

For Sale & Lease

Freestanding Office Building

\$3,966,000 | \$25.50 / SF

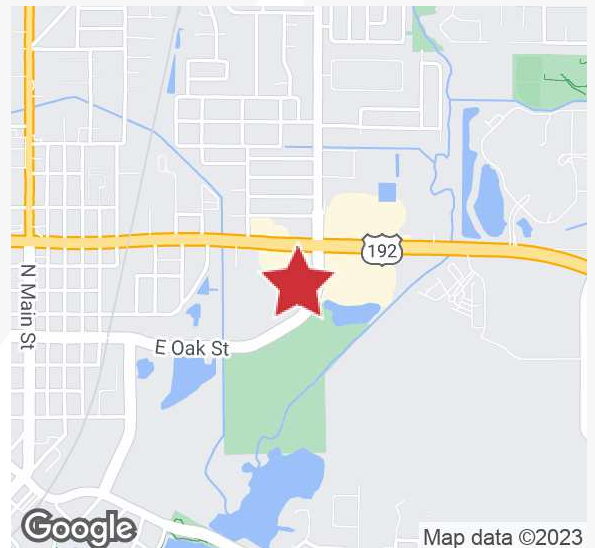


1201 East Oak Street

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

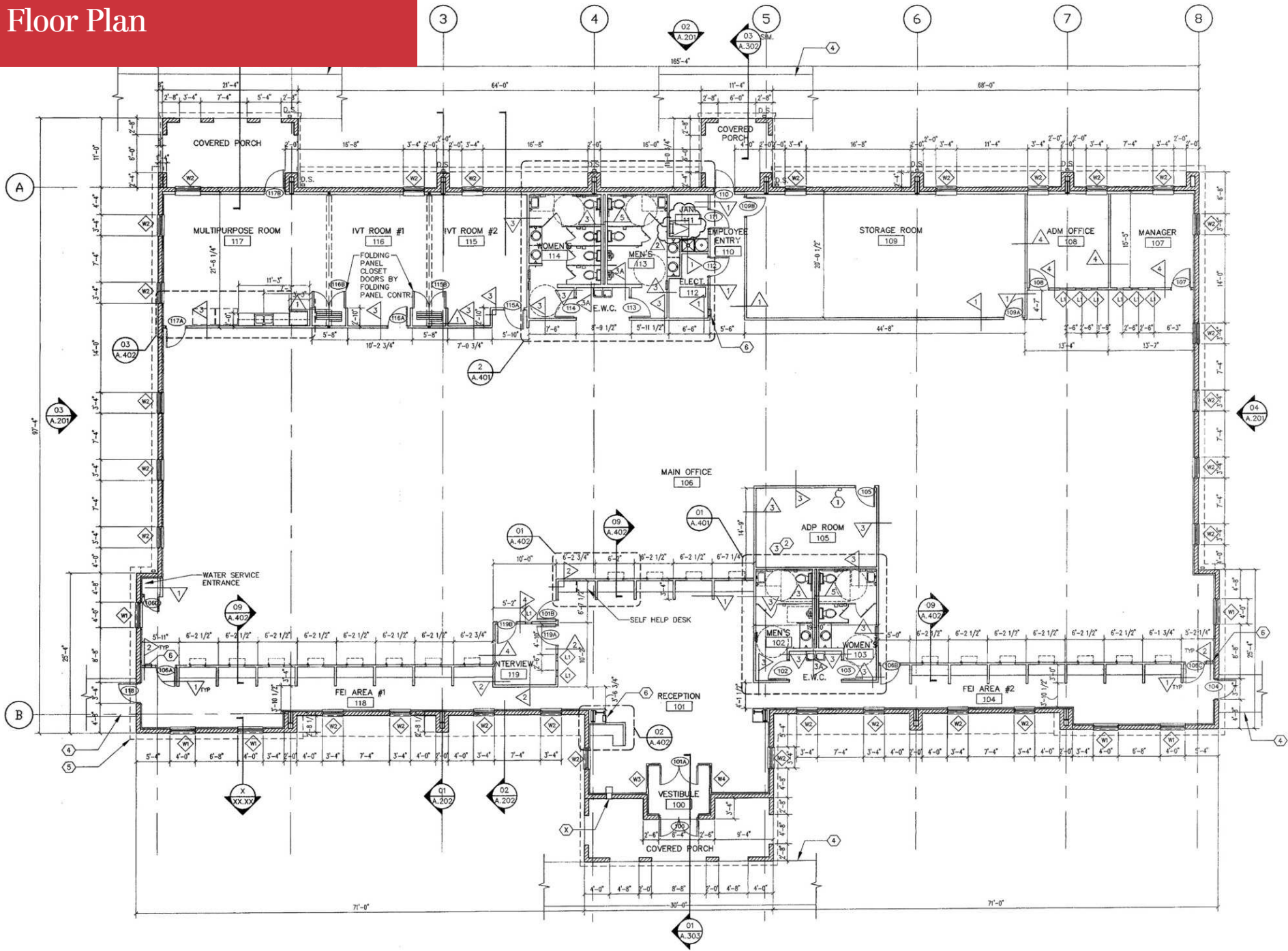
