



MEDICAL OFFICE CONDO AVAILABLE

327-333 W Oak Street, Kissimmee, FL 34741

Contact: Trey Gravenstein E: Trey@FCPG.com
Vice President of Brokerage Services P: 407.872.0177 ext. 119

Contact: Dan Van Nada, CCIM E: Dan@FCPG.com
Vice President of Brokerage Services P: 407.872.0177 ext. 117

For Sale: \$3,180,000 (294.96 / SF)

For Lease: \$25.00 / SF, NNN

Availability:

Suite A: ± 5,981 SF

Suite B: ± 4,800 SF

Max. Contiguous: ± 10,781 SF

Parking Ratio: 5.87 / 1,000



**2ND GEN
MEDICAL
LAYOUT**



**AVAILABLE
IMMEDIATELY**



**KISSIMMEE
MEDICAL ARTS
DISTRICT**

Turn-Key, Class "A" Medical Office build-out, including 2 separate prime entrances, each with its own reception and waiting rooms, as well as 2nd floor staff lounge/admin area. Ideal for a user with separate business lines within the practice

Entire office condo layout includes 9 nursing stations, 14 private offices, 17 exam rooms, 2 waiting rooms with reception, 6 bathrooms, billing admin department, 2nd floor staff lounge and training room

Located directly across from HCA Florida Osceola Hospital and nearby AdventHealth Kissimmee, totaling 644 patient beds

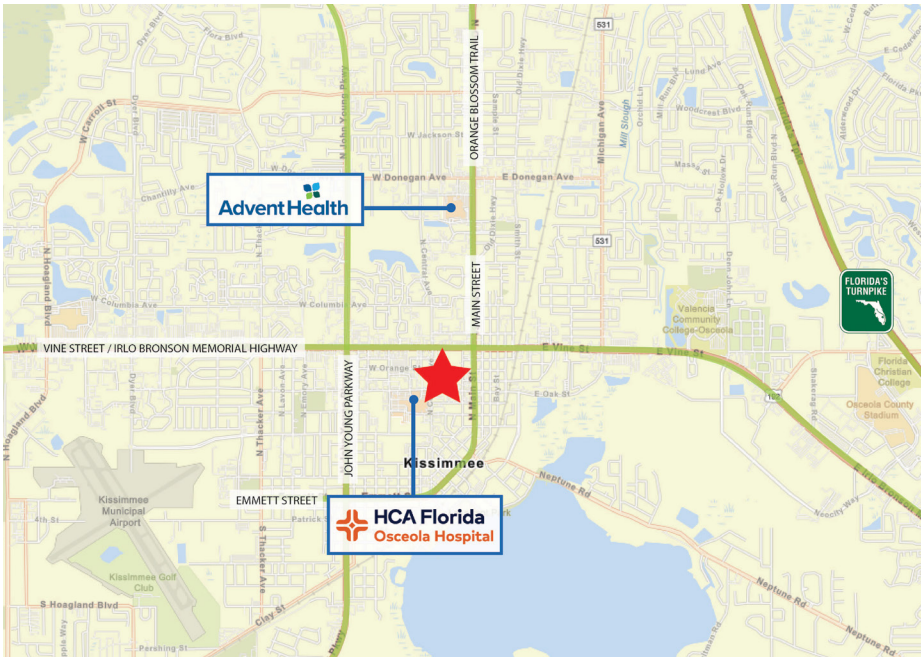
Building oriented toward shared parking lot allowing for maximum parking directly in front of main entrances

Situated within Kissimmee Medical Arts District, comprising over 150 medical related companies and over 4,000 employees

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■


Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.





MARKET HIGHLIGHTS




EMPLOYMENT POPULATION
 ± 43,652
 (10 min radius)


DRIVE TIME TO FL TURNPIKE
 4 mile / 8 mins


MEDIAN AGE
 34.9
 (10 min radius)

	 Total Population	 Total Families	 Total Households	 Average Income	 Total \$ Spent on Medical Care	
5 Mins	2023	19,945	4,616	7,141	\$58,399	\$9,242,971
	2028	23,397	5,404	8,488	\$69,934	
10 Mins	2023	102,855	24,568	35,265	\$66,308	\$50,625,936
	2028	117,828	27,976	40,077	\$77,849	
15 Mins	2023	255,106	62,507	85,063	\$76,911	\$143,997,067
	2028	275,424	67,277	91,772	\$88,720	

