



OFFERING MEMORANDUM

737 WEST OAK STREET | 1ST FLOOR | KISSIMMEE, FL 34741

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Executive Summary



Executive Summary

ADDRESS

737 West Oak Street, 1st Floor
Kissimmee, FL 34741

YEAR BUILT

2005

BUILDING CLASS

A

PREMISE SIZE

13,412 SF (USABLE AREA)

PRICING

Sale: \$4,600,000

Lease: \$26.00/SF NNN

Lease Size: 6,706 to 13,412 SF



PROPERTY SUMMARY

PROPERTY ADDRESS:	737 West Oak Street, Unit 100 Kissimmee, FL 34741
PROPERTY TYPE:	Medical Office Building
PROPERTY NAME:	737 W Oaks St. Condominium
APN:	21-25-29-1057-0001-0010
COUNTY:	Osceola
LEGAL DESCRIPTION:	737 W OAK STREET CONDO OR 5398/1179 UNIT 1
LOT SIZE:	±1.97 Acres
CONDO SIZE:	13,412 SF (Rentable Area)
BUILDING CLASS:	Class "A"
ZONING:	Commercial Medical Condominium
SUBMARKET:	Kissimmee Medical District

PARKING SPACES:	126 Spaces
PARKING RATIO:	5/1,000 SF
CONSTRUCTION TYPE:	Precast Concrete & Concrete Block Stucco
BUILDING FRONTAGE:	315 ft on West Oak Street 277 ft of North Rose Avenue
YEAR BUILT:	2005
FLOOR:	Entire 1st Floor
ROOF:	TPO Membrane System installed in 2019
UTILITIES:	KUA
LAND USE CODE:	1941 - Professional Office Condo Improved
TENANCY:	Single
OCCUPANCY:	100% Vacancy Upon Closing

PROPERTY SUMMARY

This medical office building consists of a two story, 28,000 Gross SF structure and has been converted into a two (2) unit commercial condominium, with one owner per floor. The 1st floor is for sale or lease and is currently vacant. The 1st floor measures 13,412 Rentable SF and represents 51% of the condominium association. The 2nd floor of the building is owned and occupied by the Digestive & Liver Center of Florida. In addition to clinical offices, the practice runs the Endo Surgical Center of Kissimmee onsite.

Constructed as a Built to Suit development for Osceola Cancer Center in 2005, this medical condominium can be utilized for many types of medical uses and the existing layout of the interior is well suited for a large percentage of clinical specialties, research, rehab, infusion and imaging.

The property encompasses 1.97 acres offering a 5/1000 parking ratio and is located at the northeast corner of West Oak Street and North Rose Avenue, a lighted intersection. Its location on West Oak Street offers direct frontage to HCA Florida Hospital and is the main medical corridor in Kissimmee. This Hospital is a 404-bed tertiary care hospital and designated as a Level II Trauma Center. This location is centrally located in the heart of Kissimmee and the Kissimmee Medical Arts District, accessible from Orlando, St. Cloud, Celebration and Poinciana.

