



For Lease



Kissimmee, Florida

Prime Location Medical Office for Lease

- \$ \$28/SF (NNN) + \$5CAM
- office Medical Office for Lease
- clock Built in 1992
- square Leasable Area 2,000 SF
- map 0.321 Acres

Presented by

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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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Property Details

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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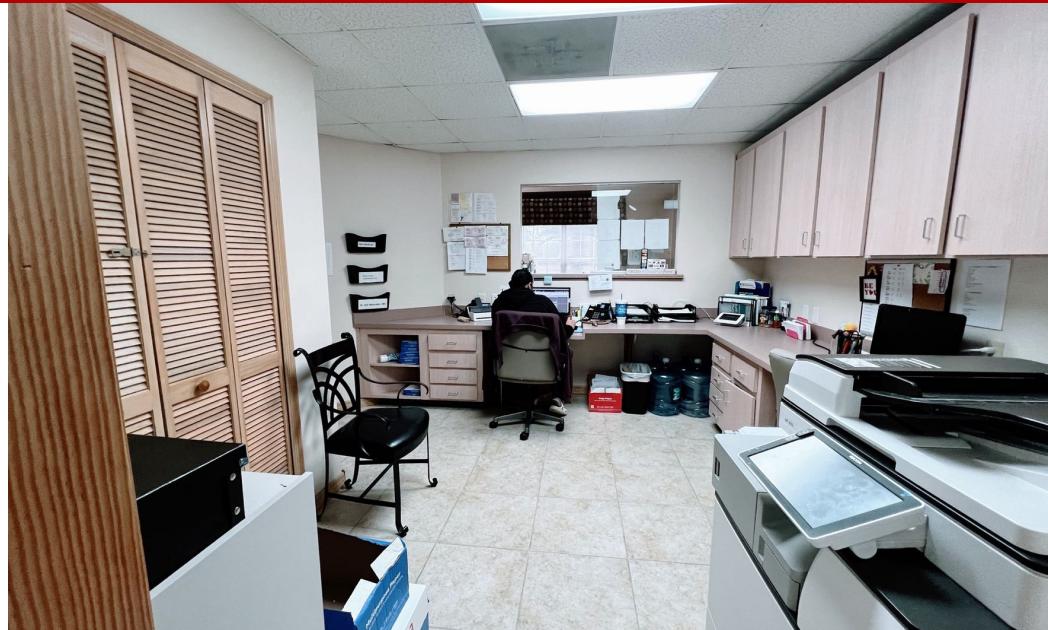
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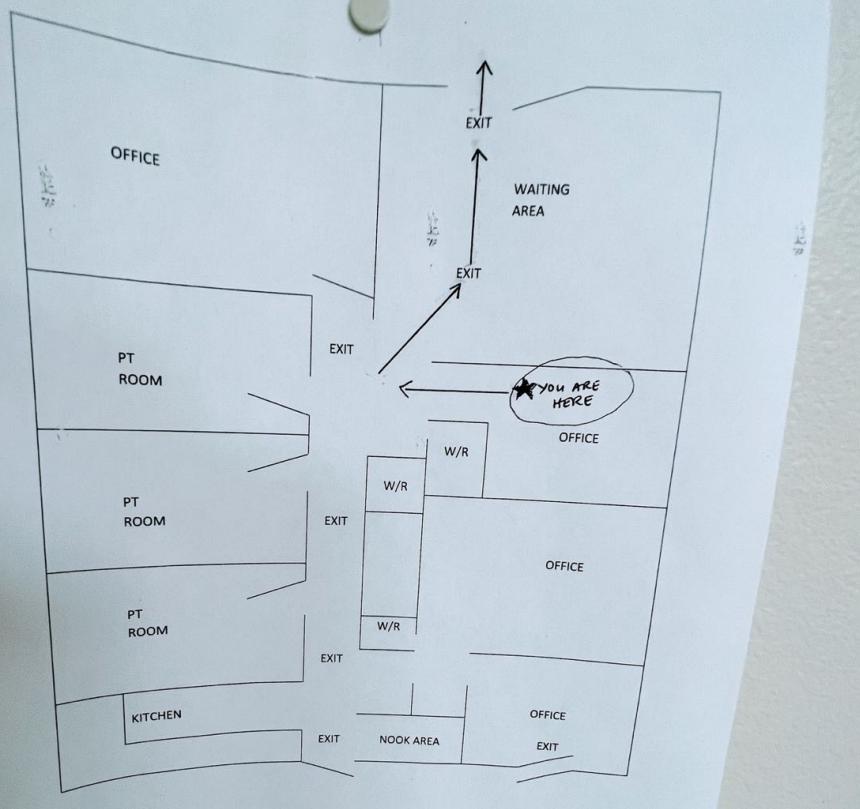
Additional Photos



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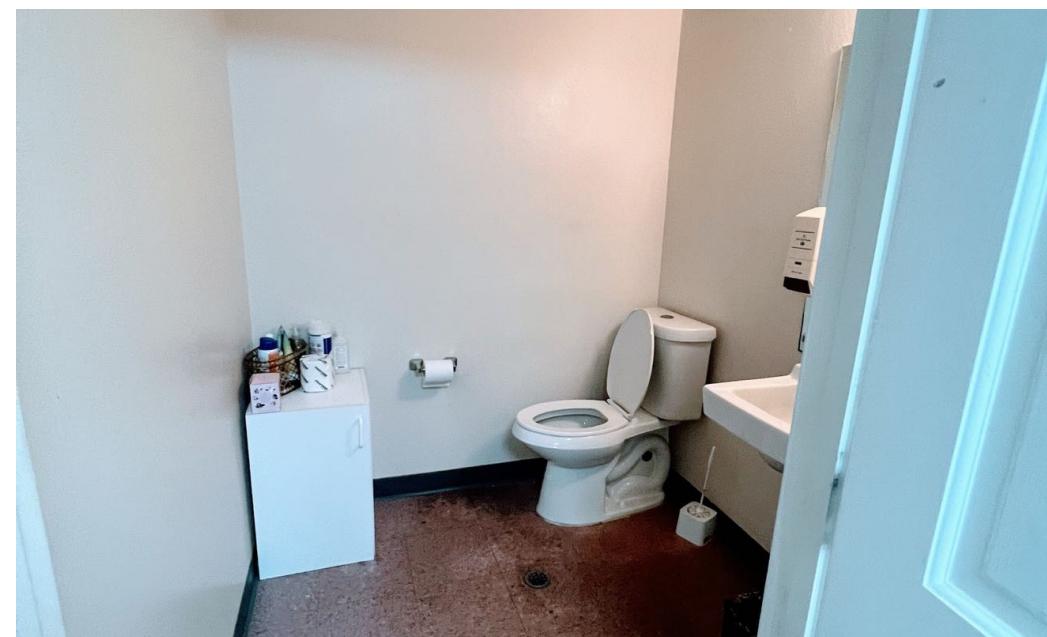
