



**For Lease**



**Kissimmee, Florida**

# Prime Location Medical Office for Lease



**\$28/SF (NNN) +  
\$5CAM**



**Medical Office  
for Lease**



**Built in 1992**



**Leasable Area  
2,000 SF**



**0.321 Acres**

**Presented by**

**Sunny Gandhi**

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## **Layout, Dimensions, and Conceptual Designs**

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



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Property Highlights

- Fully Built-Out Medical Office Space
- 3 Exam Rooms and 4 Offices
- Ample Parking
- Up to 3000 SF Max Contiguous Space with Adjacent Unit
- Well Maintained Medical Office Condo Complex
- Prime Location, Oak Street Visibility

Offering Summary

Lease Rate:	\$28/SF(NNN) + \$5 CAM + Sales Tax
Number of Units Available:	1
Available Leasable Area:	2,000 HSF
Lot Size:	0.321 Acres
Building Size:	6,326 SF
Total Heated Area:	6,113 HSF



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## Property Description

This is a great leasing opportunity in the vibrant heart of Kissimmee – a fully built-out, 2000 SF medical office. This unit offers a nice layout with a Large lobby, 4 offices, 3 exam rooms, 3 bathrooms, a kitchen, and a break area.

For those seeking additional space, the adjacent 1000 SF unit is also available, allowing for a seamless expansion and the creation of a maximum contiguous space of 3000 SF.

The building has Oak Street Frontage and is a part of an expansive medical office complex, offering a prime location with ample parking.

The unit is available starting on February 5th, 2023. Immediate occupancy is available for the 1000 SF adjacent space.



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## Location Information

Building Name	Medical Office for Lease
Street Address	901 East Oak Street #C
City, State, Zip	Kissimmee, FL 34744
County	Osceola County

## Building Information

Suite Number	Suite C
Suite Size	2,000 HSF
Number of Floors	1
Year Built	1992

## Lease Rate

**\$28/SF + \$5 CAM**

## Property Information

Property Type	Office
Property Subtype	Medical
Flood Zone	X- Outside any floodplains
Parking Spaces (Entire Building)	40+/-



