



## The Atrium

1200 N Central Ave, Kissimmee, FL 34741



### Jaime Goujon

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# The Atrium

\$19.00 - \$26.50 /SF/YR

Wonderful two story office/ medical building just steps from 192 & Hospital. Plenty of parking and units of all different sizes. Currently offering 4 units for lease and they can be combined to equal larger spaces. Common area bathrooms on both floors. Some units have private bathrooms or plumbing and are listed accordingly. All prices exclude sales tax and utilities.

102- 860sq feet for \$2,150 a month with a private bathroom

204- 1,918sq feet for \$3,596.25 a month

211- 616sq feet for \$1,540 a month

215- 704sq feet for \$1,554.67 a month with a private bathroom and great natural lighting

All units require a minimum 3 year lease with yearly increases and personal guarantee plus non refundable...

- Atrium
- Natural Light
- Medical district
- Bathrooms
- Plenty of Parking



Rental Rate: \$19.00 - \$26.50 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 44,605 SF

Year Built: 1972

Walk Score ®: 76 (Very Walkable)

Transit Score ®: 47 (Some Transit)

Rental Rate Mo: \$2.21 /SF/MO

## 1st Floor Ste 102

Space Available	860 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

This versatile first-floor unit offers 860 square feet of well-designed space, ideal for medical or professional use. The layout includes a welcoming reception area, a comfortable waiting room, one private office, and two exam rooms—each equipped with a sink for convenience. Additional features include a kitchenette and a private restroom. With its functional design and prime accessibility, this space is perfect for a small practice or business looking to establish or expand.3D Tour: <https://my.matterport.com/show/?m=qsbg1G9VhbA>

## 2nd Floor Ste 204

Space Available	1,918 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

A spacious and versatile 2nd-floor office unit ideal for businesses seeking both functionality and comfort. This well-designed space features a welcoming reception area, a waiting room for clients, three private offices perfect for focused work, and three larger offices that can accommodate teams or serve as executive suites. The unit also boasts a generous break room with a kitchenette, providing a great space for employees to relax or gather. With two separate entrances—one on each end—this layout offers flexible access.3D Tour: <https://my.matterport.com/show/?m=KP76ieEKfP2>

## 2nd Floor Ste 211

Space Available	616 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 Years

This 616 sq. ft. second-floor unit offers a practical setup with two private offices and a waiting area. Suitable for small teams or individual professionals who need basic, functional office space.3D Tour: <https://my.matterport.com/show/?m=BdmRM8jZEj8>

## 2nd Floor Ste 215

Space Available	704 SF
Rental Rate	\$26.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

A 704 SF 2nd floor office suite perfect for small businesses or professional services. This well-appointed unit features a welcoming reception office, a comfortable waiting room, two private offices, and a private bathroom for added convenience. Ideal layout for client-facing operations in a quiet, professional setting. Schedule a tour today!3D Tour: <https://my.matterport.com/show/?m=ZvhazCZzc2Q>

