



# OFFERING MEMORANDUM

737 WEST OAK STREET | #100 | KISSIMMEE, FL 34741

**OSCEOLA CANCER CENTER**

**MATTHEW WEINBERGER**  
VICE PRESIDENT  
HEALTHCARE REAL ESTATE ADVISOR

**JASON BANTEL, CCIM**  
SENIOR VICE PRESIDENT | PRINCIPAL  
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# Executive Summary





# Executive Summary

## ADDRESS

737 West Oak Street, #100  
Kissimmee, FL 34741

## SALE TYPE

Owner-User / Investment

## YEAR BUILT/RENOVATED

2005 / 2019

## BUILDING CLASS

"A"

## PREMISES SIZE

13,412 +/- RSF

## PURCHASE PRICE

\$5,500,000.00 (\$410.08/SF)



## PROPERTY SUMMARY

<b>PROPERTY ADDRESS:</b>	737 West Oak Street, #100 Kissimmee, FL 34741	<b>PARKING SPACES:</b>	126 Spaces (Total)
<b>SALE TYPE:</b>	Owner-User / Investment	<b>PARKING RATIO:</b>	5/1,000 SF
<b>PROPERTY NAME:</b>	Osceola Cancer Center	<b>CONSTRUCTION TYPE:</b>	Precast Concrete & Concrete Block Stucco
<b>APN:</b>	21-25-29-1057-0001-0010	<b>BUILDING FRONTAGE:</b>	315 ft on West Oak Street 277 ft of North Rose Avenue
<b>COUNTY/MUNICIPALITY:</b>	Osceola / City of Kissimmee	<b>YEAR BUILT / RENOVATED:</b>	2005 / 2019
<b>LEGAL DESCRIPTION:</b>	737 W OAK STREET CONDO OR 5398/1179 UNIT 1	<b>FLOOR:</b>	Entire Ground Floor
<b>LOT SIZE:</b>	±1.97 Acres	<b>ROOF:</b>	TPO Membrane System Installed in 2019
<b>CONDO SIZE:</b>	13,412 +/- RSF	<b>UTILITIES:</b>	KUA
<b>BUILDING CLASS:</b>	"A"	<b>LAND USE CODE:</b>	1941 - Professional Office Condo Improved
<b>ZONING:</b>	PO - Commercial Medical Condominium	<b>TENANCY:</b>	Single
<b>SUBMARKET:</b>	Kissimmee Medical Arts District	<b>OCCUPANCY:</b>	0% - Delivered Vacant Upon Closing



## PROPERTY SUMMARY

This medical office building consists of a two story, 28,000 Gross SF structure and has been converted into a two (2) unit commercial medical condominium, with one owner per floor. The 1st floor condo unit is for sale and is currently occupied by Osceola Cancer Center, who intends to vacate at closing. The 1st floor represents 51% majority share of the condo association. The 2nd floor of the building is owned and occupied by the Digestive & Liver Center of Florida. In addition to its clinical offices, the practice also operates the Endo-Surgical Center of Kissimmee.

Constructed as a Built to Suit development for Osceola Cancer Center in 2005, this medical condominium serves as a full-service cancer center facility, offering patients an integrated, one-stop practice location for all of their oncology and hematology treatment needs. The suite has been outfitted utilizing the latest technological advances and treatment methods for patient care, offering chemotherapy, CT & PET imaging and a raditaion vault equipped for two (2) linear accelerators.

Osceola Cancer Center intends to vacate the property after a sale and can offer for sale furniture, fixtures & medical equipment (FF&E) to an incoming Buyer. A list of specialized equipment available can be found on page 8 of this OM. A more detailed list of all FF&E and pricing can be discussed during negotiations.

The property sits on 1.97-acres offering a 5/1,000SF parking ratio and sits at the northeast corner of West Oak Street and North Rose Avenue, a lighted intersection. Its location on West Oak Street offers providers direct frontage, building facade signage and exposure to HCA Florida Osceola Hospital, and is situated in the Kissimmee Medical Arts District. HCA Florida Osceola Hospital is a 407-bed, tertiary care hospital accredited by The Joint Commission, designated as a Level II Trauma Center and serves as a teaching hospital in collaboration with the UCF College of Medicine. The subject property is centrally located in the heart of Kissimmee, accessible from Orlando, St. Cloud, Celebration and Poinciana





Launched almost two years ago, the Kissimmee Medical Arts District lies in the very heart of the City, serving as a massive hub for health care related businesses. Our community had already benefitted from the availability of health care options from local doctors, specialist, and two major hospitals located within a mile and a half of each other – Florida Hospital Kissimmee and Osceola Regional Medical Center – but the City wanted to further enhance the area.

