

FOR LEASE

± 5,000 RSF STANDALONE MEDICAL OFFICE BUILDING

Fully Built Out Medical Space

1205 N CENTRAL AVENUE
KISSIMMEE, FL 34741

ADJACENT TO HCA FLORIDA OSCEOLA HOSPITAL CAMPUS



PROPERTY HIGHLIGHTS

- ±5,000 SF Fully Built-Out Medical Space
- 1/2 Block from HCA Florida Osceola Hospital / 1.4mi to AdventHealth Kissimmee Hospital
- 2 Large Waiting Rooms & Receptions - 10 Exam Rooms - 1 Procedure Room - 1 Pre Op/Recovery Room - 3 Private Offices - 4 Restrooms - Nurses Station - Large Break Room
- 5/1,000SF Parking Ratio
- Building facade and master pylon signage available
- Available 10/01/2026

RENTAL RATE: \$28.00/SF NNN

CAM: \$9.81/SF



1 Mile Radius

11,627

Total Population

37.5

Median Age

\$60,159

Average Household Income

3 Mile Radius

89,213

Total Population

37.1

Median Age

\$76,310

Average Household Income

5 Mile Radius

227,287

Total Population

37.8

Median Age

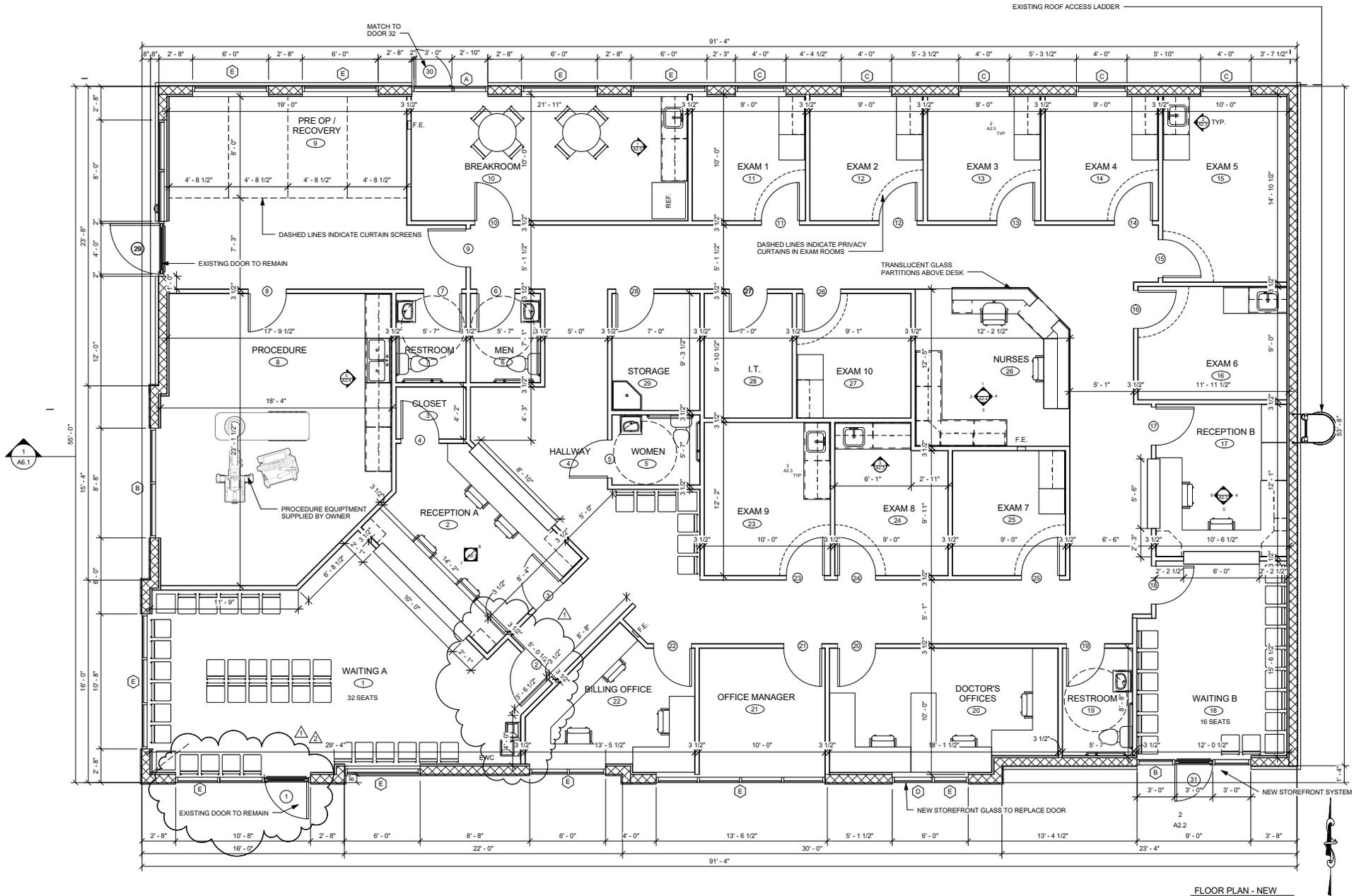
\$89,716

Average Household Income

AREA OVERVIEW

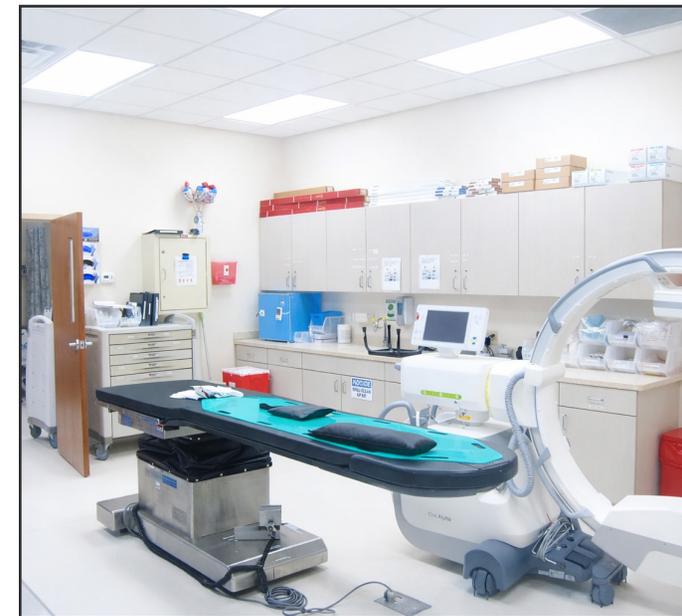
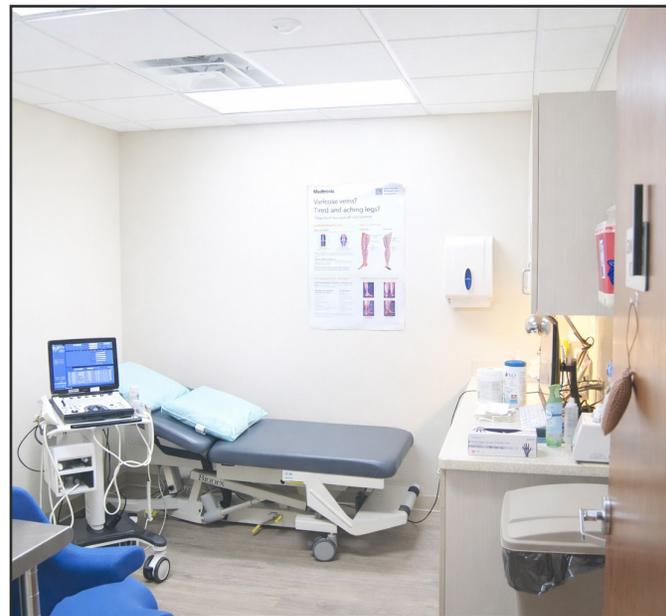


FLOOR PLAN



±5,000 SF AVAILABLE

INTERIOR PHOTOS



MAP OVERVIEW





CONTACT US FOR MORE INFORMATION

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