



**FOR LEASE**

Osceola Medical Center  
Medical Office Condo

**801 W Oak St, Unit 203, Kissimmee, FL 34741**

# Osceola Medical Center Medical Office Condo

## 801 W Oak St, Unit 203, Kissimmee, FL 34741



### PROPERTY SUMMARY

- 2,138 SF Turnkey Medical Space ready for immediate occupancy.
- BEST Parking Ratio in the Medical Arts District (8.30 per 1,000 SF).
- Functional medical layout featuring plumbing throughout the facility. Clinical area includes 6 exam rooms and 1 large procedure room.
- Support and administrative spaces include a reception area, 3 private restrooms, breakroom, private Doctor's Office, and multiple storage areas.
- High-Impact Visibility: Excellent Oak Street Signage Opportunity.
- Prime Accessibility: Located on a major medical corridor, minutes from US 192, S John Young Pkwy, and Florida's Turnpike.

### PROPERTY OVERVIEW

- Lease Price: \$24.00 SF/yr (NNN)
- Available SF: 2,138 SF

[CLICK HERE FOR A VIRTUAL TOUR](#)

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# PROPERTY PHOTOS



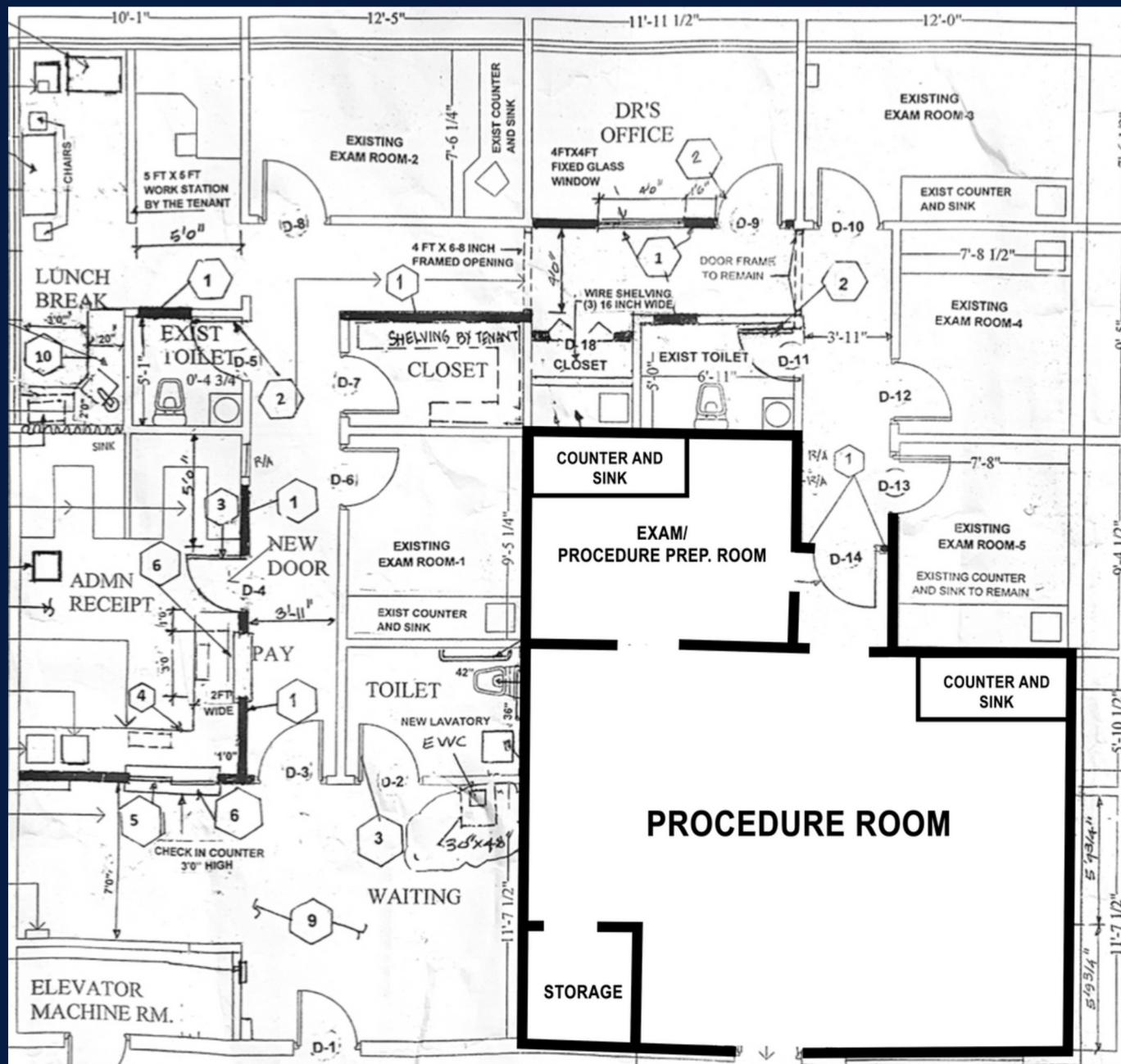
**VIRTUAL TOUR**



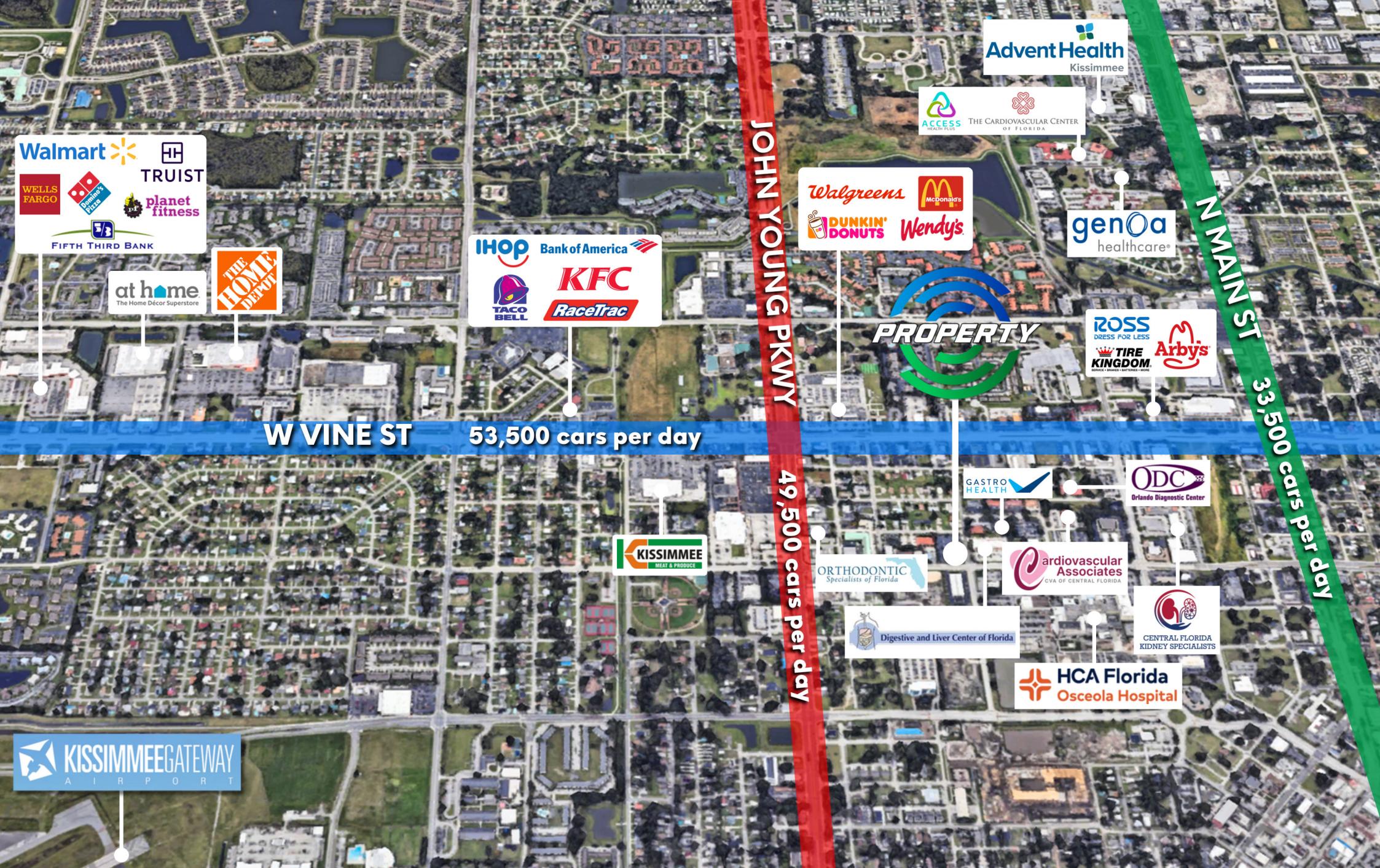
# PROPERTY PHOTOS



# FLOOR PLAN



**PROCEDURE ROOM**



# RETAIL TRADE AREA

# MEDICAL ARTS DISTRICT



The Kissimmee Medical Arts District lies in the heart of the City of Kissimmee and serves as a massive hub for healthcare-related businesses. The two existing district hospitals, AdventHealth Kissimmee and Osceola Regional Medical Center have invested well