

STANDALONE MEDICAL OFFICE FOR LEASE

KISSIMMEE, FL 34744

833 E Oak St



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,508 SF +/-
Available SF:	2,508 SF +/-
Year Built:	1996
Zoning:	MUPUD

PROPERTY OVERVIEW

833 E Oak is a 2,508 SF +/- standalone medical office building for lease in the heart of Kissimmee. The building includes reception, large waiting area, admin areas, 3 bathrooms, MA office, drug storage, break room, 3 procedure rooms with sinks, 3 exam rooms with sinks, a consult office, lab, and plenty of storage. The building was previously occupied by Sanitas and has a very efficient medical office flow.

The property is located within Heritage Square and is surrounded by additional medical office specialists. The park is moments from HCA Osceola Hospital and surrounded by several new multifamily developments. Ideal location for any medical practice looking to be in Kissimmee. Parking is 5/1,000.

PROPERTY HIGHLIGHTS

- Standalone Medical Office Building For Lease in Kissimmee
- Includes 3 Procedure Rooms, 3 Exam Rooms, 3 Bathrooms, and Reception
- Located Within Heritage Square Park
- Easy Access Off E Oak (23,000 Annual Average Daily Traffic)
- 1 Mile from HCA Florida Osceola Hospital

PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

KISSIMMEE, FL 34744

833 E Oak St



PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

KISSIMMEE, FL 34744

833 E Oak St



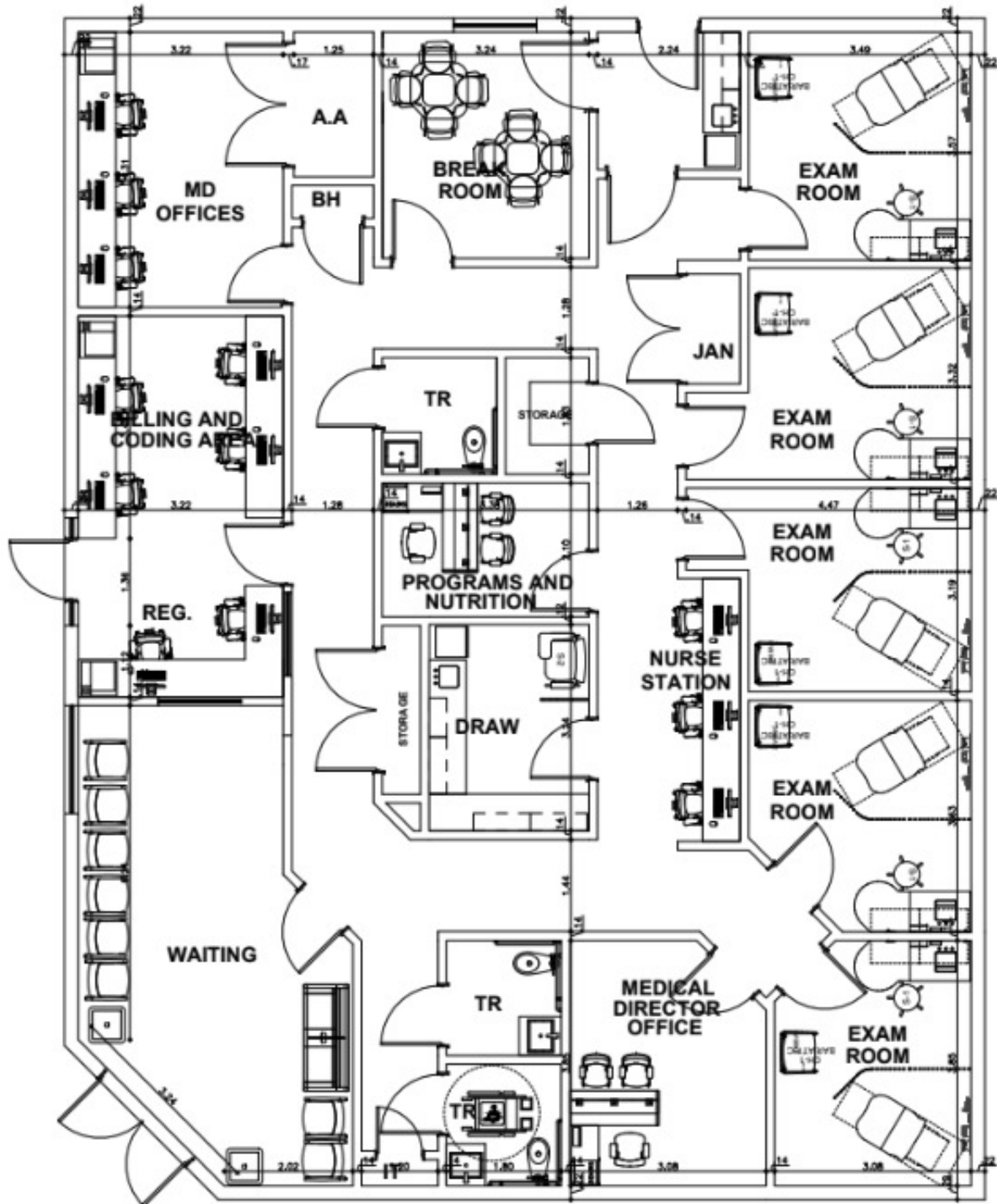
PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