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

PICTURES



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

Visit: <https://fcpg.com/kissimmee-medical-office-condo/>

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

F C **FIRST CAPITAL**
P G **Property Group, Inc.**
Commercial Real Estate Services

FIRST FLOOR



Suite B: ± 4,800 SF

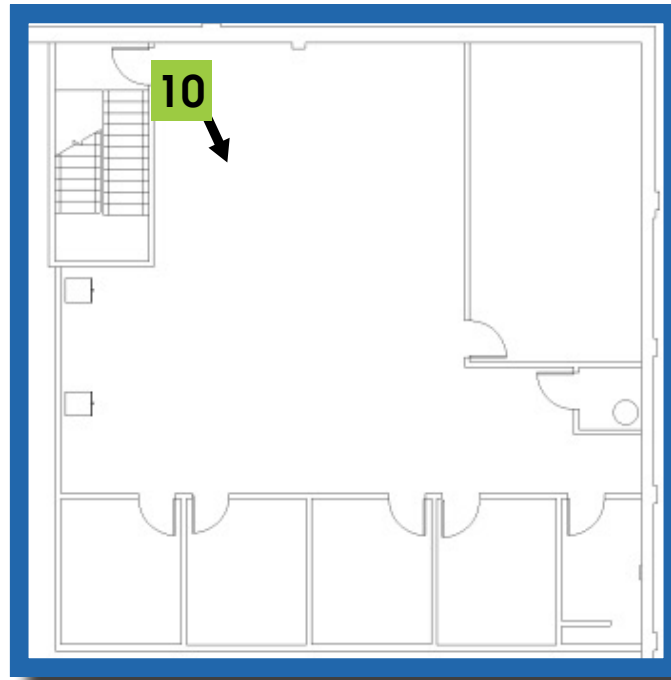
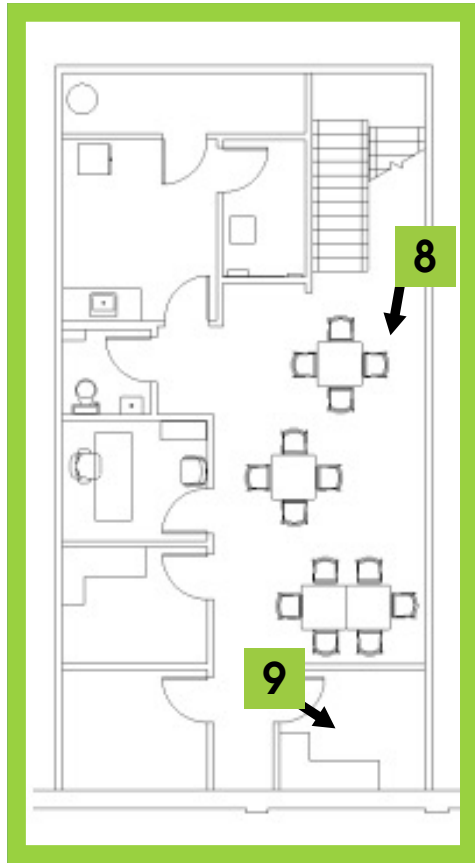
Suite A: ± 5,981 SF

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

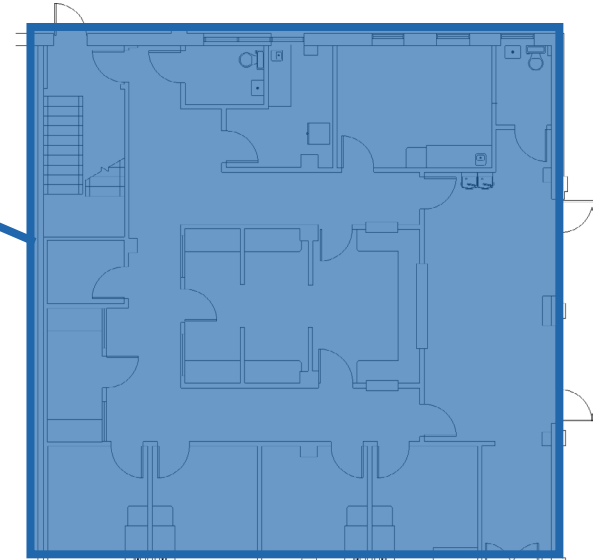
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SECOND FLOOR

Suite A



Suite B



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.