For more information

Jeffrey Bloom, CCIM

O: 407 949 0709

jbloom@realvest.com

Floor Plan



Interior Photos



Entrance



Lobby



Lobby Stations



Open Work Area

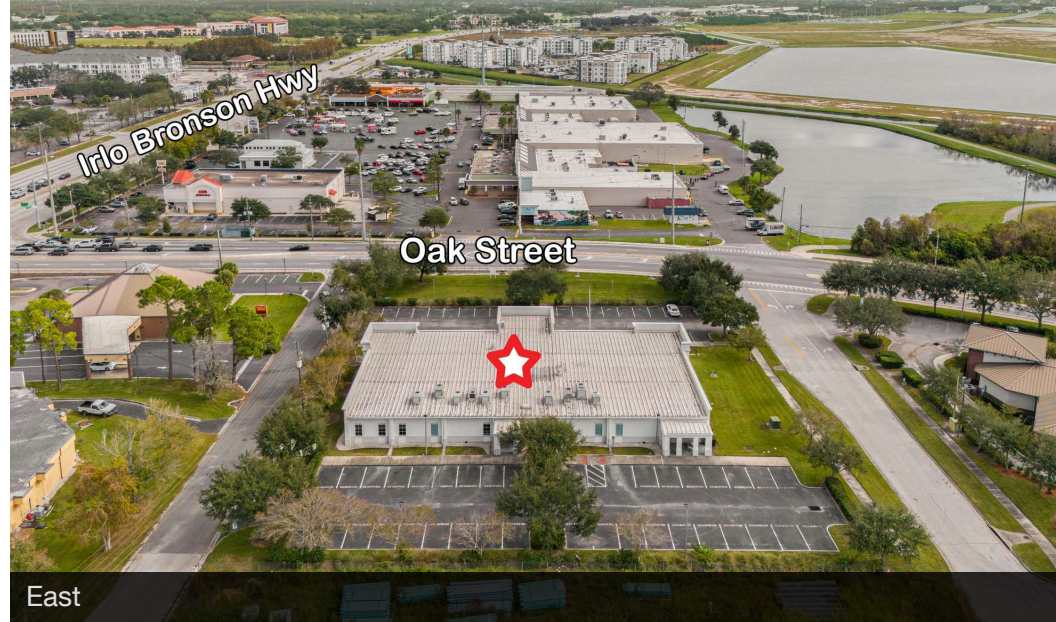
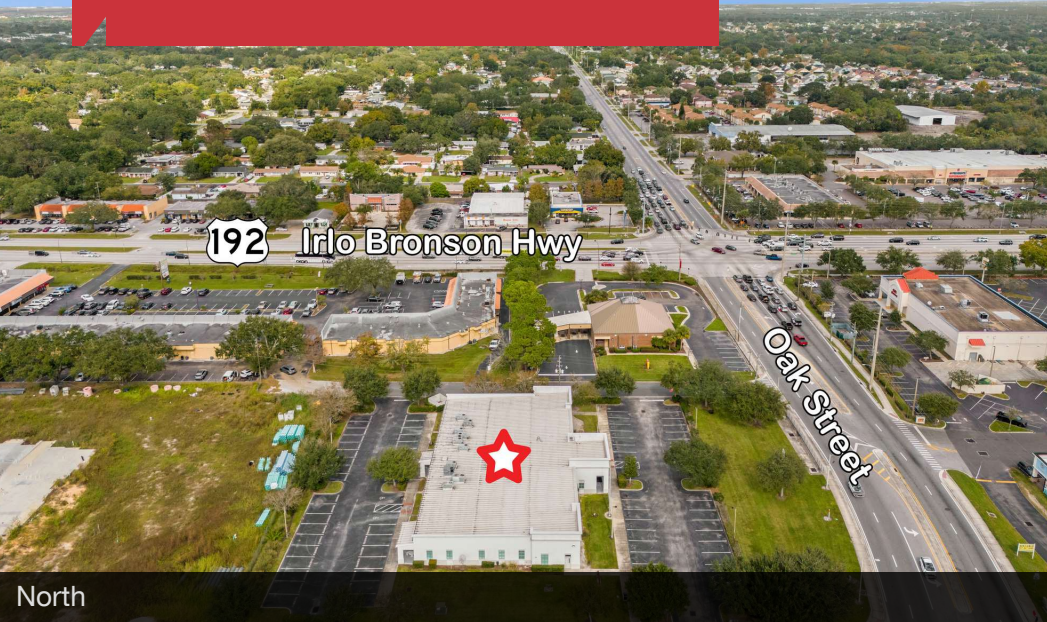