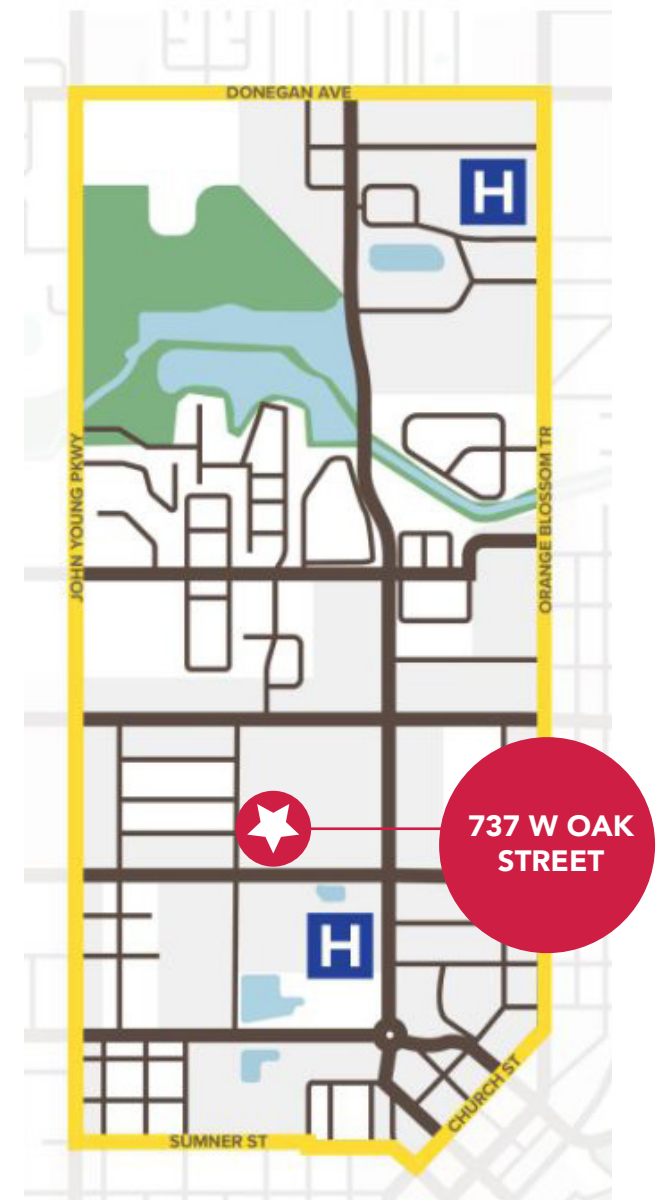




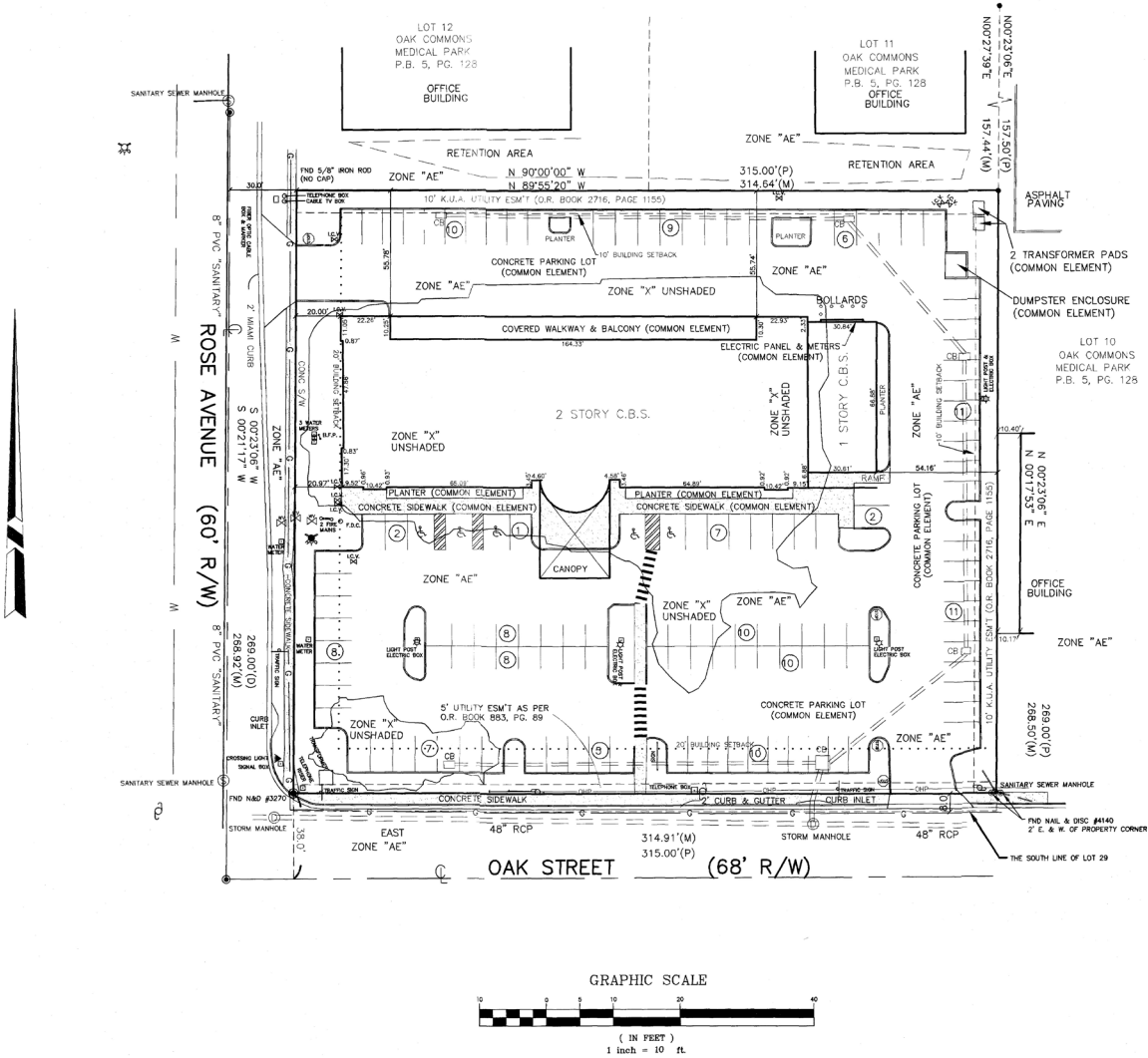
Launched almost two years ago, the Kissimmee Medical Arts District lies in the very heart of the City, serving as a massive hub for health care related businesses. Our community had already benefitted from the availability of health care options from local doctors, specialist, and two major hospitals located within a mile and a half of each other – Florida Hospital Kissimmee and Osceola Regional Medical Center – but the City wanted to further enhance the area.

The goal of the Kissimmee Medical Arts District is to leverage the immense growth and create a hub of health care related companies in our City, and the timing of the District's creation coincided with the more than \$200 million investment made by Florida Hospital Kissimmee and Osceola Regional Medical Center to their campuses over the past few years.