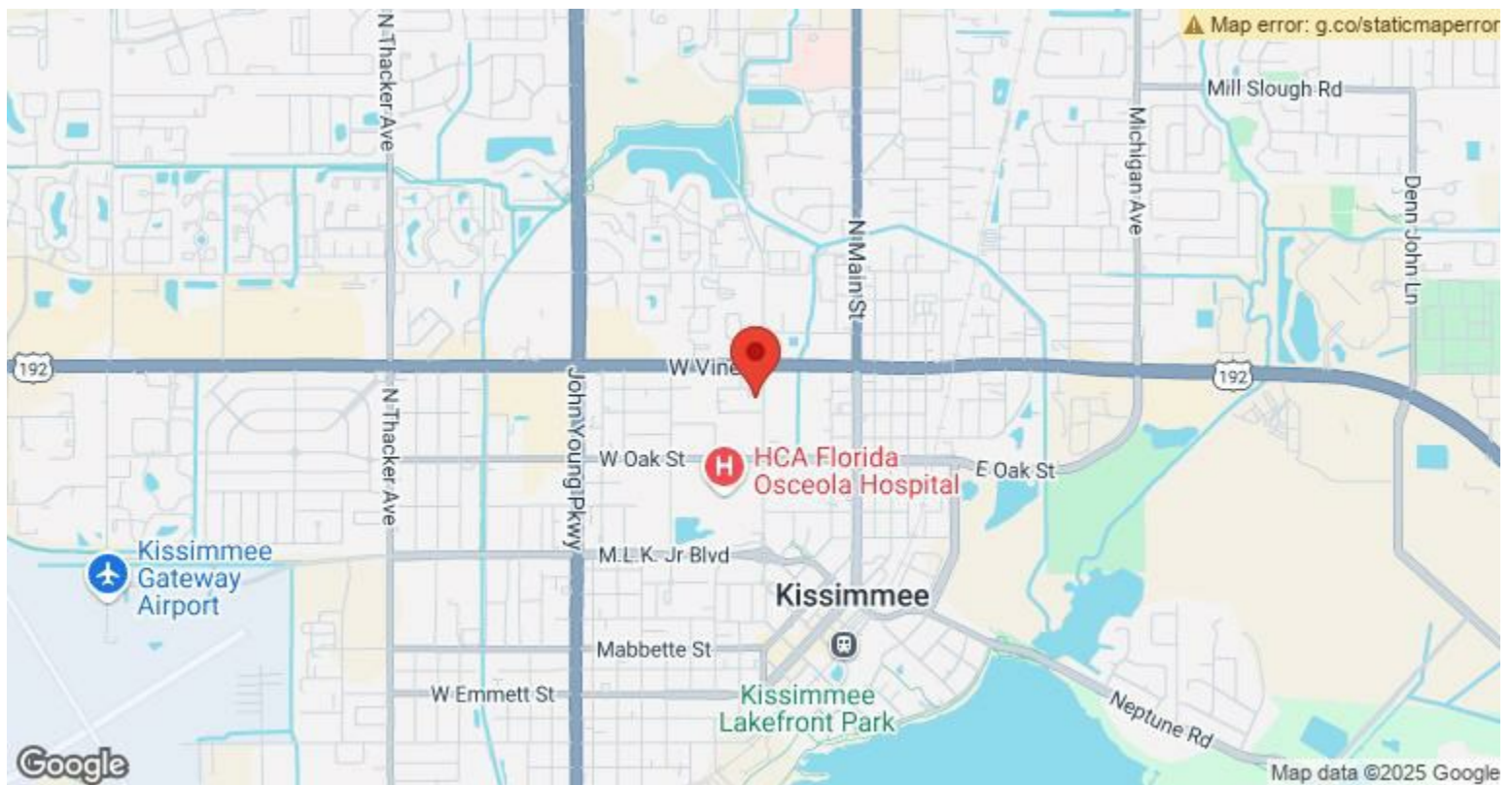
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
First Step Therapy	-	
Gines Investment Group	-	
Nava Legal Solutions, LLC	1,400	February 2024





