



FOR LEASE

Osceola Medical Center Medical Office Condo

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

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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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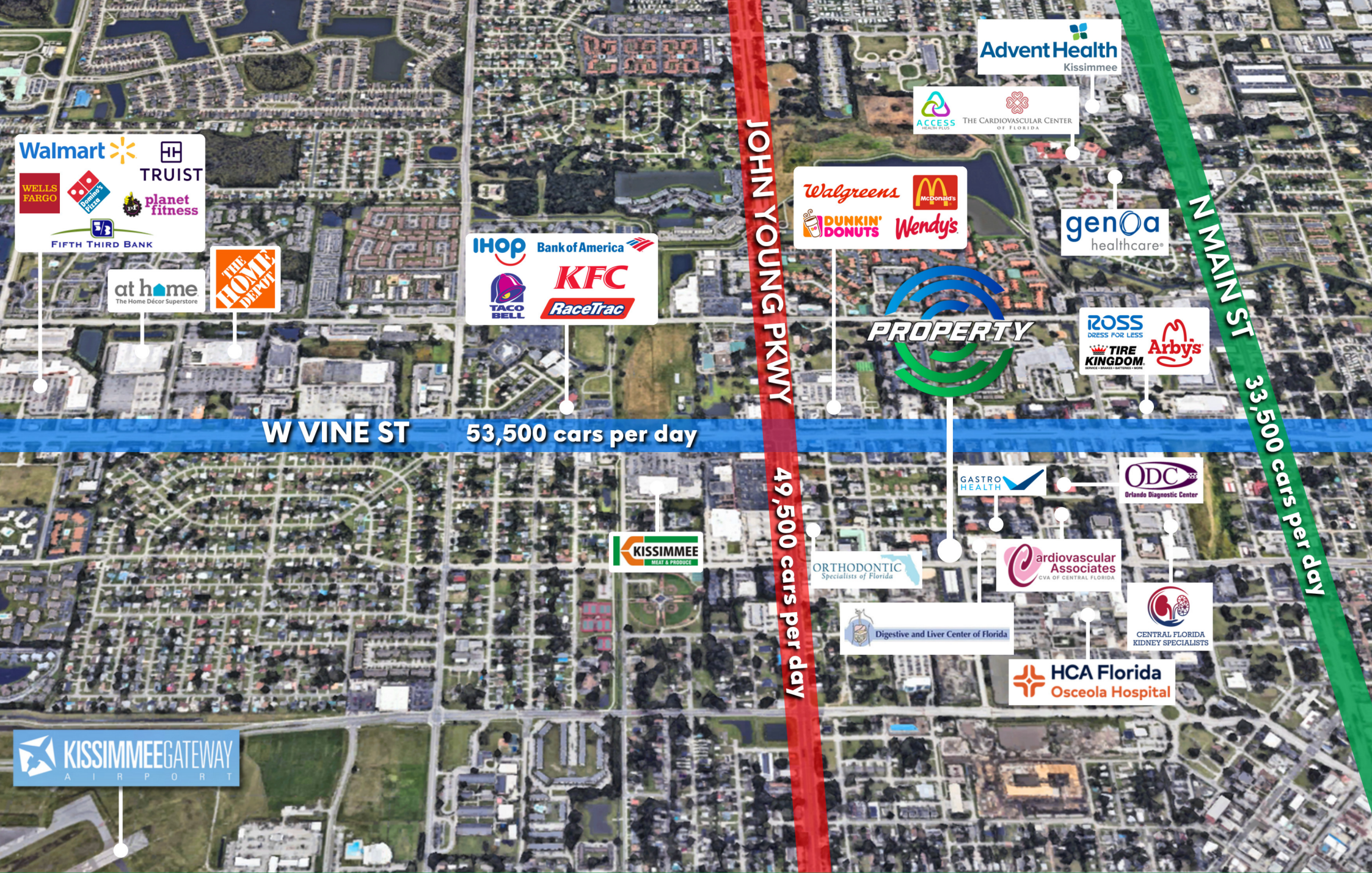
PROPERTY PHOTOS