OFFICE BUILDING
For Lease

FLOOR PLAN

KISSIMMEE, FL 34744

833 E Oak St



PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

OFFICE BUILDING

For Lease

LOCATION MAP

KISSIMMEE, FL 34744

833 E Oak St



Map data ©2026 Google Imagery ©2026 Airbus,
Maxar Technologies

PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

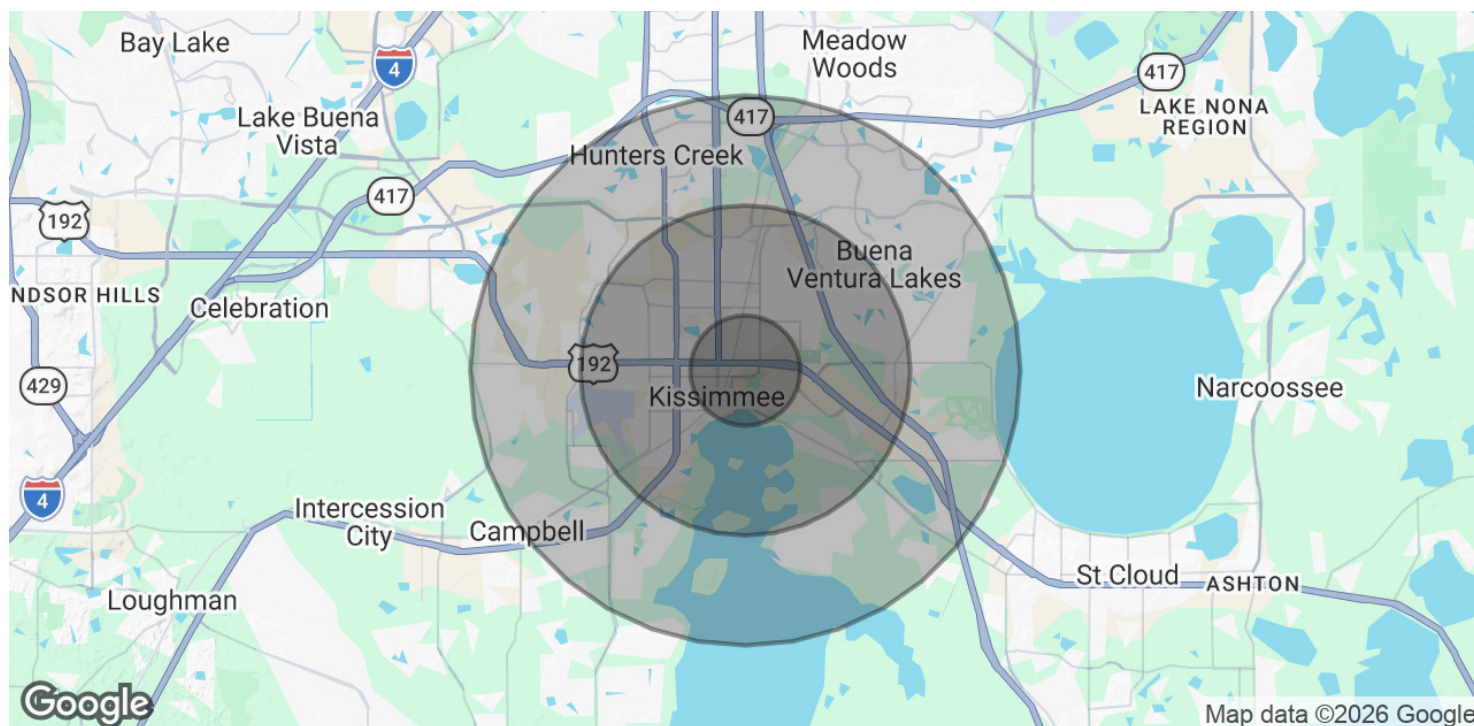
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34744

833 E Oak St



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,485	91,184	222,383
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,928	31,275	74,046
# of Persons per HH	2.9	2.9	3
Average HH Income	\$60,977	\$66,488	\$77,440
Average House Value	\$236,249	\$331,468	\$339,683

2020 American Community Survey (ACS)

PRESENTED BY
BRIAN GRANDSTAFF
407.370.3211
Briang@millenia-partners.com

OFFICE BUILDING

For Lease