

**FOR LEASE**

1,655 - 4,651 SF

**POINCIANA MEDICAL ARTS BUILDING**  
**HCA FLORIDA POINCIANA HOSPITAL CAMPUS**  
339 CYPRESS PARKWAY | KISSIMMEE, FL 34759



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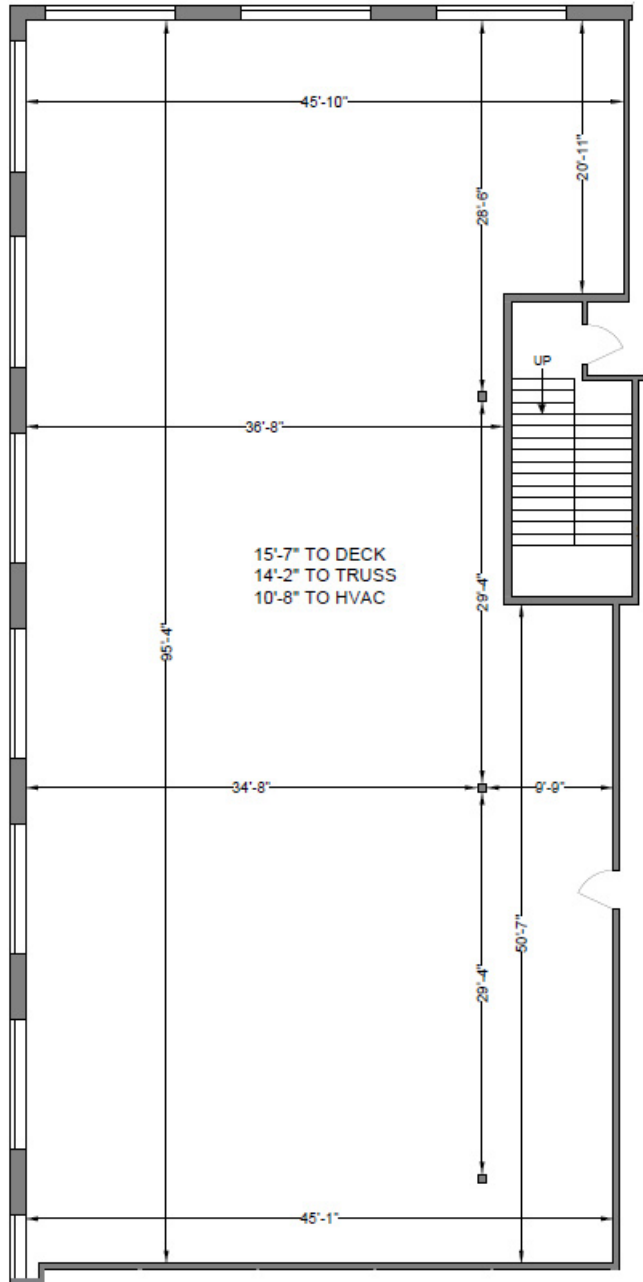
**PROPERTY OVERVIEW**

This 40,354 SF two-story, Class A medical office building is located on the HCA Florida Poinciana Campus in one of Central Florida's fastest growing communities and offers first-class medical space that can be customized to suit your practices needs. Suites are available from 1,655 to 4,651 SF.

- Parking Ratio: 5/1,000 SF
- HCA Florida Poinciana Hospital is a 76 bed Acute Care Hospital with a 31 bed Emergency Room
- Class A Building Amenities
- Covered patient drop-off area
- **Rate:** Call Broker For Information

