

FOR LEASE

111 E MONUMENT AVE

CITY CENTRE

Kissimmee, FL 34741

PRESENTED BY:

GAIL BOWDEN

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LANCE COBB

O: 941.387.1200

lance.cobb@svn.com





OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr [NNN]
BUILDING SIZE:	85,000 SF
AVAILABLE SF:	23,968 SF
YEAR BUILT:	2008
RENOVATED:	2021
ZONING:	KB1
MARKET:	Kissimmee
SUBMARKET:	Orlando
TRAFFIC COUNT:	24,000

PROPERTY HIGHLIGHTS

- Class A Office Building with two (2) level parking garage - 258 spaces - 59% covered
- Limited covered private parking
- Security Cameras
- Free Garage Parking plus ample parking around the building
- Adjacent to Sunrail Station and AMTRACK Train Station
- Suitable for Medical and General Office
- Close to Hospital, Osceola Courthouse, Restaurants, Etc.
- Panoramic view of and walking distance to Lake Tohopekaliga
- Walking Distance to Broadway Avenue, City Hall, Civic Center, Courthouse, Police Department

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PROPERTY DESCRIPTION

2,886 - 17,751 sq ft of class A executive office space in City Centre Downtown Historic Kissimmee, in central Florida's Osceola County, just south of Orlando.

The building was recently painted, new roof, walkways, and lobbies on each floor are redone along with many other refurbishments; the building is meticulously maintained, the property boasts a desirable combination of long-term credit tenants. Many suites have a beautiful lake and park view, with some having private terraces.

With many dining and entertainment options nearby and easy access to the rapidly expanding Orlando area, the property is adjacent to multiple transportation outlets, including sun rail, Amtrak, and Greyhound. The property is blocks away from the courthouse and city municipalities, less than a mile from Osceola Regional Medical Center, two miles from Florida Hospital Kissimmee, and steps to the new 30 million dollar upgraded park, Fishing Pier and Marina Facility.

Kissimmee is defined by its proximity to the region's multitude of amusement parks, including the massive Walt Disney World Resort Park. The city lies along the northwest shore of Lake Tohopekaliga [nicknamed Lake Toho], and its Kissimmee Waterfront Park encompasses walking paths, a marina, playgrounds, and a fishing pier.

SITE VISIT BY APPOINTMENT THROUGH THE LISTING BROKER ONLY!

LOCATION DESCRIPTION

Class A office space located in the heart of Historic Downtown Kissimmee. Footsteps to the SunRail Station, AMTRACK Train Station, Greyhound Bus Station, Kissimmee Civic Center, Hart Memorial Central Library, and Kissimmee Lakefront Park. County Buildings .3 miles, Brinson Park .70 and Toho Marine .50 mile.

BY APPOINTMENT ONLY WITH LISTING BROKER!

PARKING DESCRIPTION

Two-story garage, with security cameras and limited private covered parking.

UTILITIES DESCRIPTION

Electric & Water.

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BUILDING INFORMATION

BUILDING SIZE	85,000 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	8
YEAR BUILT	2008
YEAR LAST RENOVATED	2021
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	25 Year Rubber over Concrete
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Poured Concrete - over cable tension
CEILINGS	Poured concrete - over cable tension
FLOOR COVERINGS	Marble, Carpet, and Concrete
FOUNDATION	Concrete
EXTERIOR WALLS	Painted Concrete

PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	KB1
PROPERTY SUBTYPE	Office Building
LOT FRONTAGE	292 ft
LOT DEPTH	77 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	24000
TRAFFIC COUNT STREET	Emmett & S Orlando
WATERFRONT	Yes
POWER	Yes

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LOCATION INFORMATION

BUILDING NAME	City Centre
STREET ADDRESS	111 E Monument Ave
CITY, STATE, ZIP	Kissimmee, FL 34741
COUNTY	Osceola
MARKET	Kissimmee
SUB-MARKET	Orlando
CROSS-STREETS	Broadway & Monument Ave.
TOWNSHIP	35s
RANGE	29e
SECTION	22
SIDE OF THE STREET	Southwest
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 17 N John Young Pkwy - 0.7 miles, US 192 - 0.9 miles
NEAREST AIRPORT	Orlando International Airport - 17 miles, Kissimmee Gateway Airport 2.3 miles

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Structure
PARKING RATIO	3.5
NUMBER OF PARKING SPACES	258

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	Kone - Wood Paneling
NUMBER OF ELEVATORS	2
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Central
BROADBAND	T1/T3