over \$300 million into their campus expansions in just the last few years. The Kissimmee Medical Arts District has incentives tailored to attract medical specialties within this rapidly growing area.

## MEDICAL ARTS DISTRICT INCENTIVES

- **Job Creation Bonus**

Job Creation Bonus (JCB) up to \$3,000 per job to stimulate the creation and/or retention of high wage jobs within the Kissimmee Medical Arts District. This JCB is tiered, from \$1,000 per job to \$3,000 per job, based on annual average wage.

- **Medical Equipment Grants: Up to \$50,000**

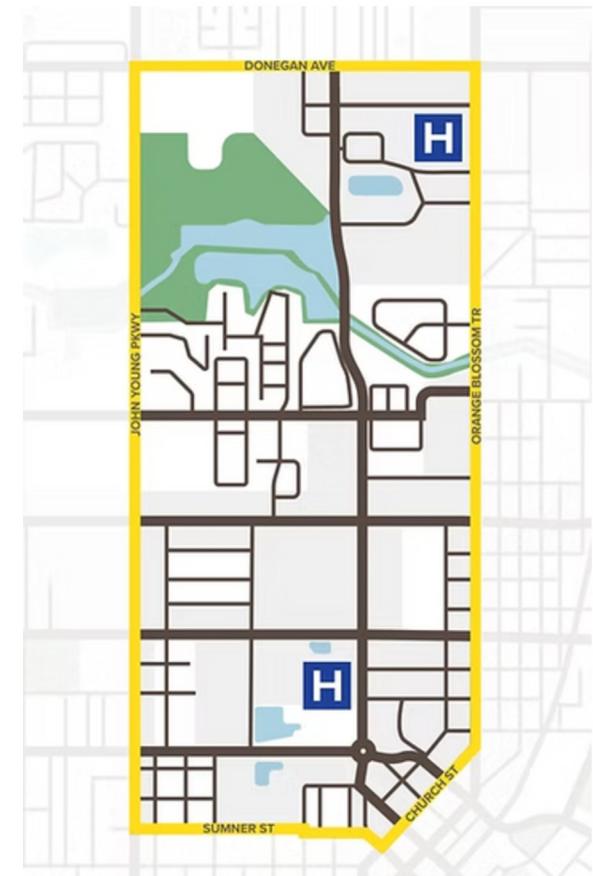
Offer eligible companies a grant of 50% reimbursement for costs associated with the purchasing of medical or operational equipment used in their office.