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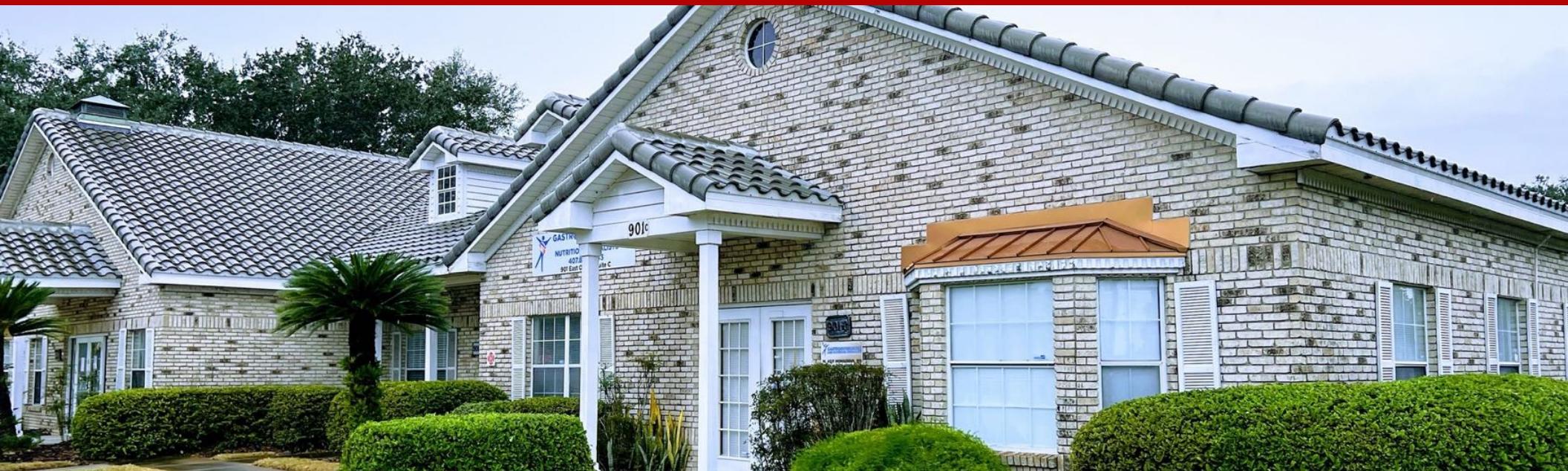
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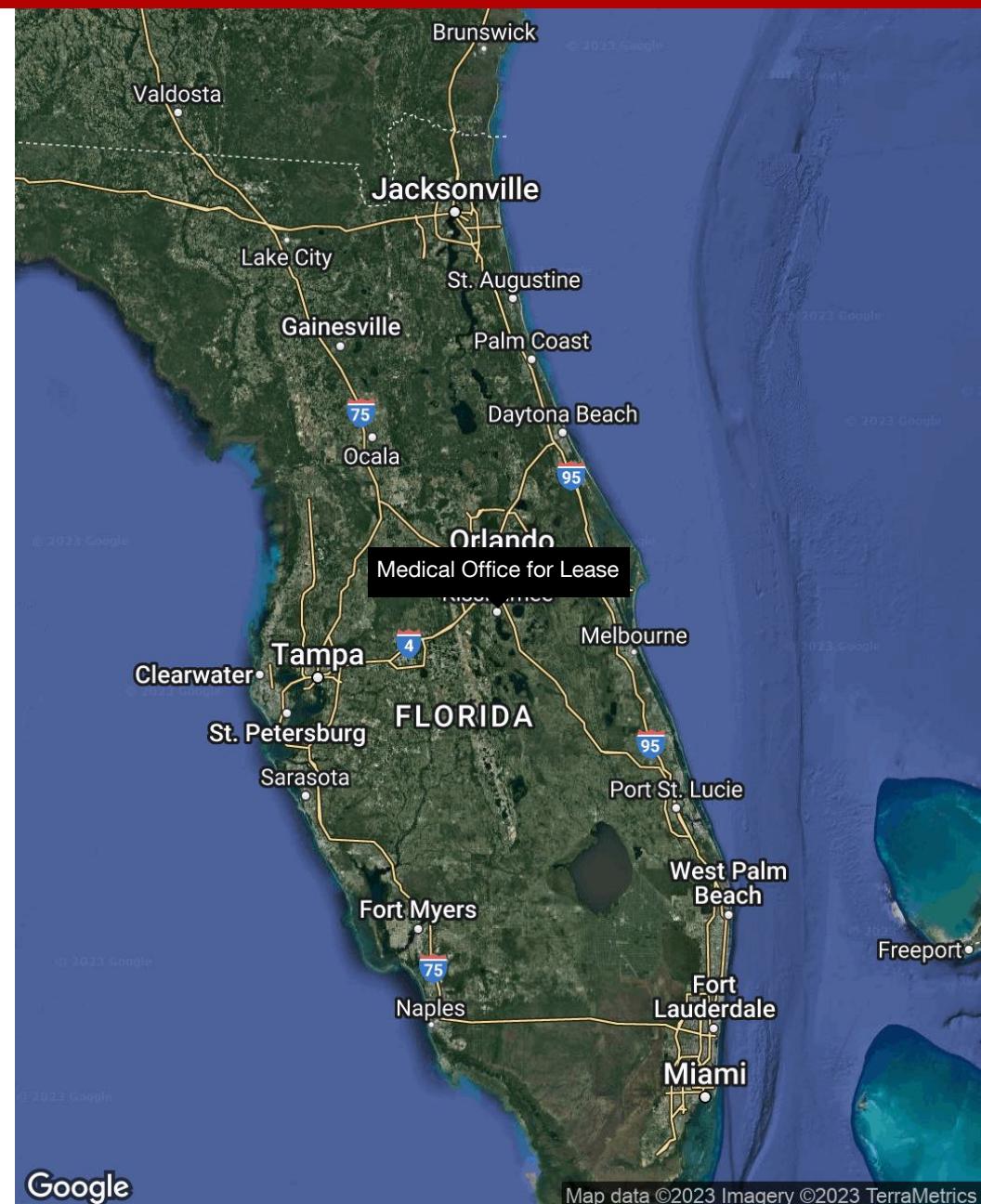
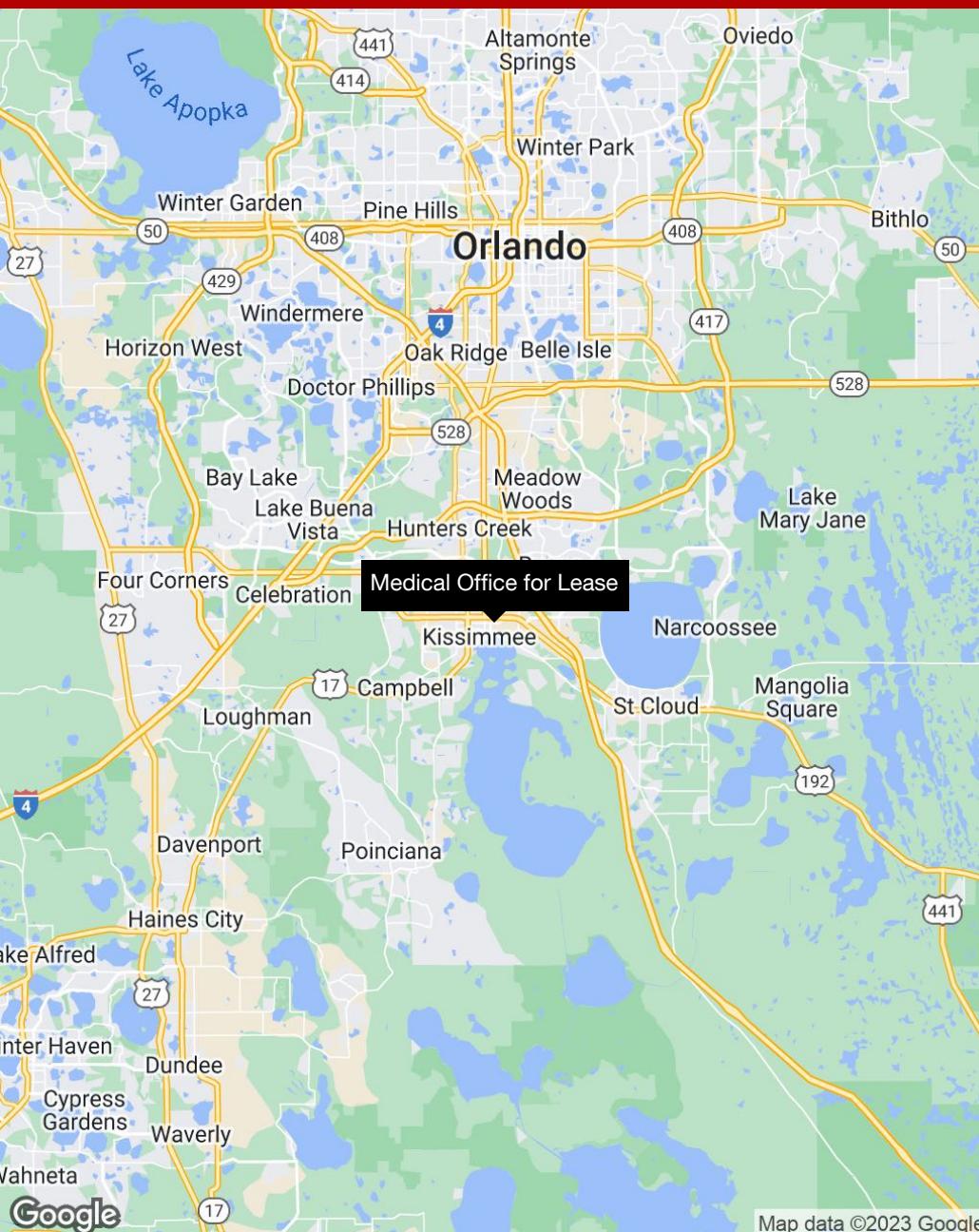
