

1201 East Oak Street

Kissimmee, Florida 34744

Property Highlights

- 14,652± SF building on 2.09± acres
- Single story; built in 2005
- · Open floor plan allows for flexibility
- 76 parking spaces over 5/1000 ratio
- · Highly visible location on Oak Street
- 1 block from Irlo Bronson Hwy / US 192
- 1 mile from HCA Florida Osceola Hospital
- 5 minutes from NeoCity Tech Center
- 4 minutes from Valencia College Osceola Center
- High AADT: 52,000 (US 192) & 18,000 (Oak Street)
- Directly in front of new Legacy at Kissimmee Apartments



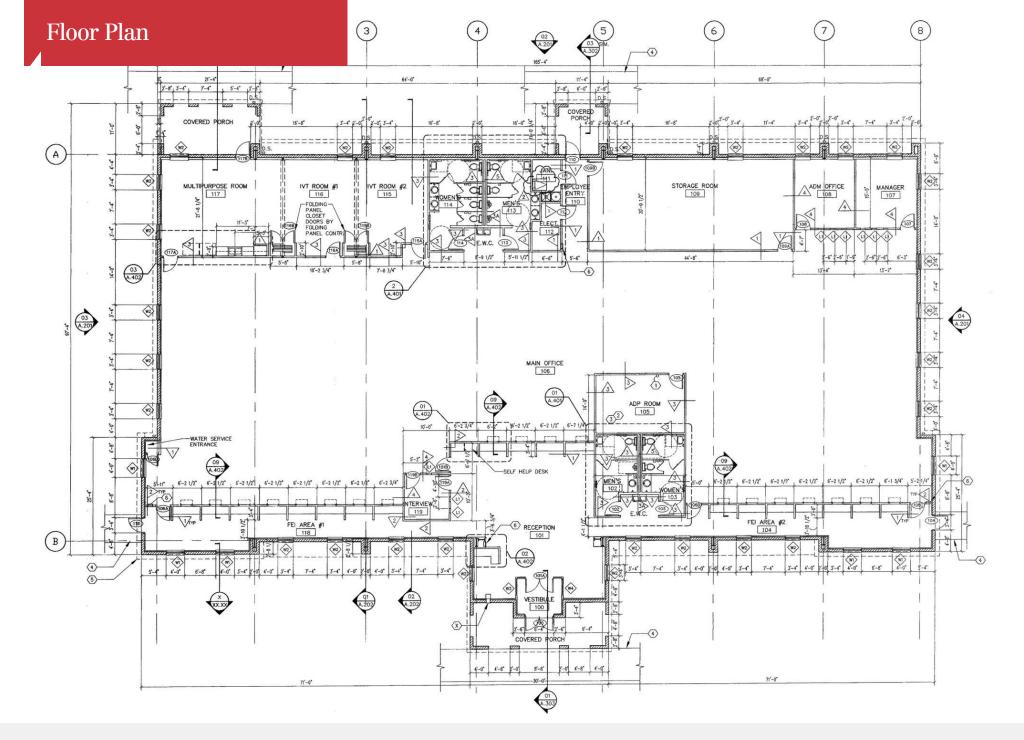
Sale Price: \$3,966,000 Lease Rate: \$25.50 / SF NNN

For more information

Jeffrey Bloom, CCIM

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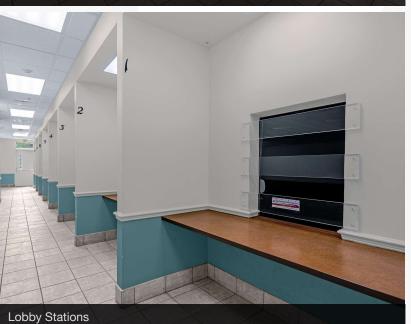


