How does the Kissimmee Medical Arts District work? One of the main advantages is that it allows Qualified Targeted Industries to take advantage of five additional economic incentives above the typical incentives made available by the City. The goal is to attract new medical businesses, which brings valuable and higher paying jobs to our community while increasing the availability of service and care to residents. Since the inception of the Kissimmee Medical Arts District, 12 new medical companies have opened their doors, bringing the number of medical jobs in the City of Kissimmee to over 4,000. That number not only represents the amount of quality job opportunities for our residents, but it also indicates the impressive medical coverage that our community has. In fact, the City of Kissimmee is currently home to the third largest medical cluster in Central Florida.



SURVEY





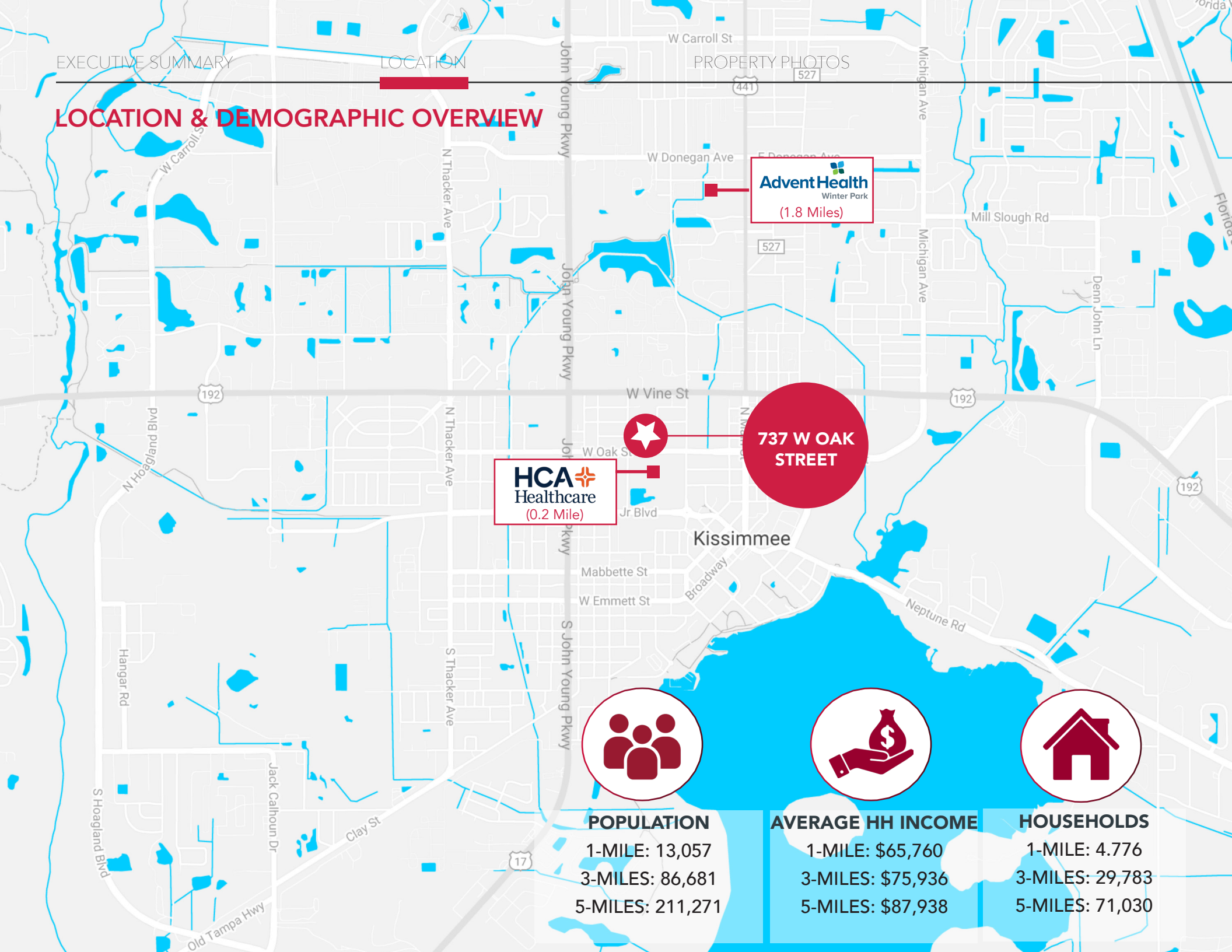
CONDOMINIUM NOTES:

02

LOCATION



LOCATION & DEMOGRAPHIC OVERVIEW



HCA
Healthcare
(0.2 Mile)

**737 W OAK
STREET**



POPULATION

1-MILE: 13,057
3-MILES: 86,681
5-MILES: 211,271



AVERAGE HH INCOME

1-MILE: \$65,760
3-MILES: \$75,936
5-MILES: \$87,938



HOUSEHOLDS

1-MILE: 4,776
3-MILES: 29,783
5-MILES: 71,030

AERIAL



03

PROPERTY PHOTOS



PROPERTY PHOTOS





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