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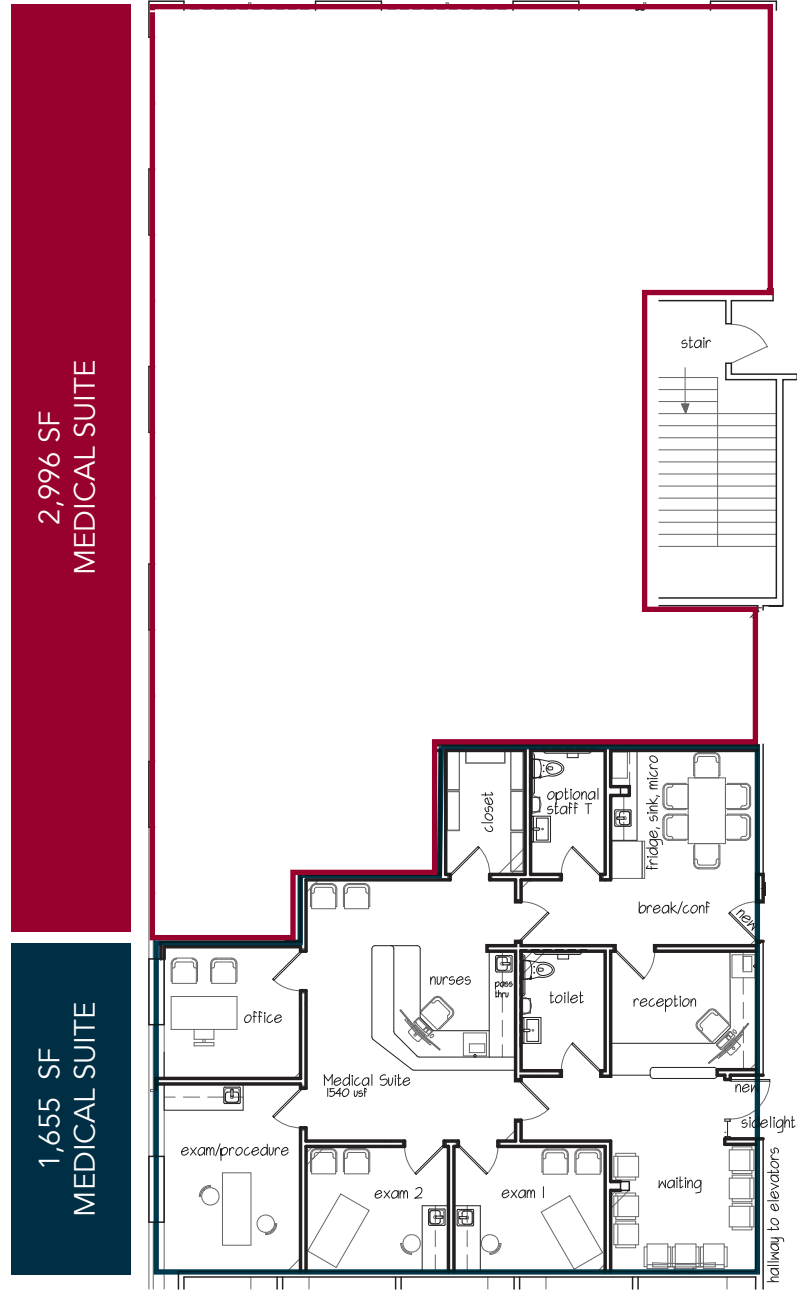
Suite 102