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## Property Photos





## Property Photos





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## Property Photos



Suite 215



Suite 215



## Property Photos





## Property Photos



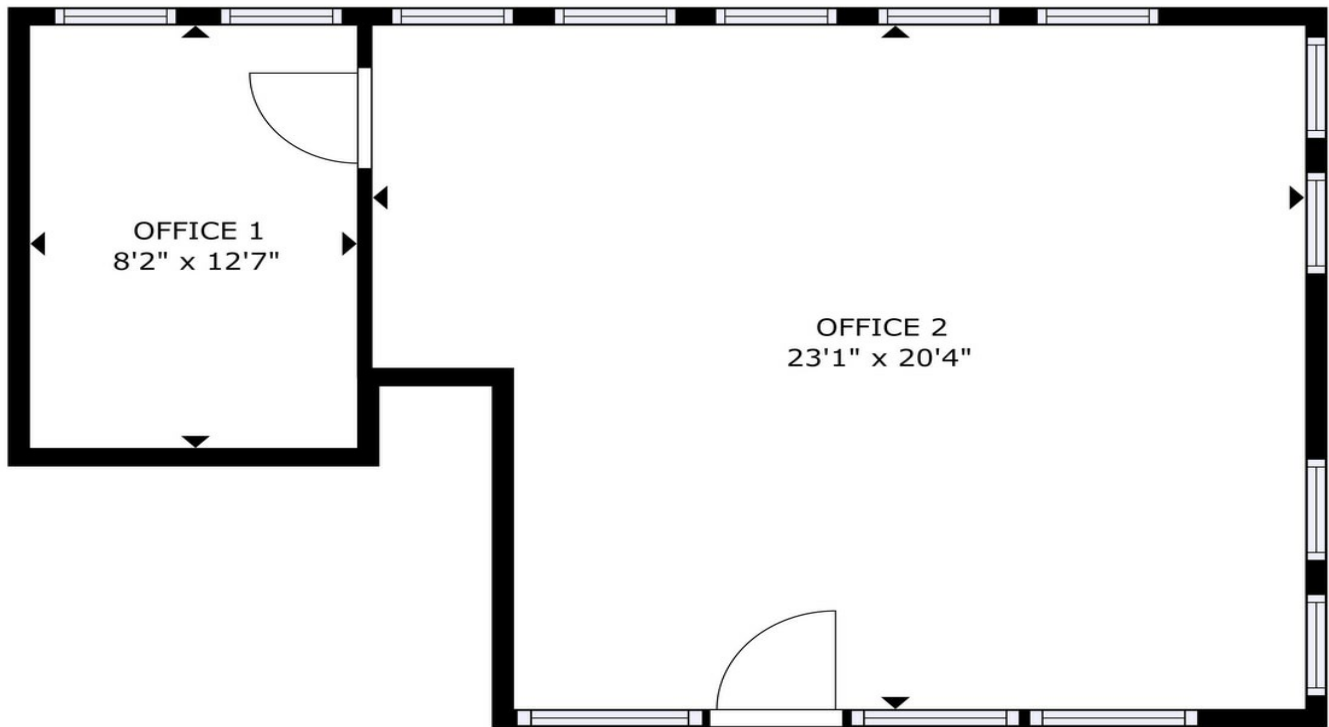


## Property Photos





## Property Photos



## Property Photos





## Property Photos



Suite 211



Suite 102



## Property Photos



Suite 102



Suite 102

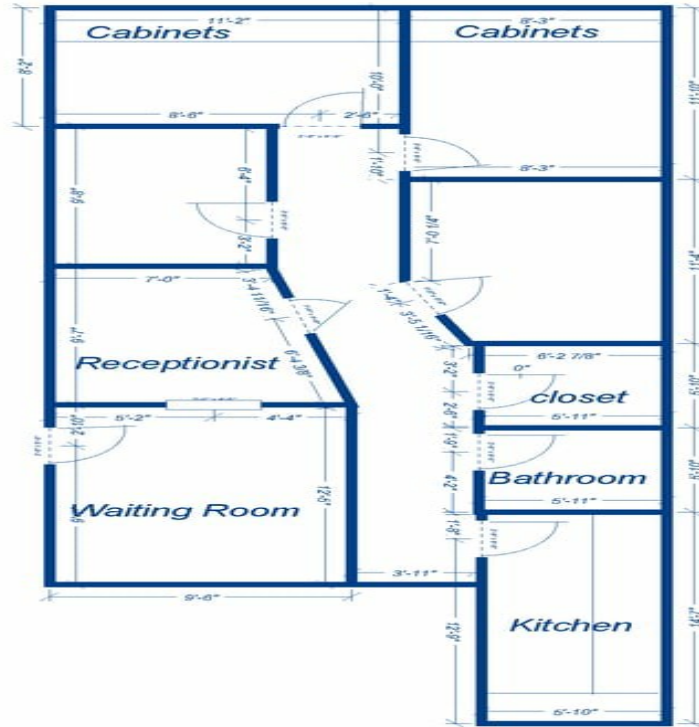


## Property Photos





## Property Photos



*The Atrium  
Unit 102  
860 Sq feet*



Suite 204



## Property Photos





## Property Photos





## Property Photos





## Property Photos





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