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## Additional Photos

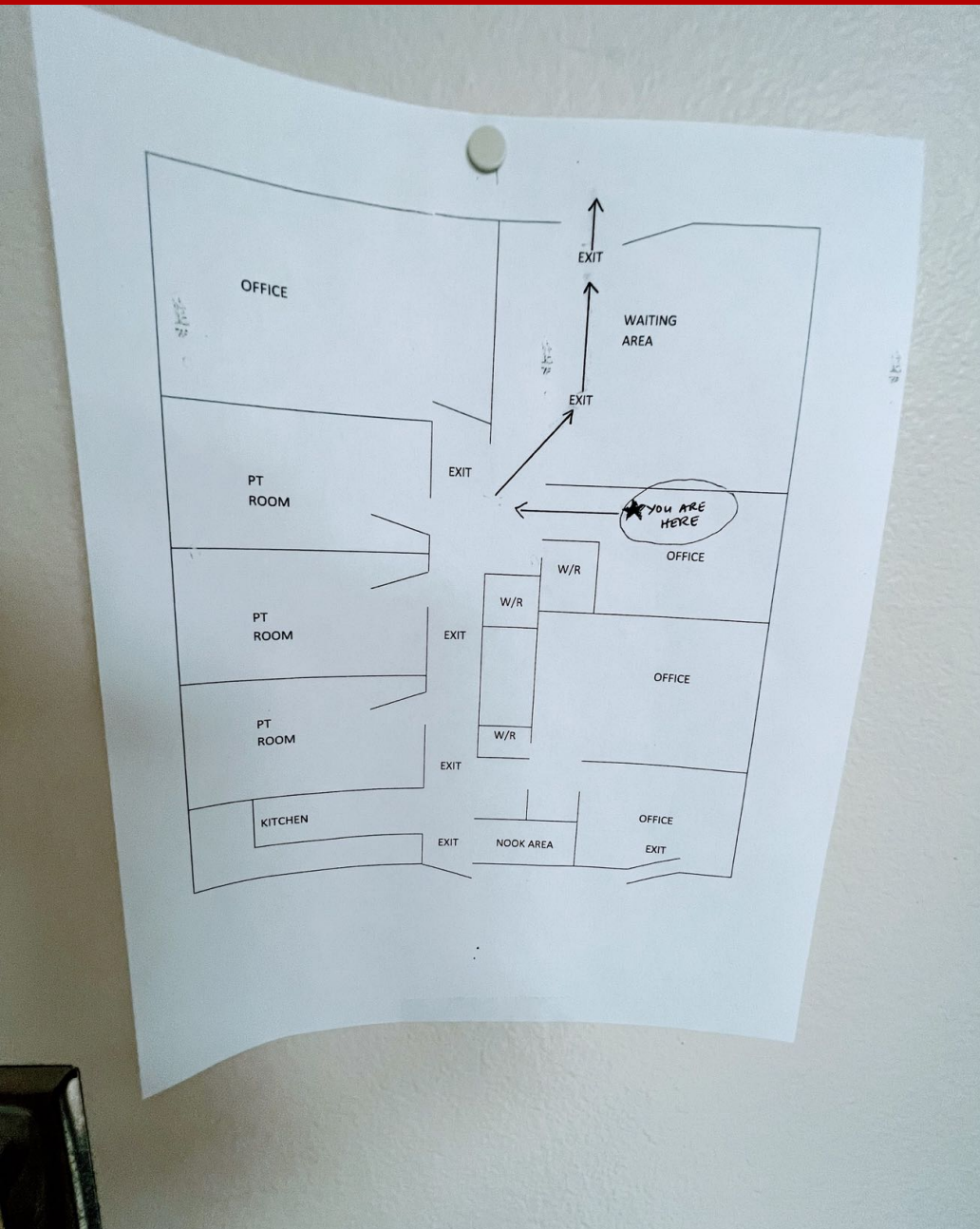