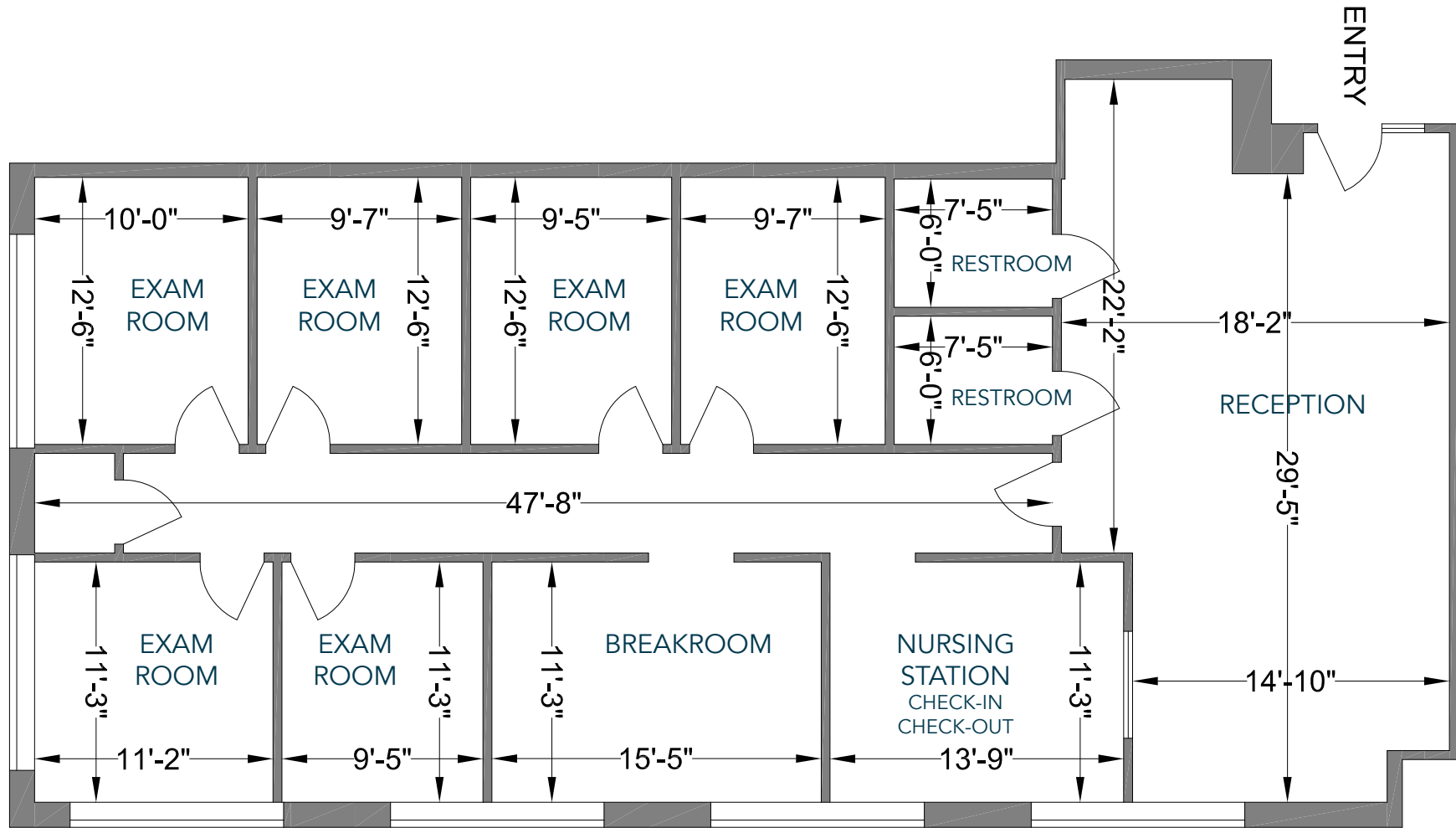
Design the layout to optimize patient flow, privacy, and efficiency