Typical Office

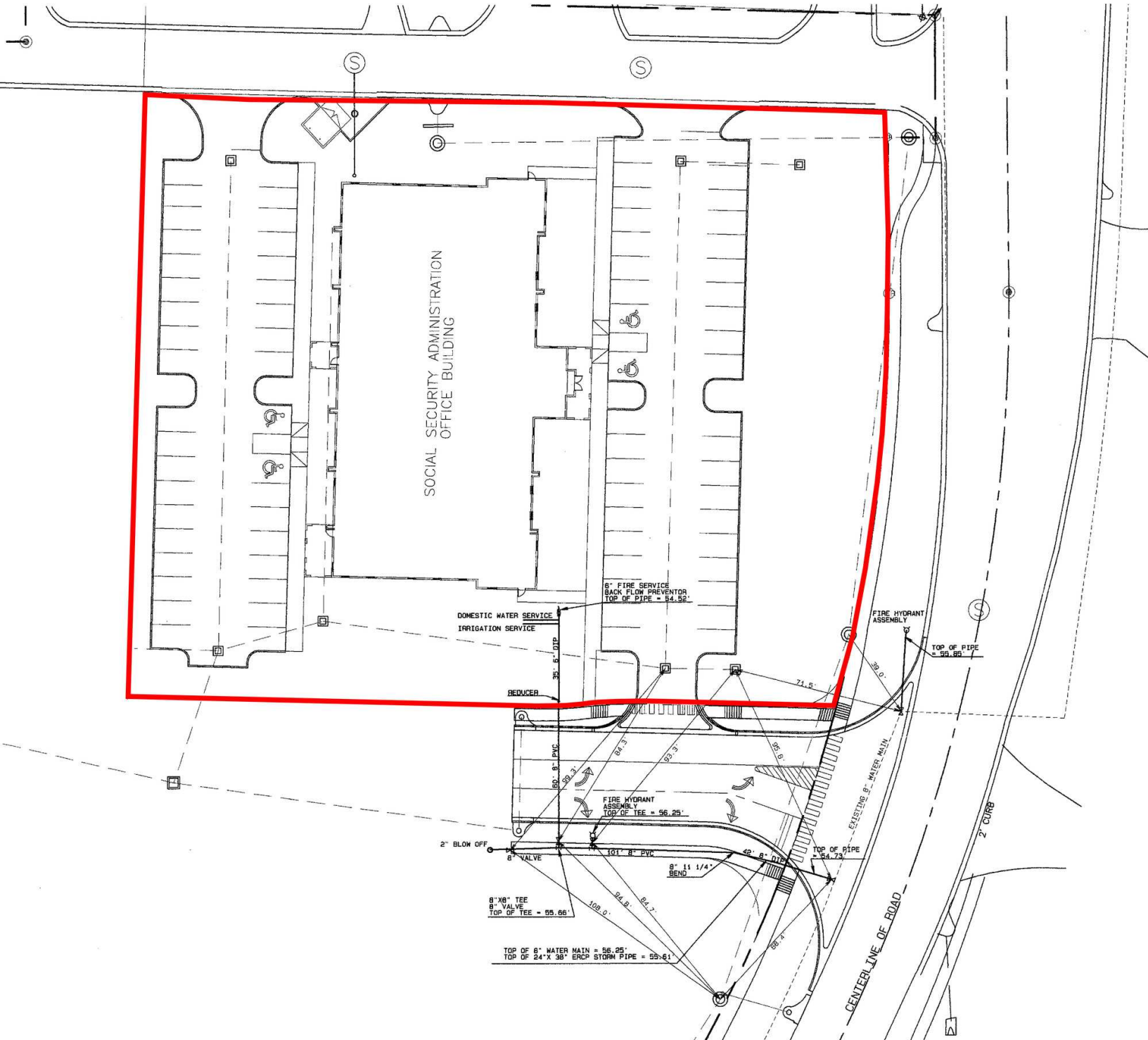


Break Room with Folding Wall

Aerials



Site Plan



Location Maps