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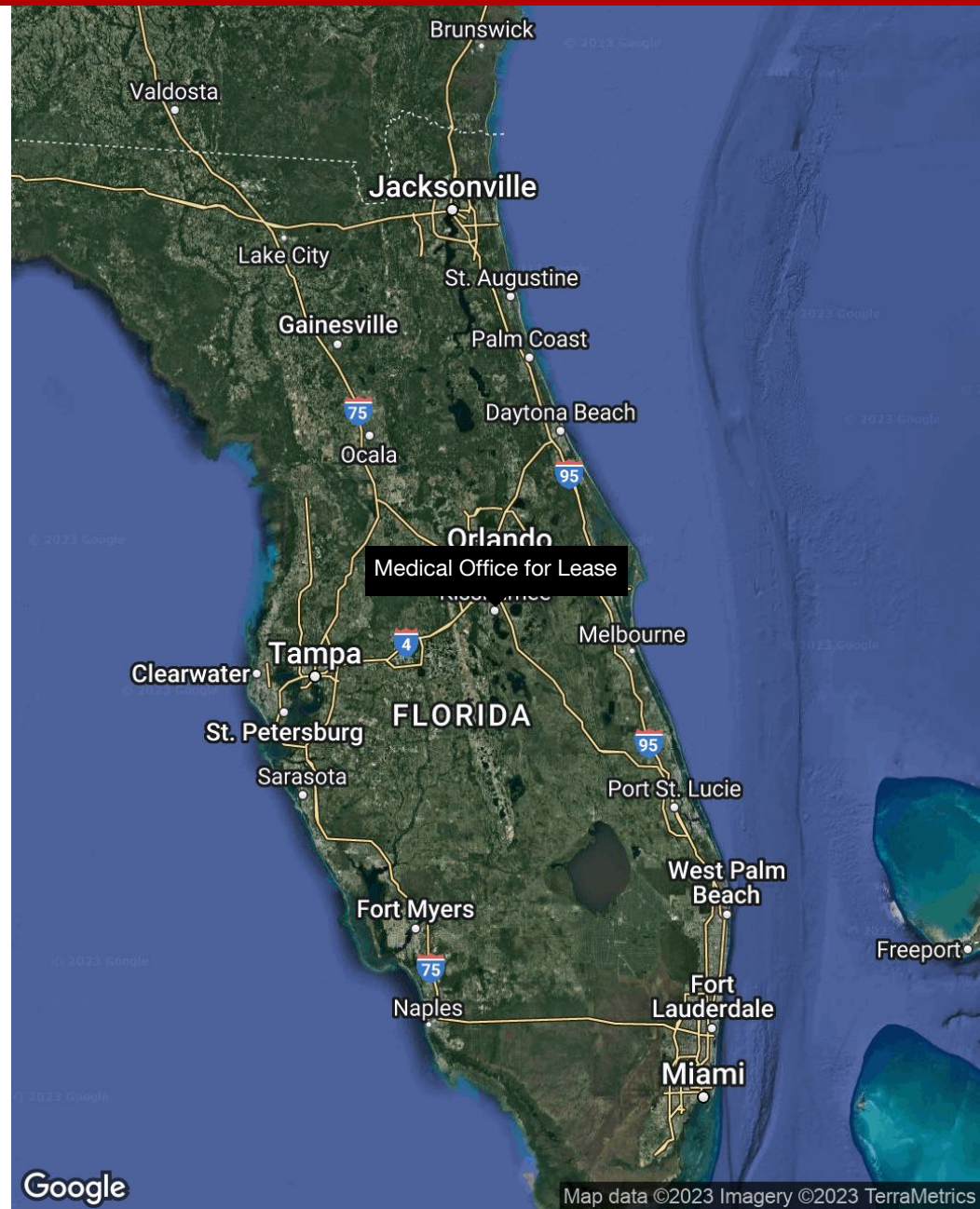
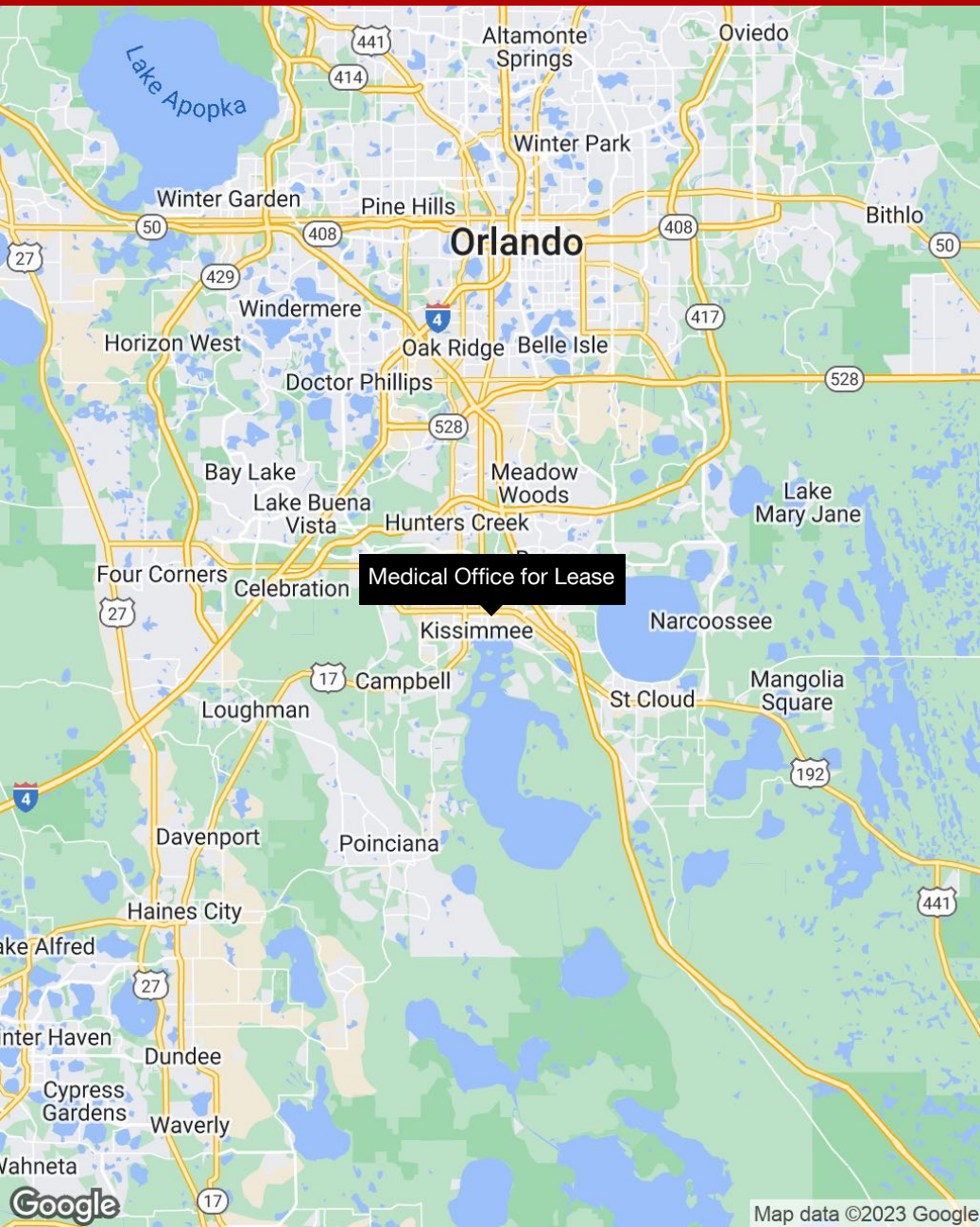