The goal of the Kissimmee Medical Arts District is to leverage the immense growth and create a hub of health care related companies in our City, and the timing of the District's creation coincided with the more than \$200 million investment made by Florida Hospital Kissimmee and Osceola Regional Medical Center to their campuses over the past few years.

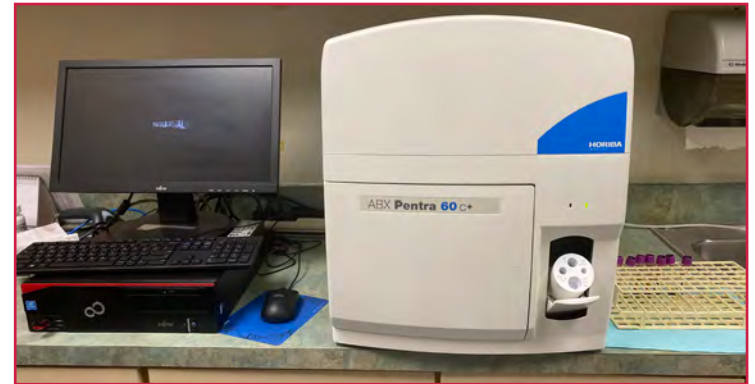
How does the Kissimmee Medical Arts District work? One of the main advantages is that it allows Qualified Targeted Industries to take advantage of five additional economic incentives above the typical incentives made available by the City. The goal is to attract new medical businesses, which brings valuable and higher paying jobs to our community while increasing the availability of service and care to residents. Since the inception of the Kissimmee Medical Arts District, 12 new medical companies have opened their doors, bringing the number of medical jobs in the City of Kissimmee to over 4,000. That number not only represents the amount of quality job opportunities for our residents, but it also indicates the impressive medical coverage that our community has. In fact, the City of Kissimmee is currently home to the third largest medical cluster in Central Florida.





## EQUIPMENT SUMMARY

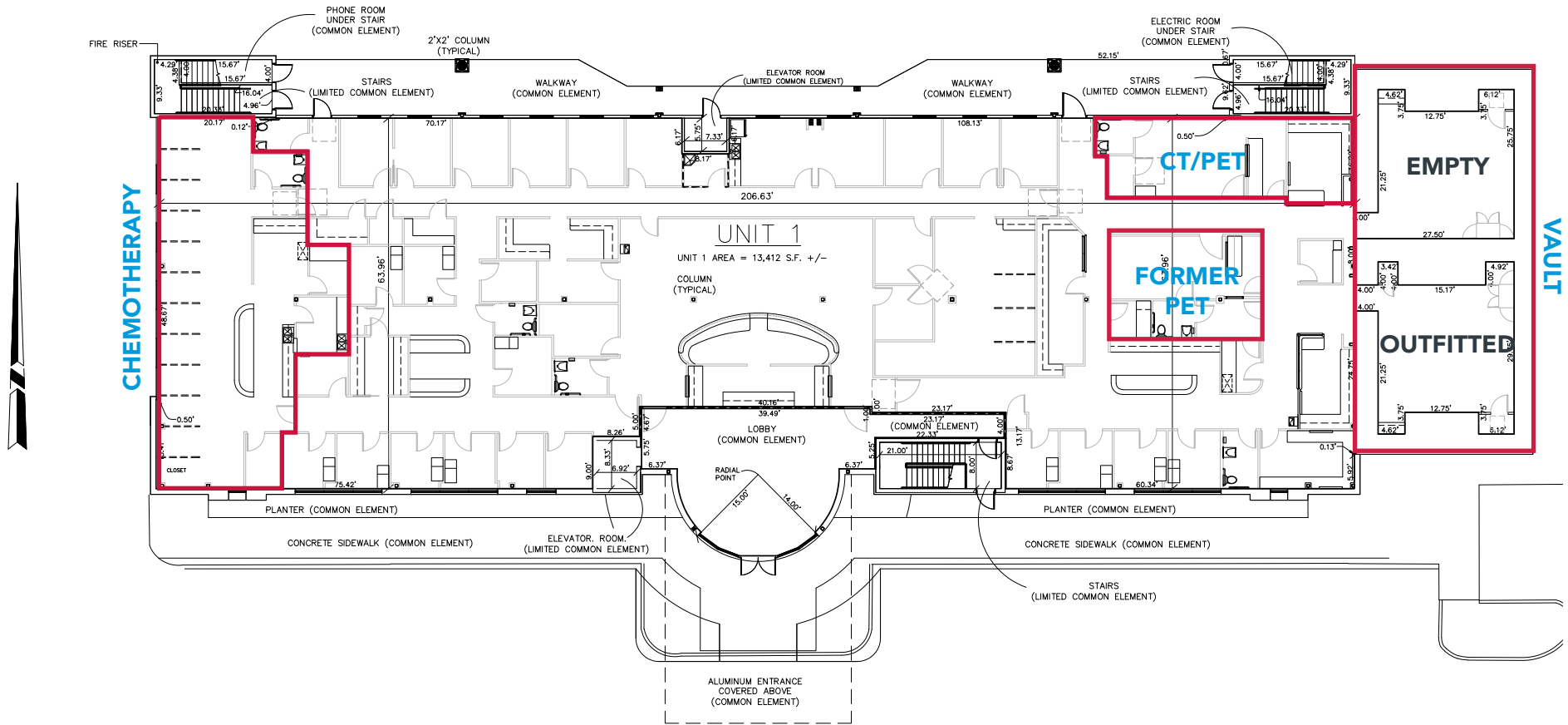
MANUFACTURER	MODEL	YEAR
Varian	21EX (Linac, 120 MLC, PV)	2005
Brainlab	ExacTrac Version 6.2.3	2007
General Electric PET/CT	Discovery ST 16 PET/CT	2008
TOSOH Tumor Marker Analyzer	AIA-360	2022
Horiba Hematology Analyzer	Pentra 60C+	2022
Horiba Chemistry Analyzer	Pentra C400	2022
LabGard ES AIR 4ft, Class II, Type A2 Biosafety Cabinet	NU-543-400	2020