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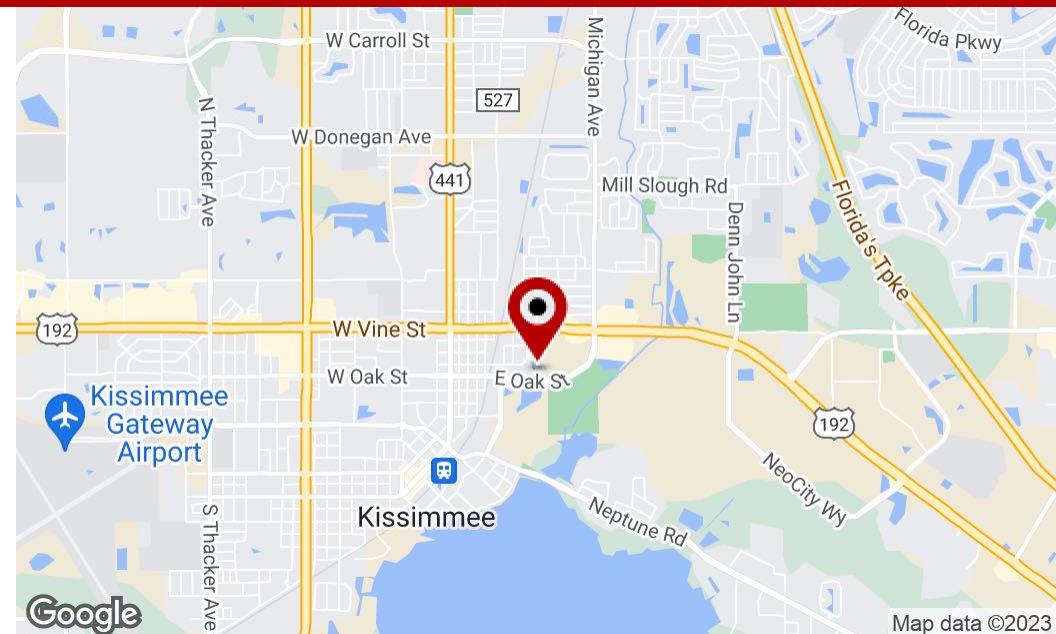
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Regional Map



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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.