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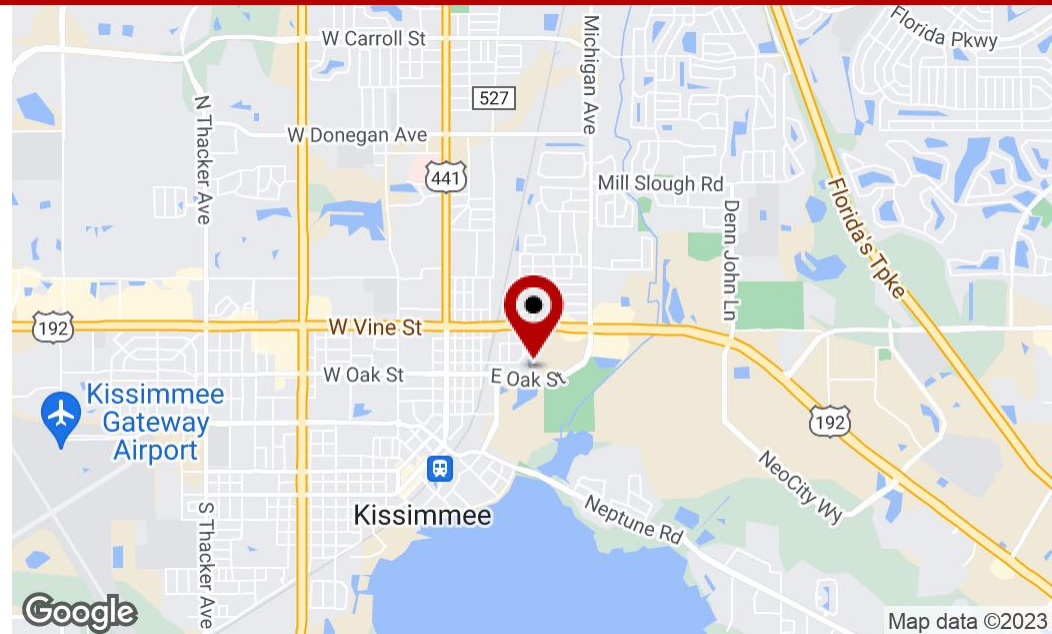
## Regional Map



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### Location Overview

Kissimmee is a city in central Florida, known for its vacation home rentals, proximity to theme parks, and historic downtown area. It is also part of the Orlando-Kissimmee-Sanford Metropolitan area, offering a range of amenities and attractions for residents and visitors alike. The lush greenery and recreational spaces of Kissimmee Lakefront Park provide a perfect retreat for outdoor activities.