Up to 4,651 RSF Contiguous Space Available

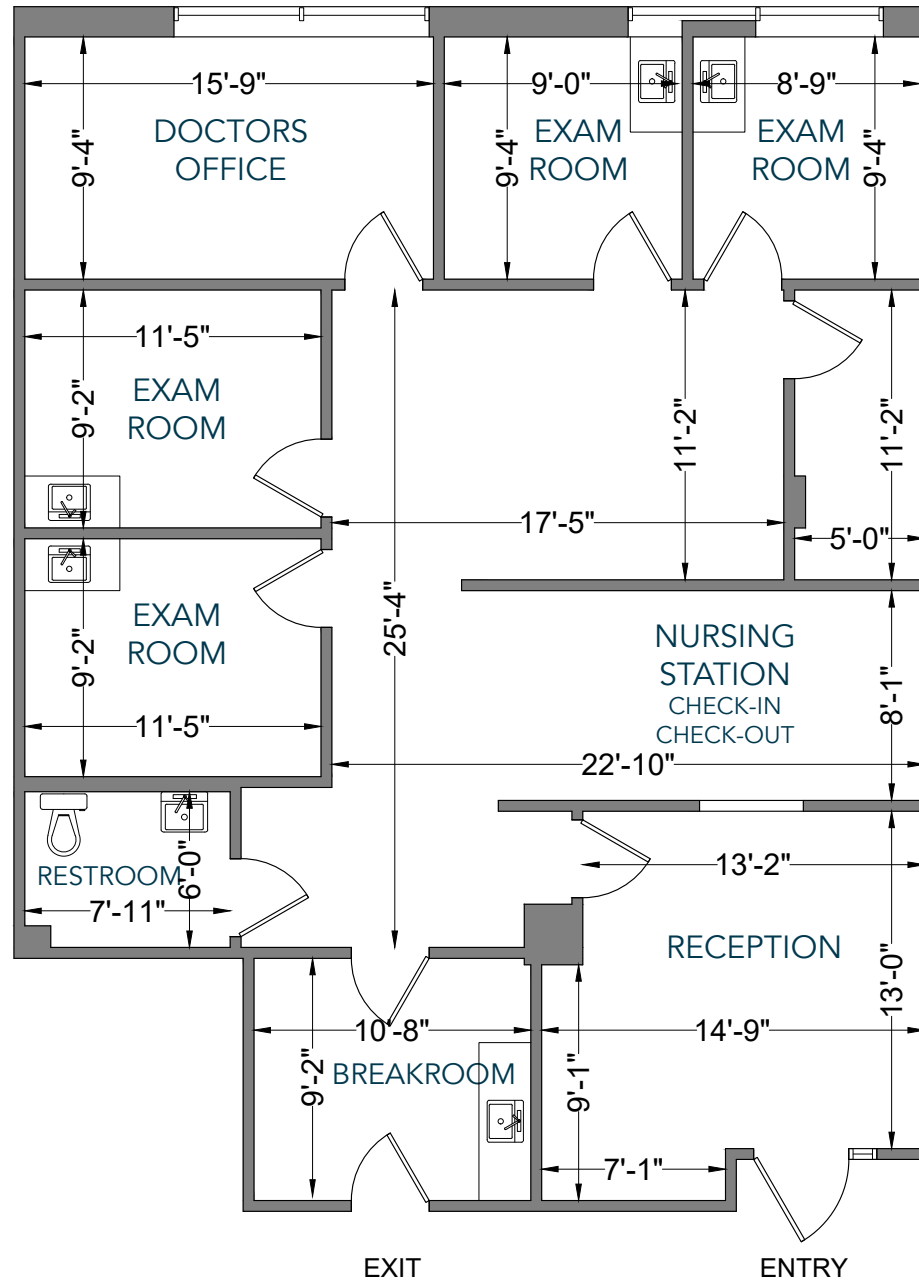
Proposed Plan



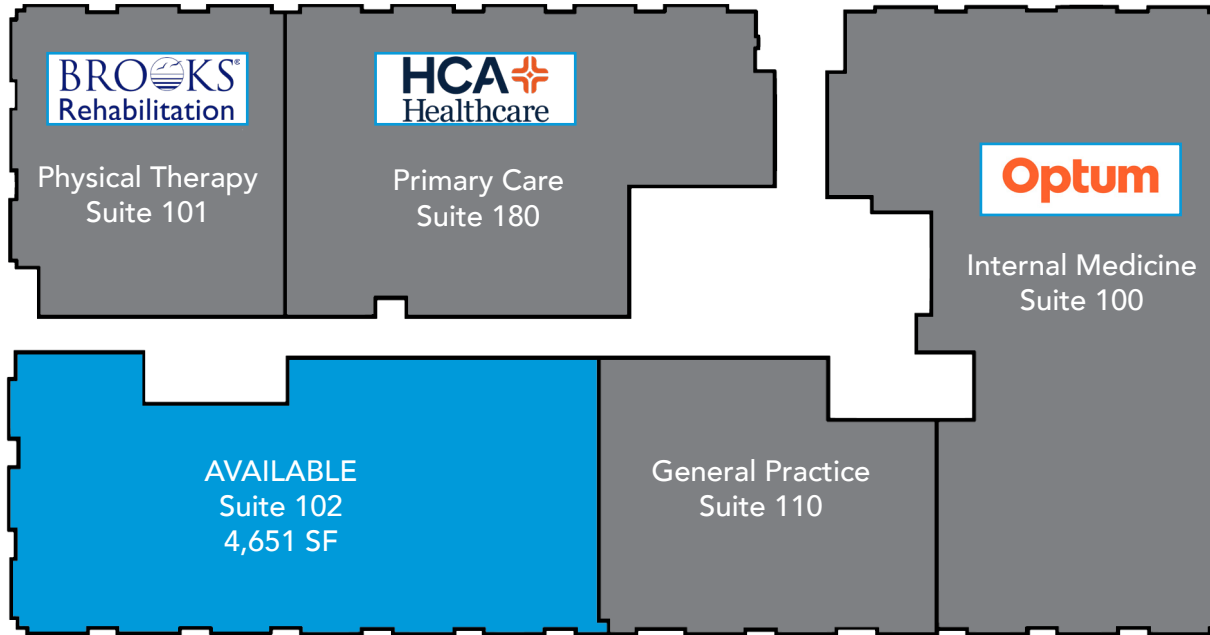
Suite 200 | ± 2,284 SF



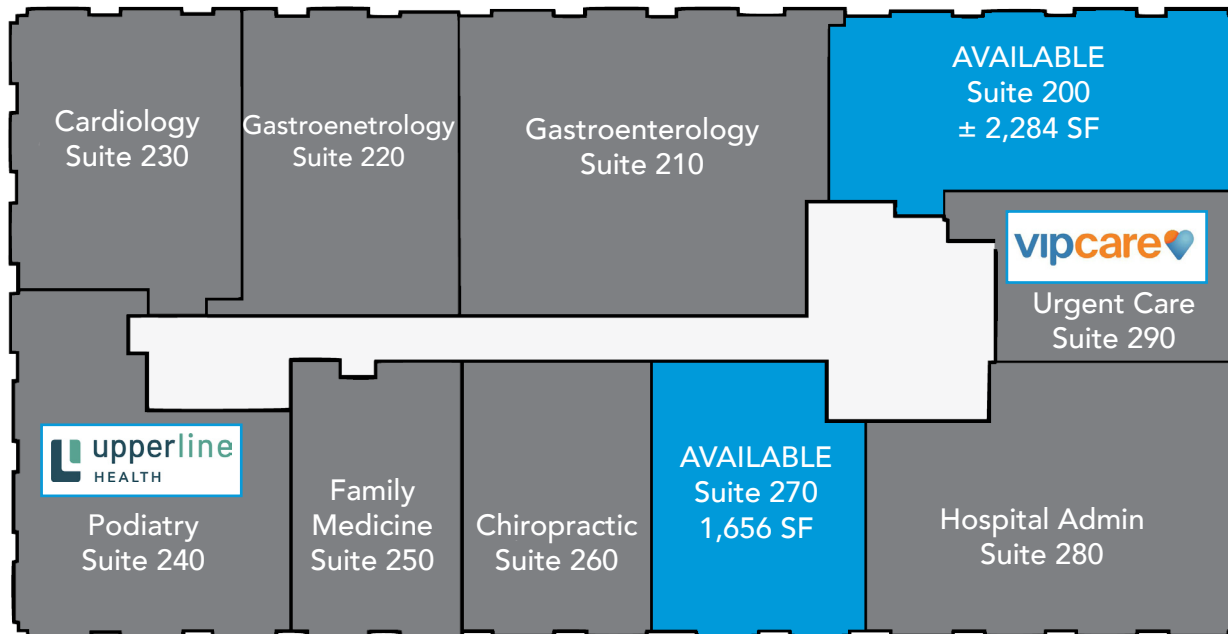
Suite 270 | ± 1,656 SF



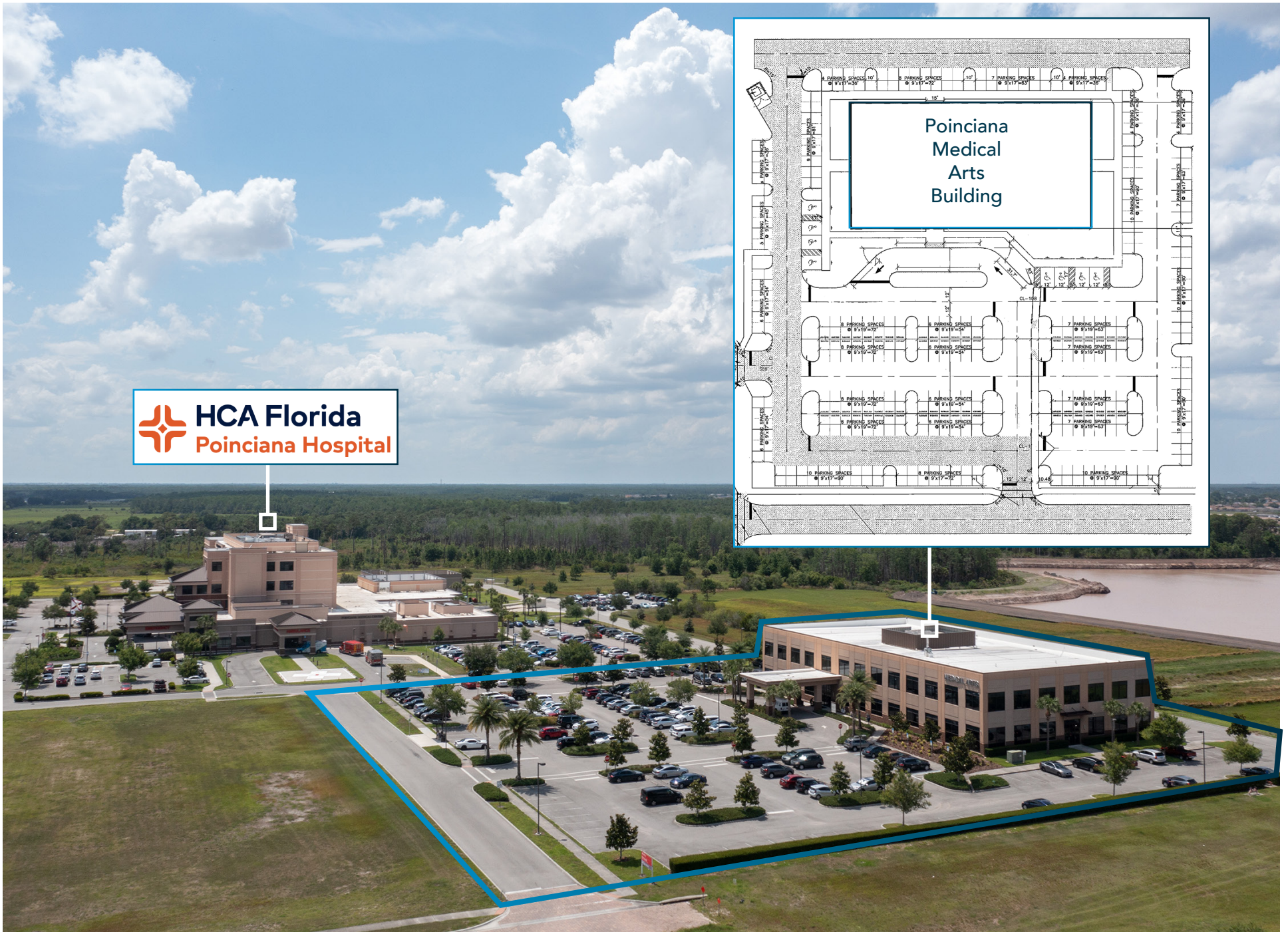
First Floor



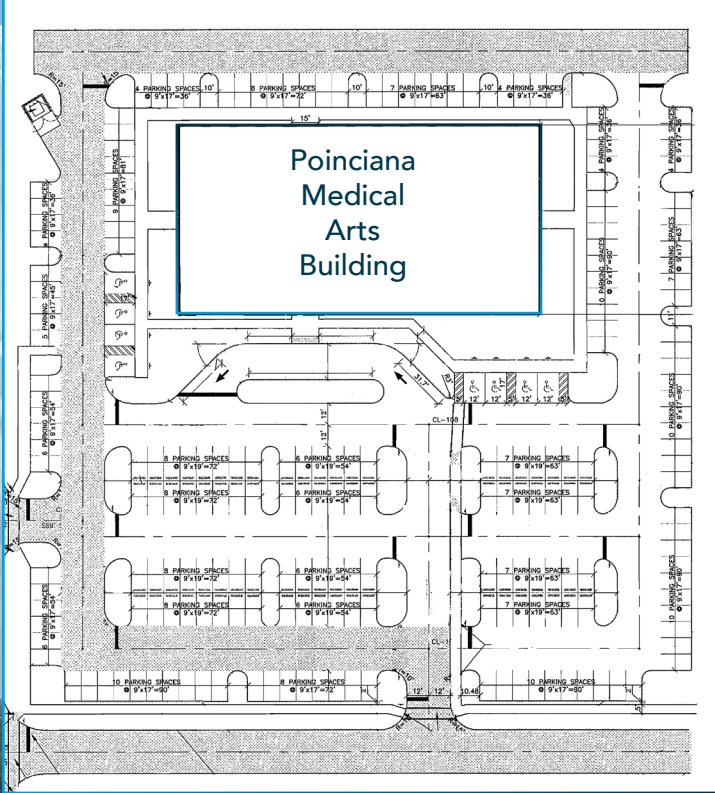
Second Floor







 **HCA Florida**  
Poinciana Hospital