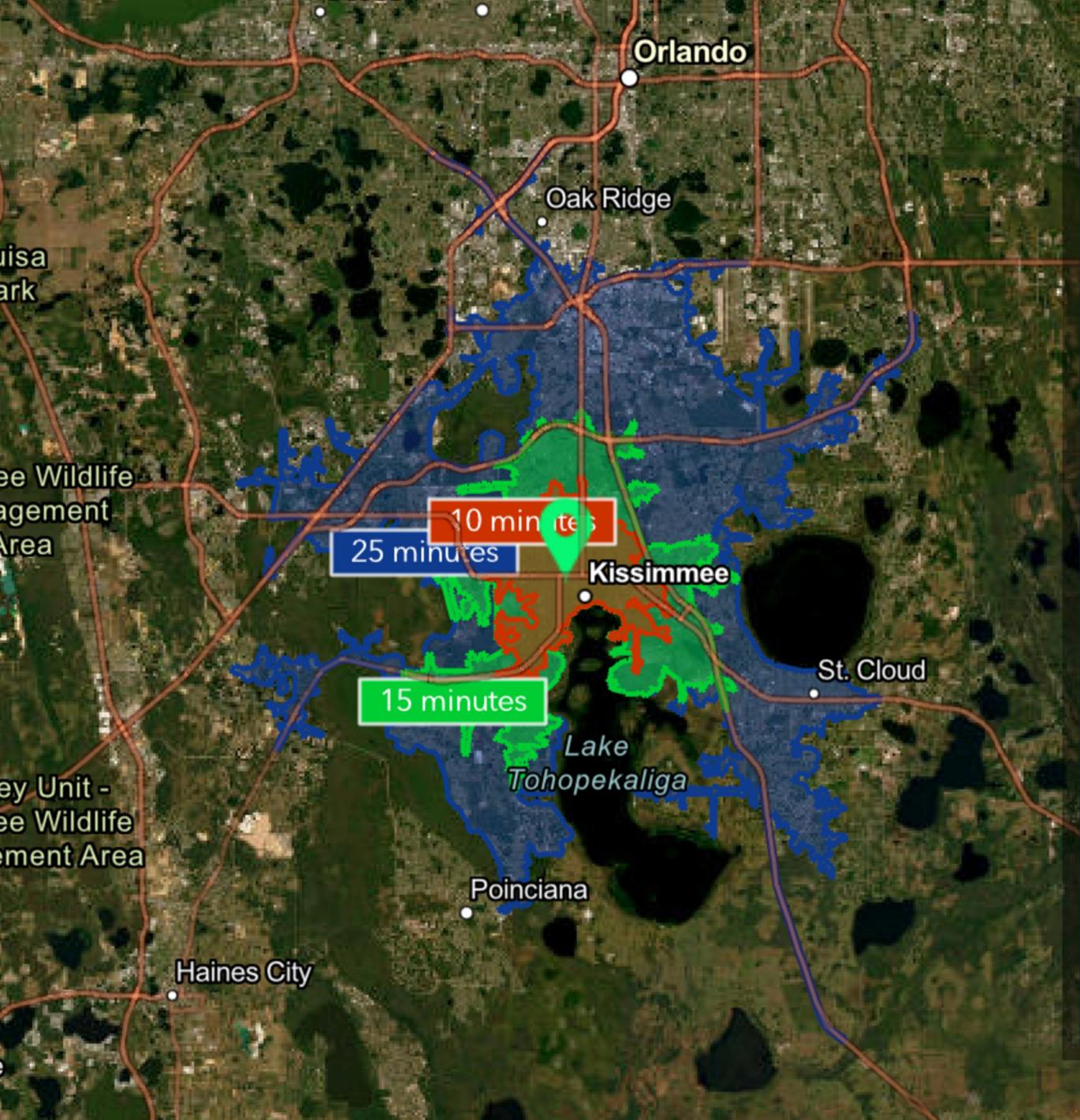
- **Building Permit Fee Reimbursement: Up to \$20,000**

Offer eligible companies a 25% reimbursement in the fees paid to the City during construction.

- **Development Review Fee Reimbursement: Up to \$5,000**

This incentive will offer eligible companies a 25% percent reimbursement for the Development Review Fees they have specifically paid to the city of Kissimmee including, but not limited to, Site Plan Review, Site Construction Plan Review, Plat Process, and Variances.





### 2025 Estimated Population

10 minutes	67,893
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15 minutes	171,900
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25 minutes	457,917
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### 2025 Total Households

10 minutes	23,397
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15 minutes	57,572
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25 minutes	151,998
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### 2025 Average Household Income

10 minutes	\$73,009
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15 minutes	\$87,866
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25 minutes	\$97,645
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# DRIVE-TIME DEMOGRAPHICS



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