→ VIRTUAL TOUR ←

PROPERTY PHOTOS





Walmart
WELLS FARGO
TRUIST
planet fitness
FIFTH THIRD BANK

at home
The Home Décor Superstore

THE HOME DEPOT

IHOP
Bank of America
TACO BELL
KFC
RaceTrac

JOHN YOUNG PKWY
49,500 cars per day

Walgreens
McDonald's
DUNKIN' DONUTS
Wendy's

PROPERTY

Advent Health
Kissimmee

ACCESS HEALTH PLUS
THE CARDIOVASCULAR CENTER OF FLORIDA

genoa
healthcare®

ROSS
DRESS FOR LESS
TIRE KINGDOM
Arby's

N MAIN ST
33,500 cars per day

GASTRO
HEALTH

ODC
Orlando Diagnostic Center

KISSIMMEE
MEAT & PRODUCE

ORTHODONTIC
Specialists of Florida

Cardiovascular
Associates
CVA OF CENTRAL FLORIDA

Digestive and Liver Center of Florida

CENTRAL FLORIDA
KIDNEY SPECIALISTS

HCA Florida
Osceola Hospital

KISSIMMEE GATEWAY
AIRPORT

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**

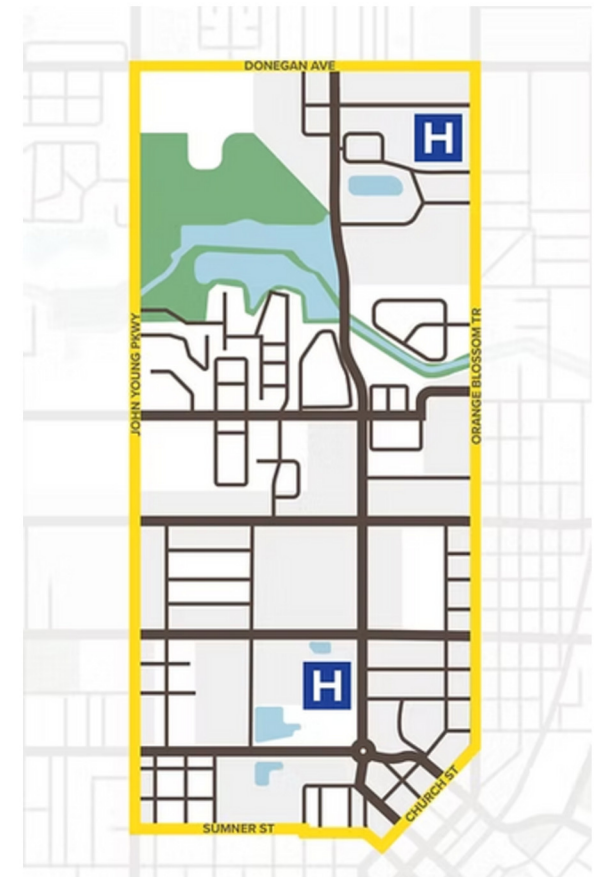
Offer eligible companies a grant of 50% reimbursement for costs associated with the purchasing of medical or operational equipment used in their office.

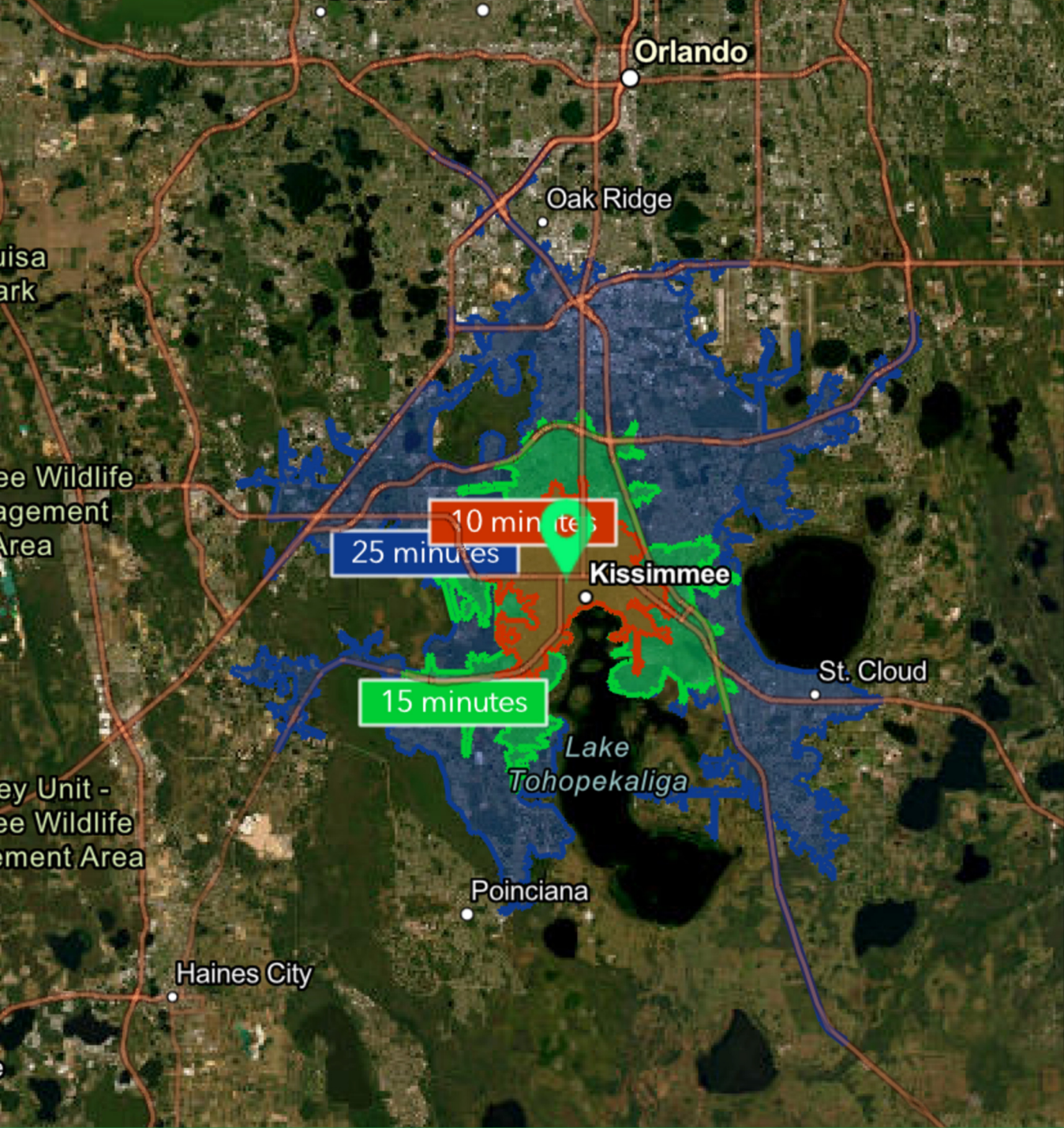
- **Building Permit Fee Reimbursement: Up to \$20,000**

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
15 minutes	171,900
25 minutes	457,917
2025 Total Households	
10 minutes	23,397
15 minutes	57,572
25 minutes	151,998
2025 Average Household Income	
10 minutes	\$73,009
15 minutes	\$87,866
25 minutes	\$97,645

DRIVE-TIME DEMOGRAPHICS



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