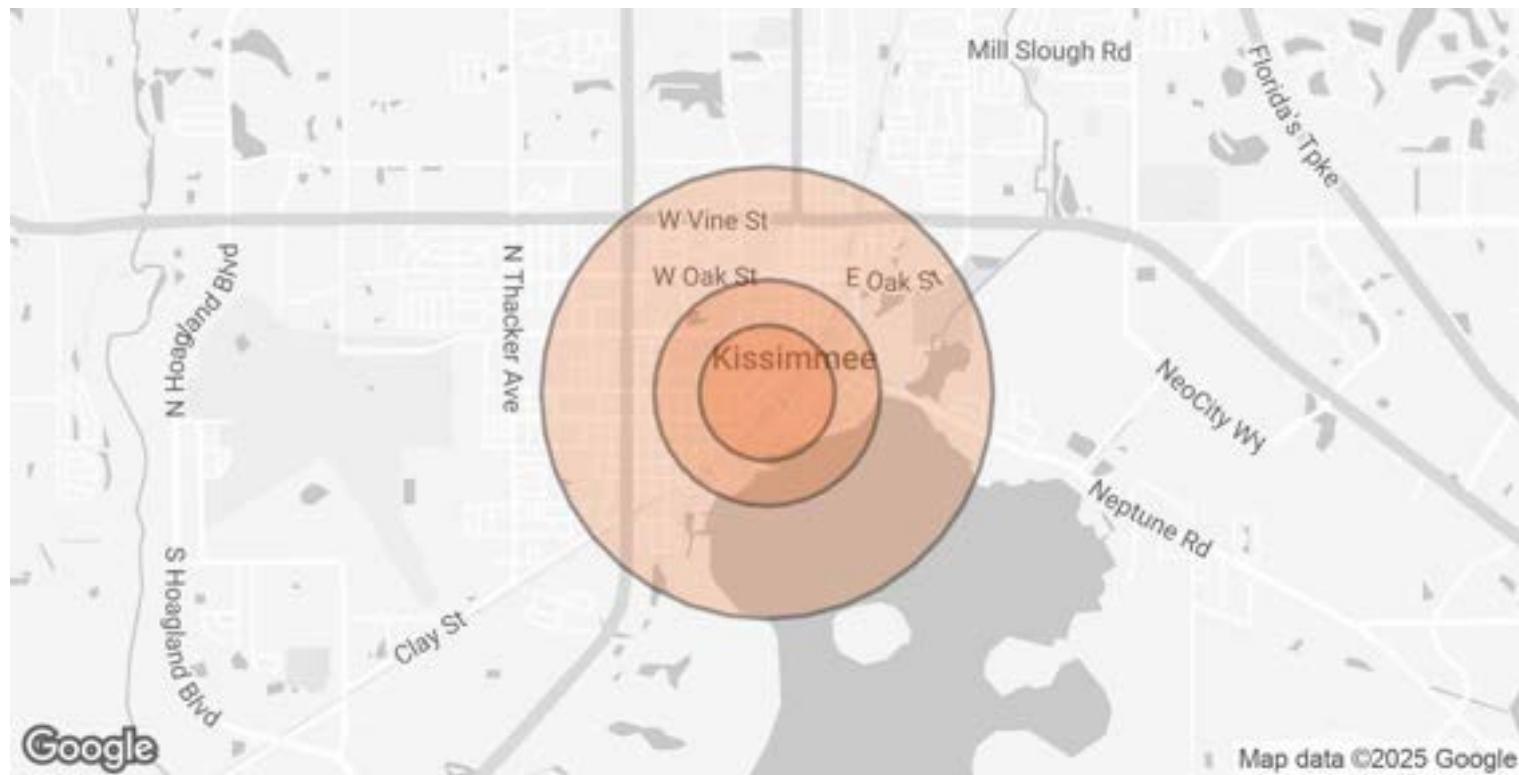
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	815	1,443	6,329
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	42	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	287	503	2,198
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$64,480	\$63,494	\$57,431
AVERAGE HOUSE VALUE	\$413,678	\$401,863	\$327,138

Demographics data derived from AlphaMap

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GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

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 | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Storage | Sarasota, FL | \$12,100,000

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

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lance.cobb@svn.com

FL #SL3483253



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

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