14.5 MILES FROM INTERSTATE 4



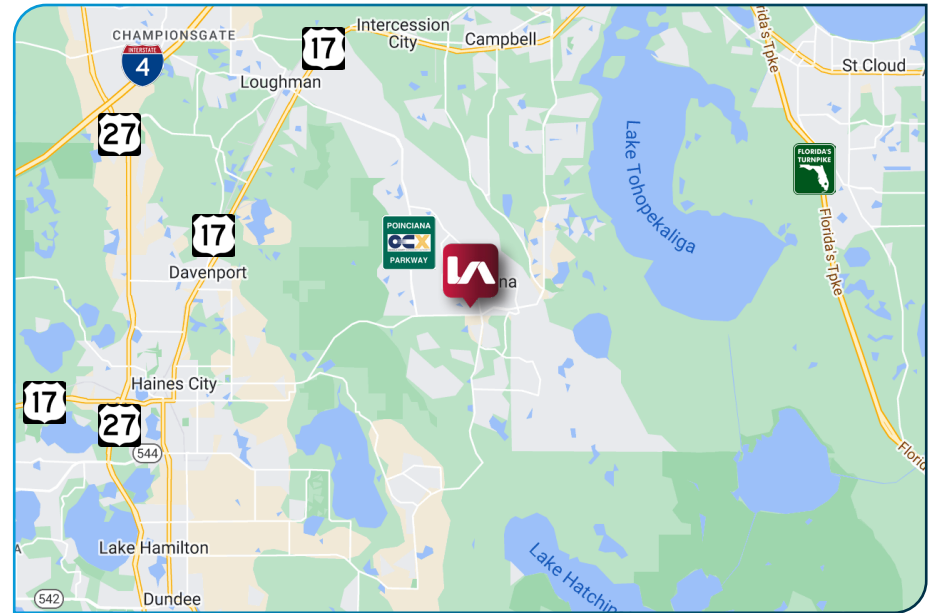
17.3 MILES FROM US HIGHWAY 27



9.8 MILES FROM US HIGHWAY 17-92



2.5 MILES FROM NEW POINCIANA PARKWAY I-4 EXTENSION CORRIDOR



**Population**

1 Mile: 6,503  
3 Mile: 41,556  
5 Mile: 66,824



**Households**

1 Mile: 2,393  
3 Mile: 16,043  
5 Mile: 25,466



**Age**

20 - 34 (20.7%)  
35 - 54 (22%)  
55 - 74 (25.7%)



**Avg Household Income**

1 Mile: \$50,185  
3 Mile: \$52,119  
5 Mile: \$54,282





**HCA Florida**  
Poinciana Hospital

**SOLIVITA**  
55+ Community

The Grille at  
Stonelake Golf Club

**SPROUTS**  
FARMERS MARKET

**OUTBACK**  
STEAKHOUSE

**FIRST WATCH**  
THE DAYTIME CAFE

**COLD STONE**  
CREAMERY

**Bojangles**

**Little Caesars**

**tropical CAFE**  
SMOOTHIE

**7-ELEVEN**

**TWISTED TREAT**

**KFC**

**CVS**

**Domino's**

**TACO BELL**

**CHIPOTLE**  
MEXICAN GRILL

**Publix DOLLAR TREE**

**ALDI**

**SONIC**

**Wendy's**

**ZAXBY'S**

**Denny's**

**BURGER KING**

**DUNKIN'**



*For more information, please contact one of the following individuals:*

## **CONTACT**

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