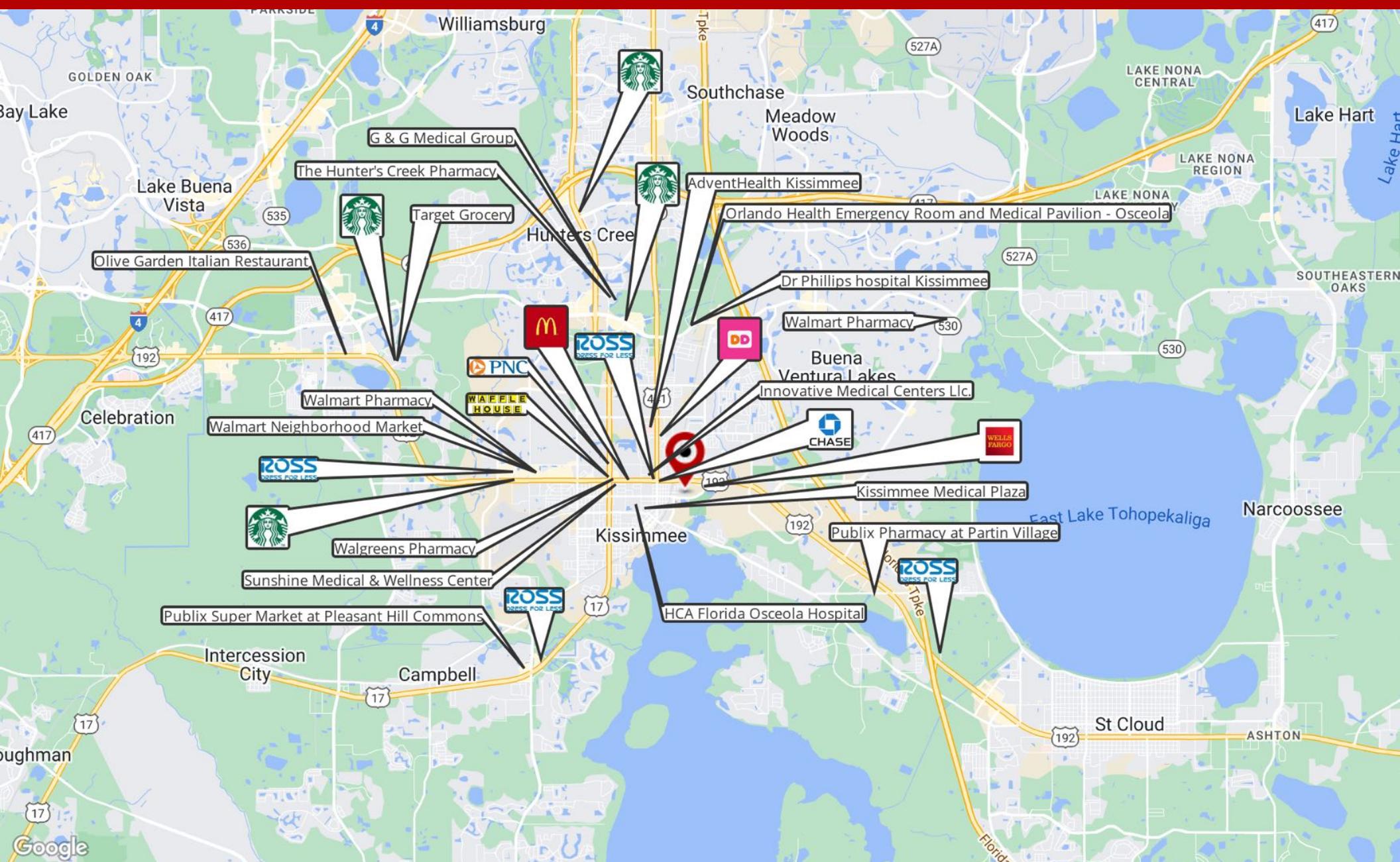
Nestled in the heart of Kissimmee, 901 E Oak St, Kissimmee, FL 34744 epitomizes convenience and comfort in its prime location. Just a short distance away, residents have access to top-notch medical facilities, including AdventHealth Kissimmee and Osceola Regional