Nestled in the heart of Kissimmee, 901 E Oak St, Kissimmee, FL 34744 epitomizes convenience and comfort in its prime location. Just a short distance away, residents have access to top-notch medical facilities, including AdventHealth Kissimmee and Osceola Regional Medical Center. The location not only provides a comfortable residential atmosphere but also offers the practicality of being in proximity to essential services and enjoyable dining experiences.

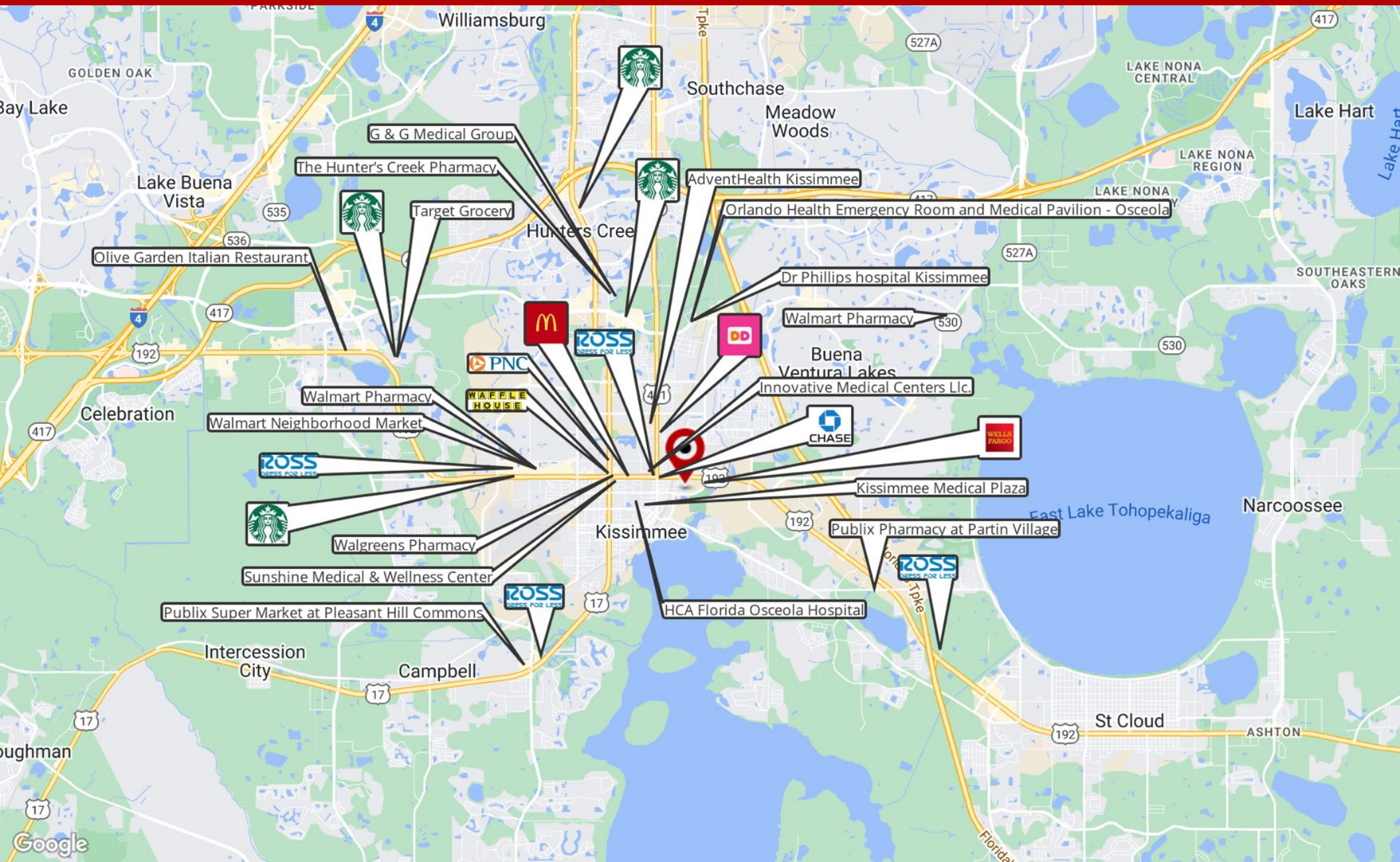


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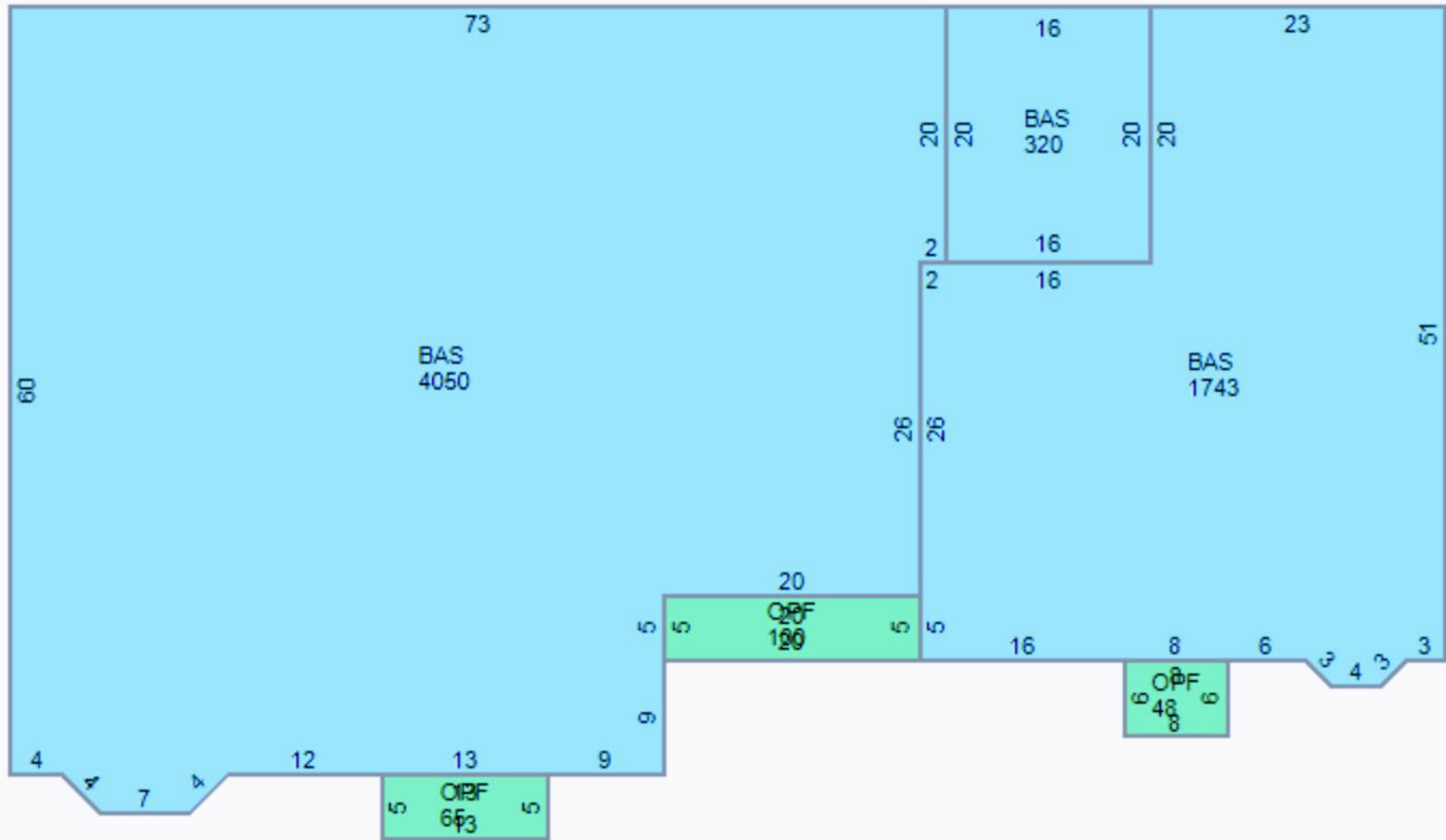
## Retailer Map



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