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LEASE INFORMATION

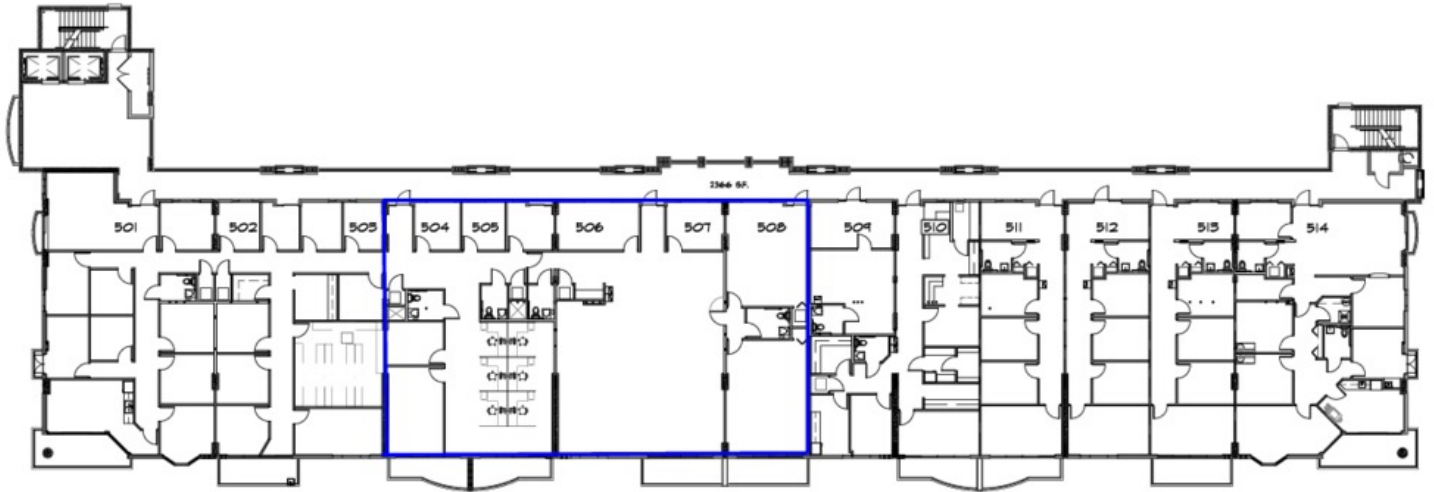
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,900 - 17,751 SF	LEASE RATE:	\$19.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
5th Floor	Available	2,900 - 6,217 SF	NNN	\$19.50 SF/yr	Cass A Office space
6th Floor	Available	2,900 - 17,751 SF	NNN	\$19.50 SF/yr	Cass A Office space

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5th FLOOR PLAN

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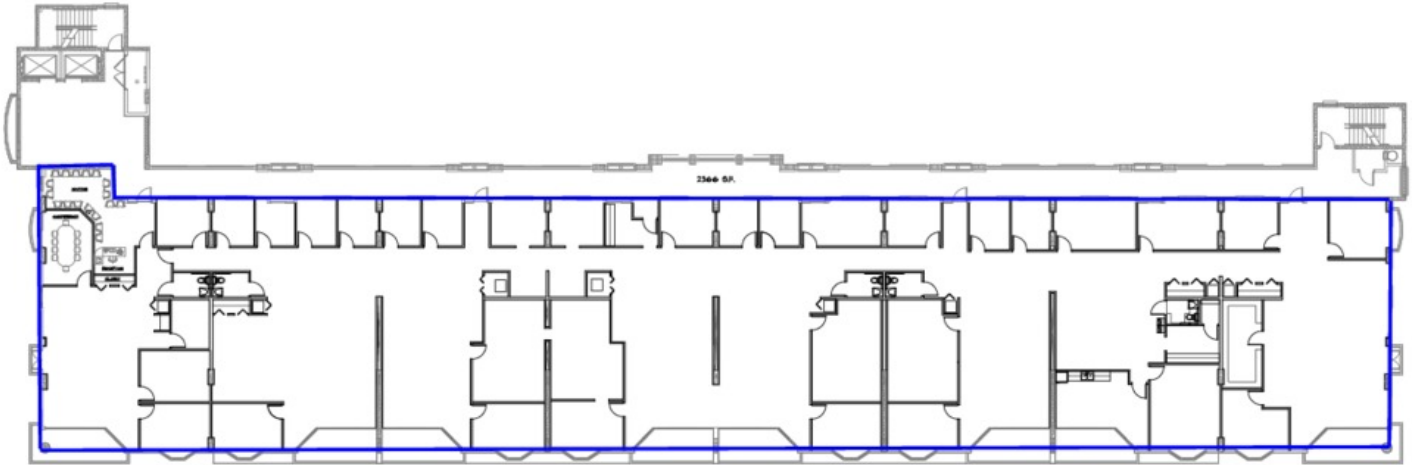
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6th FLOOR PLAN