Medical Center. The location not only 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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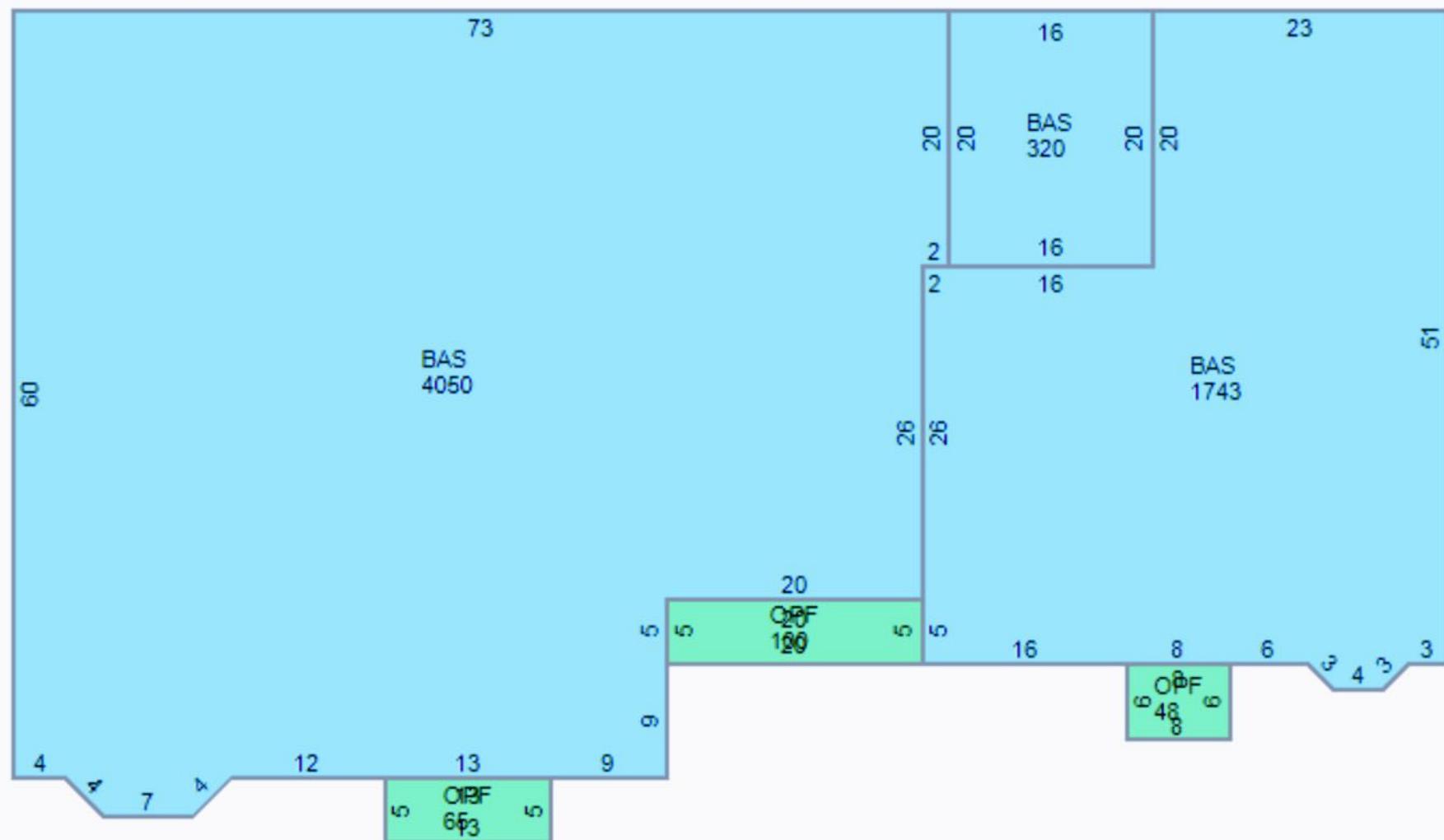
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Retailer Map



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