Break Room with Folding Wall



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel

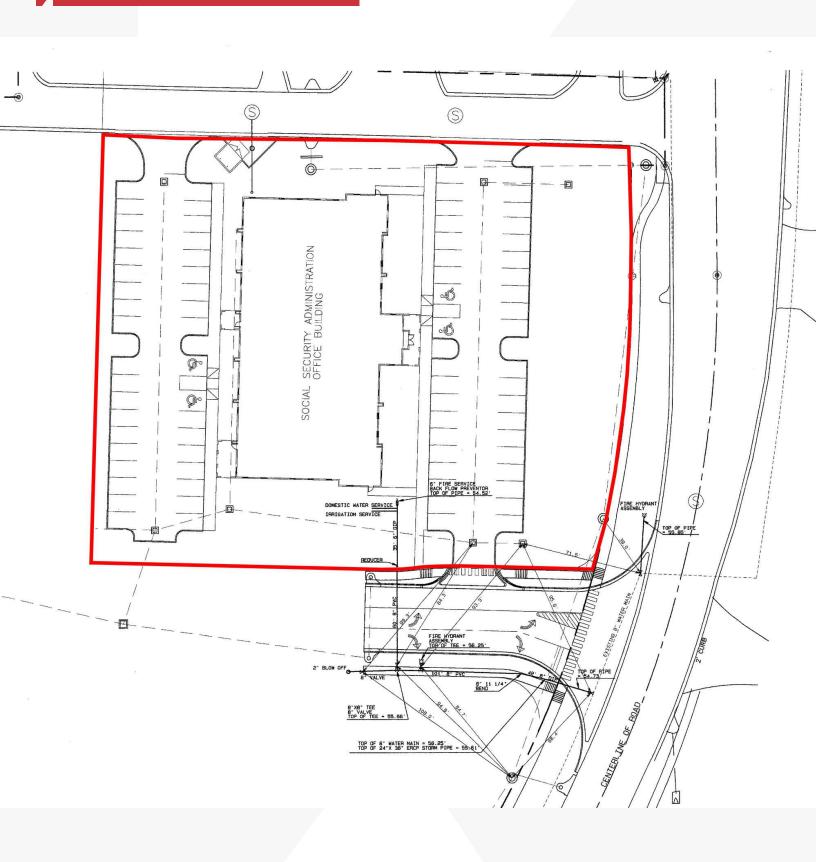
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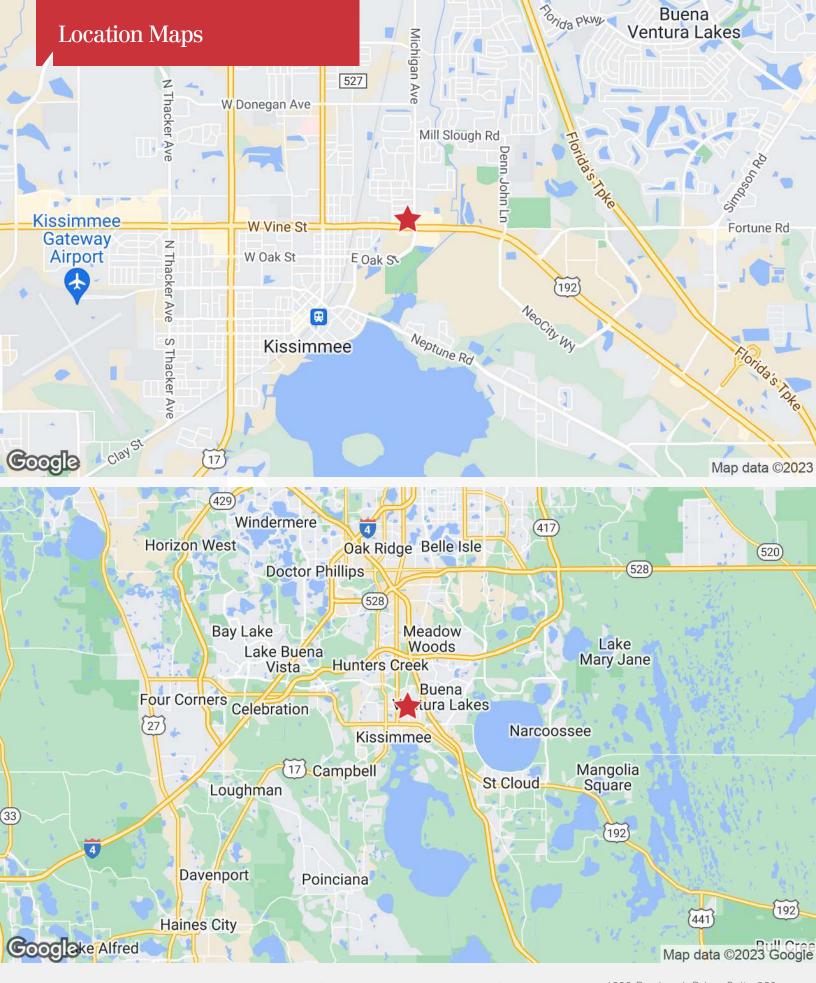














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