



# MEDICAL OFFICE BUILDING FOR LEASE

**1050 Cypress Pkwy, Kissimmee, FL 34759**

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**For Lease: \$25.00 / SF, NNN**

Full Building: ± 6,041 SF



**2nd GEN  
 MEDICAL  
 OFFICE**

Free-standing medical office building in the Poinciana Towne Center with increasing demand for medical and professional services

Situated on Cypress Parkway, with high visibility and surrounding pharmacies, diagnostic centers, and other medical facilities, enhancing referral opportunities and patient convenience




Layout consists of multiple 16 exam rooms, 2 physician offices, lab space, a breakroom, 3 large reception areas, and 3 private bathrooms

Located 2 miles from HCA Florida Poinciana Hospital, a 177,000-square-foot, 94-bed acute care facility with intensive care services

Large building façade signage and monument signage available facing Cypress Parkway with 44,500 AADT

Dedicated parking with additional cross-access parking

## DEMOGRAPHICS

2025	 Total Population	 Total Households	 Average HH Income
5 <sub>Min</sub>	2,213	689	\$85,251
10 <sub>Mins</sub>	41,086	12,484	\$91,916
15 <sub>Mins</sub>	96,988	30,231	\$96,097

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# LOCATION

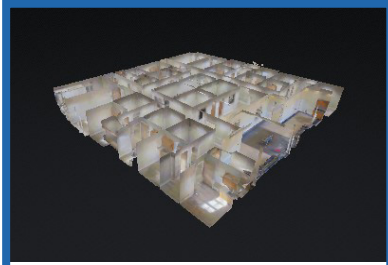


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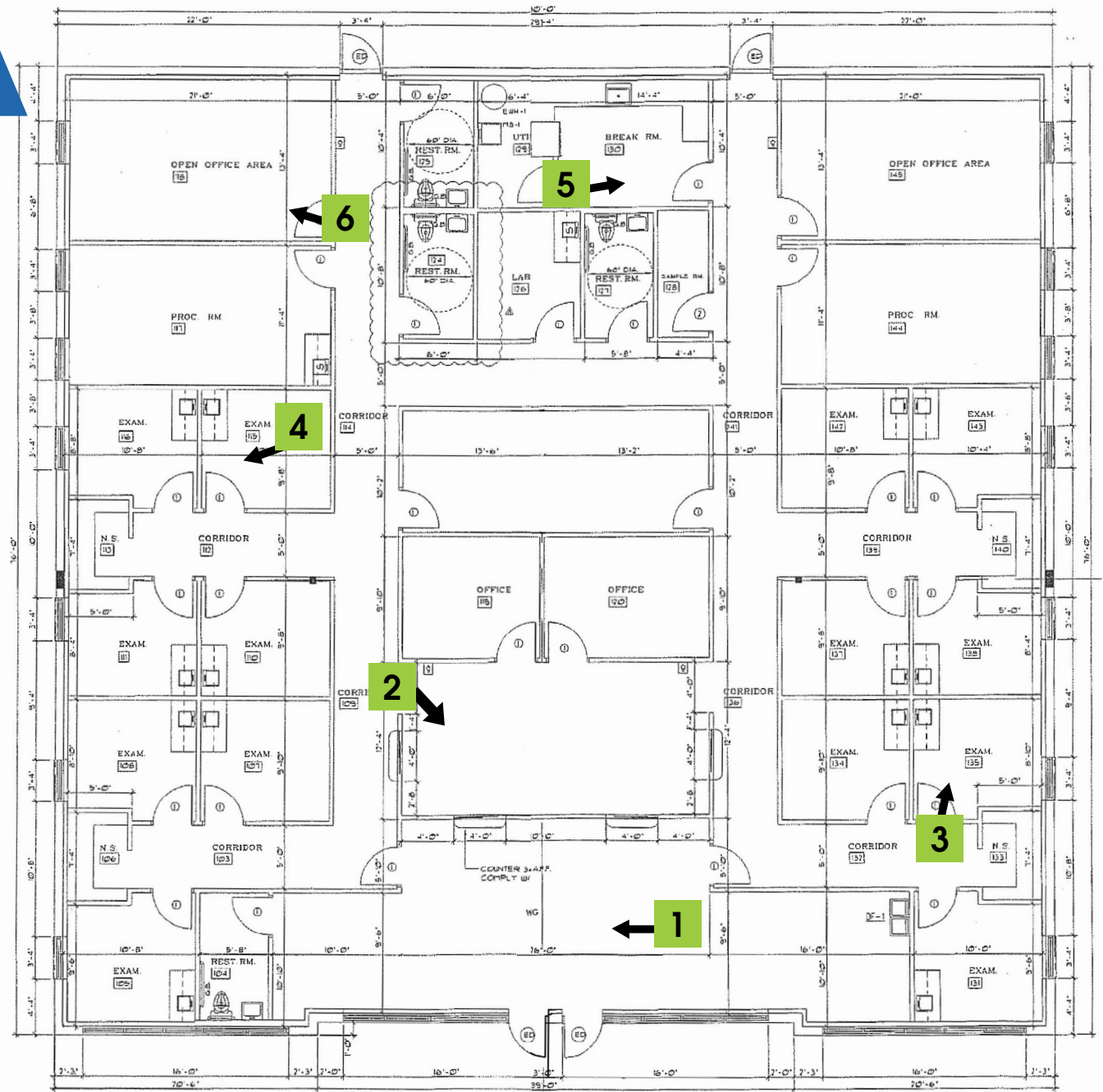


# FLOORPLAN



**TAKE A VIRTUAL TOUR  
VIA MATTERPORT**

Visit: <https://fcpbg.com/poinciana>

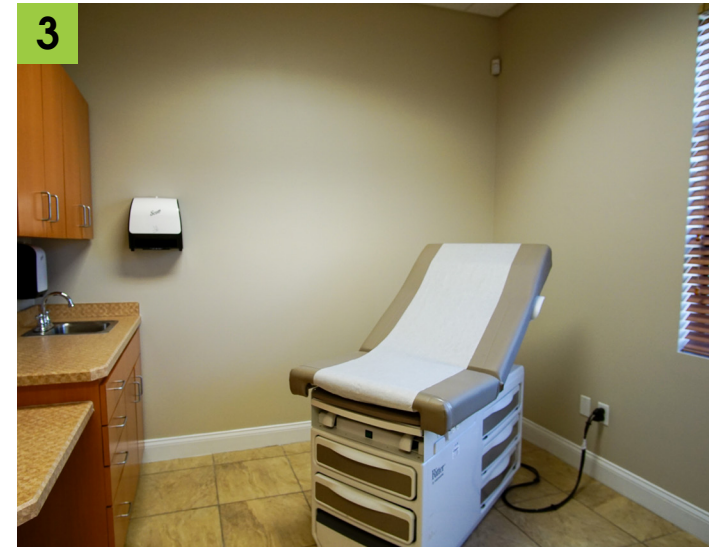


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# IMAGES



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