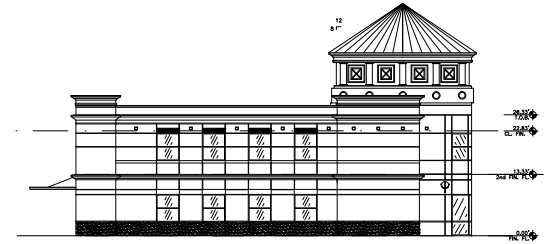
# FIRST FLOOR PLAN



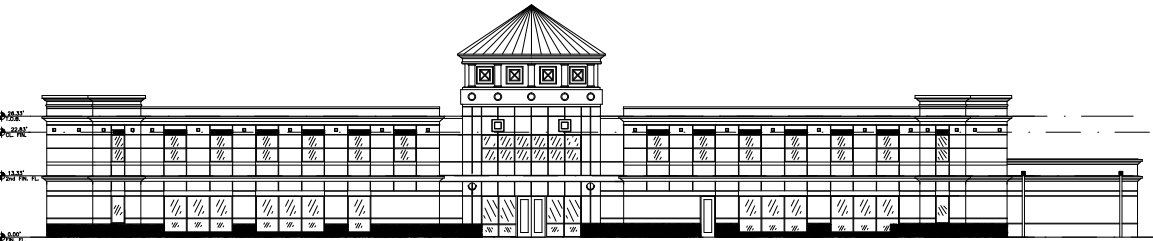
ELEVATIONS



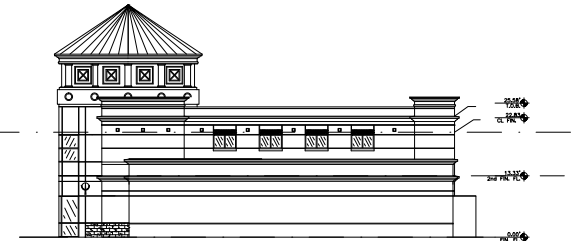
BACK ELEVATION VIEW



WEST ELEVATION VIEW



FRONT ELEVATION VIEW



EAST ELEVATION VIEW

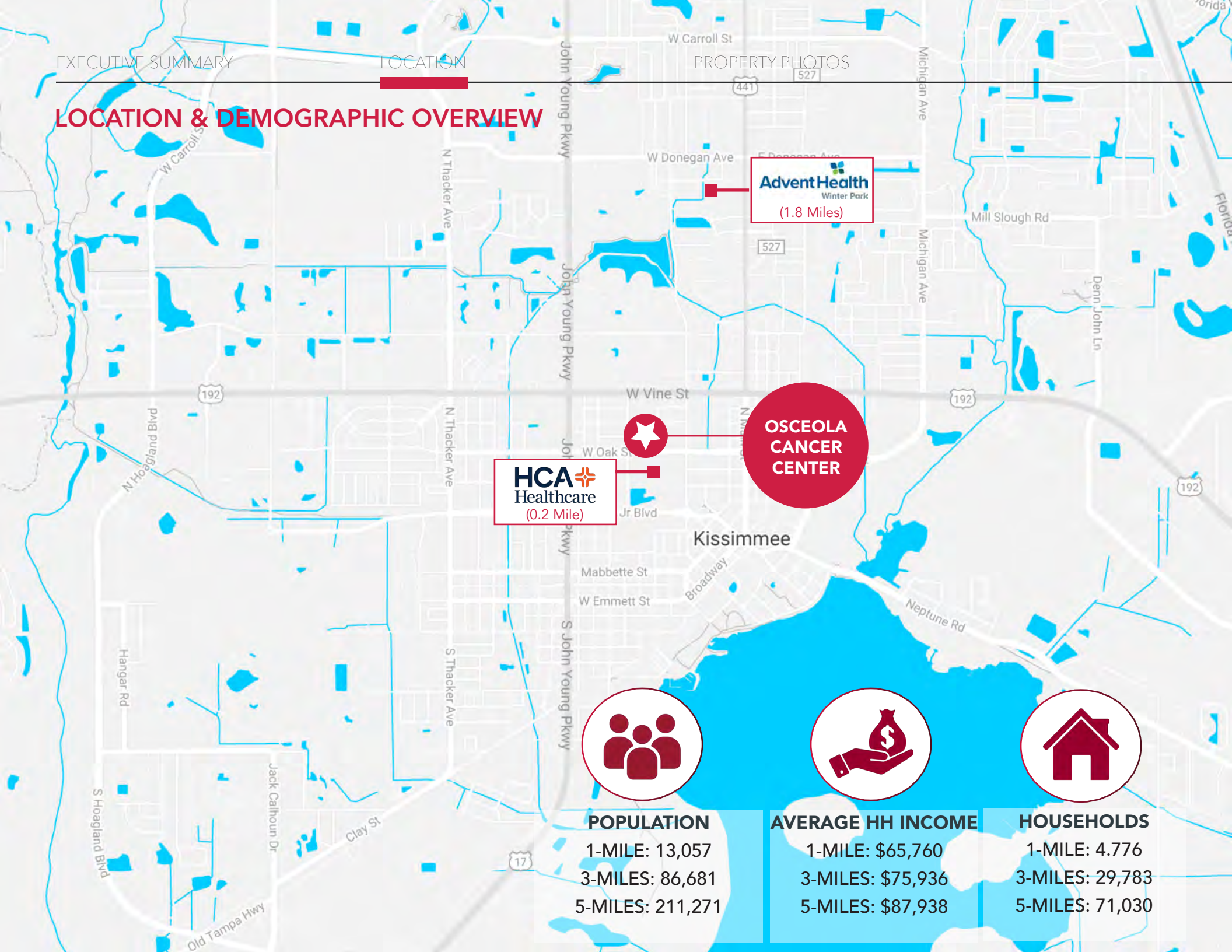


02

# LOCATION



# LOCATION & DEMOGRAPHIC OVERVIEW



**Advent Health**  
Winter Park  
(1.8 Miles)

**HCA**  
Healthcare  
(0.2 Mile)

**OSCEOLA  
CANCER  
CENTER**



**POPULATION**  
1-MILE: 13,057  
3-MILES: 86,681  
5-MILES: 211,271



**AVERAGE HH INCOME**  
1-MILE: \$65,760  
3-MILES: \$75,936  
5-MILES: \$87,938



**HOUSEHOLDS**  
1-MILE: 4,776  
3-MILES: 29,783  
5-MILES: 71,030



# AERIAL





03

**PROPERTY  
PHOTOS**



# PROPERTY PHOTOS







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