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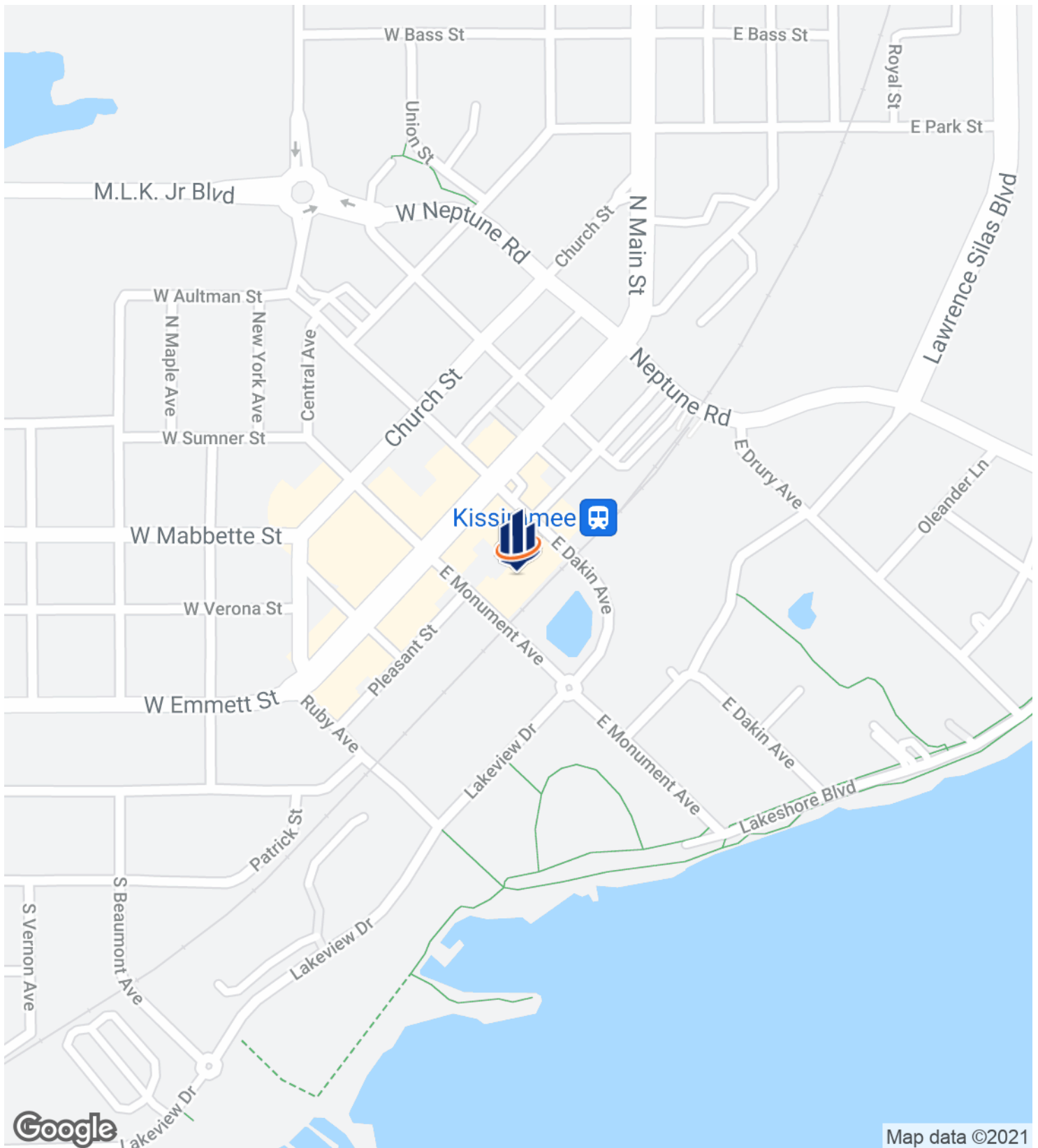
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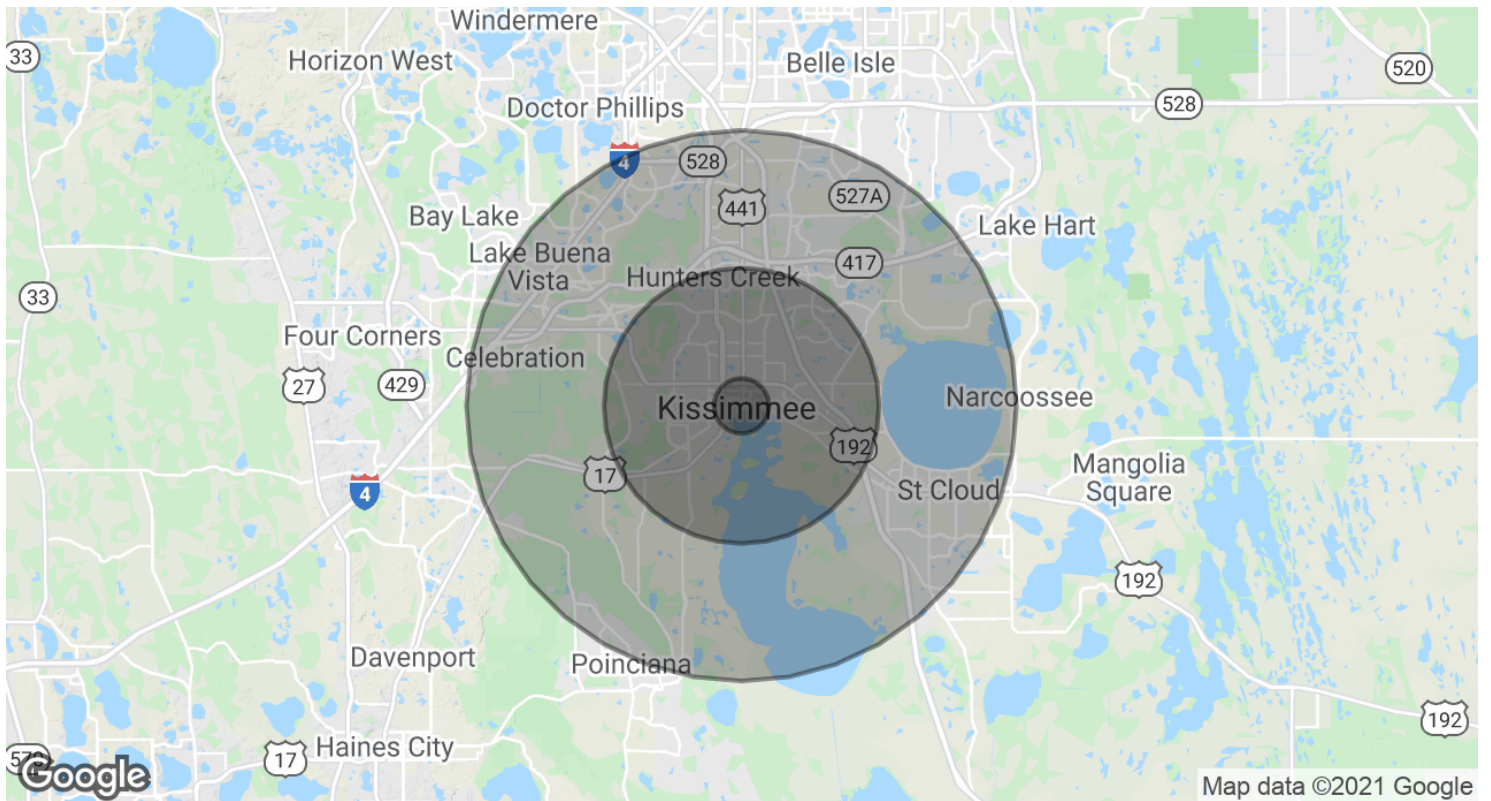
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POPULATION

1 MILE

5 MILES

10 MILES

TOTAL POPULATION	3,495	132,758	345,180
AVERAGE AGE	35.4	33.6	34.3
AVERAGE AGE (MALE)	34.4	32.1	33.4
AVERAGE AGE (FEMALE)	36.0	35.0	35.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

TOTAL HOUSEHOLDS	1,357	47,538	120,981
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$42,192	\$52,057	\$58,670
AVERAGE HOUSE VALUE	\$178,964	\$209,804	\$263,000

* Demographic data derived from 2010 US Census

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sf | 10 Year Lease
- LEASED | Orlando, FL | Medical Office Building | 1,500 sf | 7 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sf | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sf | 5 Year Lease

SVN | Commercial Advisory Group

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