



The Atrium

1200 N Central Ave, Kissimmee, FL 34741



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The Atrium

\$21.00 - \$25.71 /SF/YR

Wonderful two story office/ medical building just steps from 192 & Hospital. Plenty of parking and units of all different sizes. Common area bathrooms on both floors. Some units have private bathrooms or plumbing and are listed accordingly. All units require a minimum 3 year lease with yearly increases and personal guarantee plus non refundable application fee of \$40 with online application....

- Atrium
- Natural Light
- Medical district
- Bathrooms
- Plenty of Parking



Rental Rate:	\$21.00 - \$25.71 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	19,924 SF
Year Built:	1972
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.14 /SF/MO

2nd Floor Ste 210

1

Space Available	618 SF
Rental Rate	\$25.71 /SF/YR
Date Available	August 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

618 SF second-floor office suite coming available August 2026!

2nd Floor Ste 212

2

Space Available	1,360 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

Well-designed 1,360 SF second-floor suite featuring a waiting area, reception office, multiple offices with sinks, a kitchenette, and a private restroom. Ideal for medical, dental, wellness, or other professional uses. Schedule your tour today!Virtual Tour: <https://my.matterport.com/show/?m=xutSRwQNbwY>

2nd Floor Ste 215

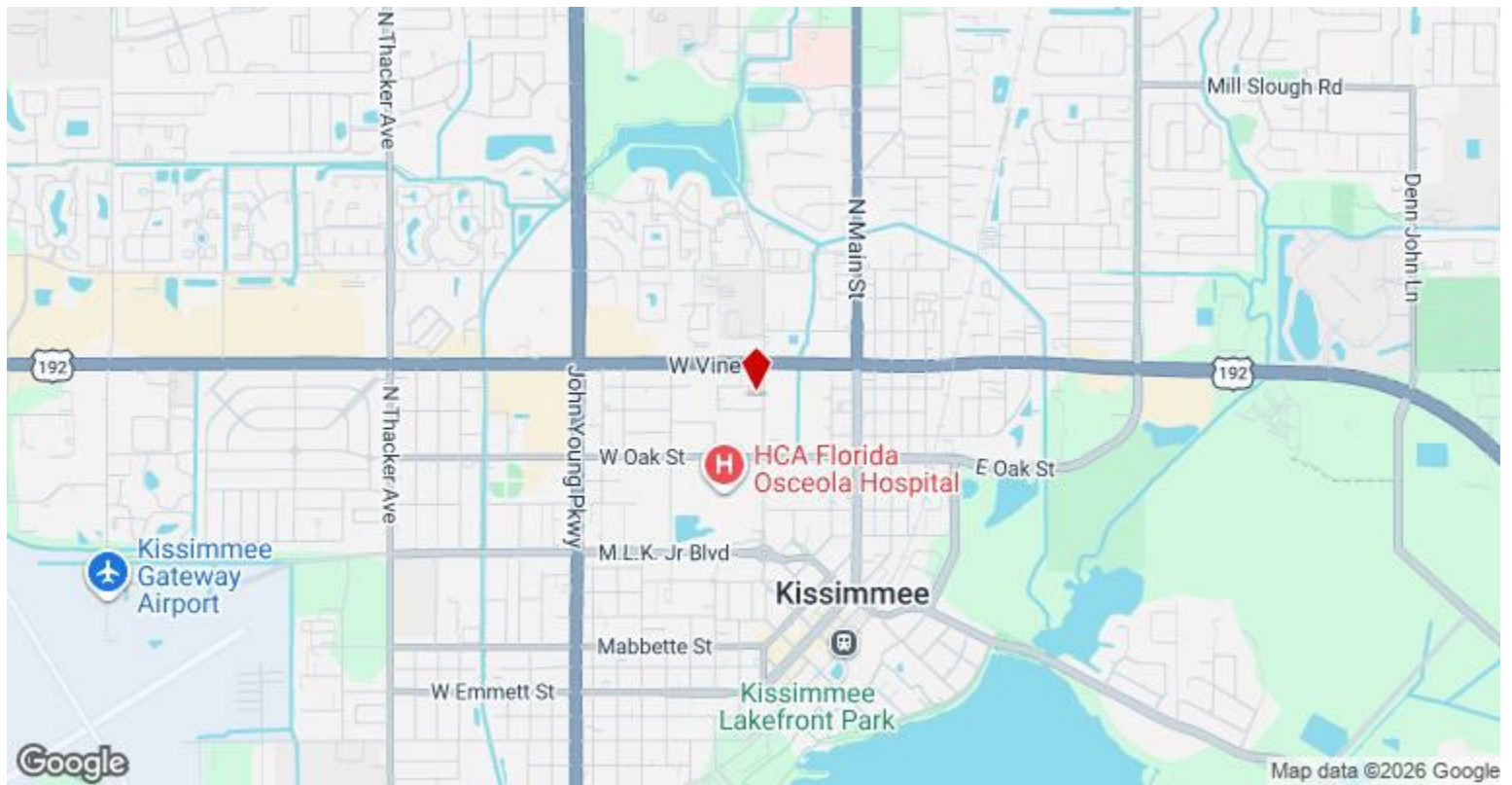
3

Space Available	704 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

A 704 SF second-floor office suite perfect for small businesses or professional services. This well-appointed unit features a welcoming reception office, a comfortable waiting room, two private offices, and a private bathroom for added convenience. Ideal layout for client-facing operations in a quiet, professional setting. Schedule a tour today! 3D Tour: <https://my.matterport.com/show/?m=ZvhazCZzc2Q>

Major Tenant Information

Tenant	SF Occupied	Lease Expired
First Step Therapy	-	
Gines Investment Group	-	
Nava Legal Solutions, LLC	1,400	February 2024



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Property Photos



Suite 211



Suite 215

Property Photos



Property Photos



Property Photos



Suite 215



Suite 215

Property Photos



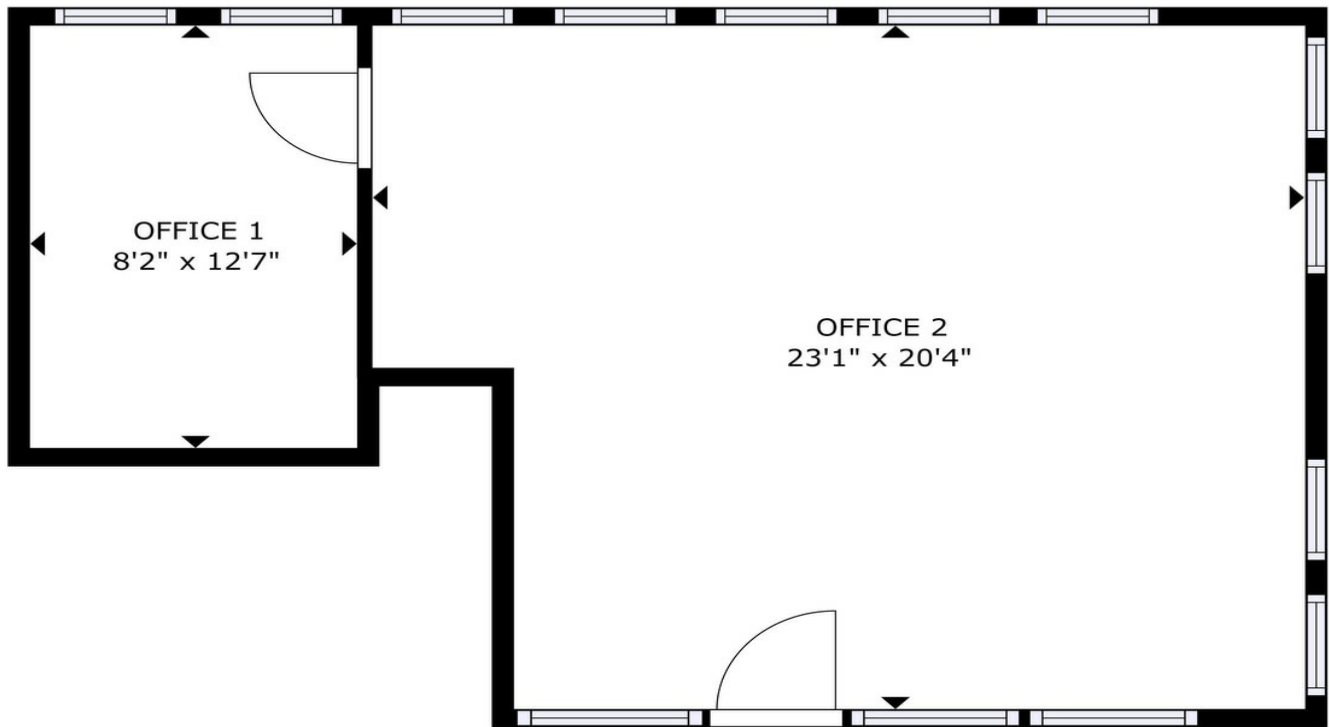
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Suite 102

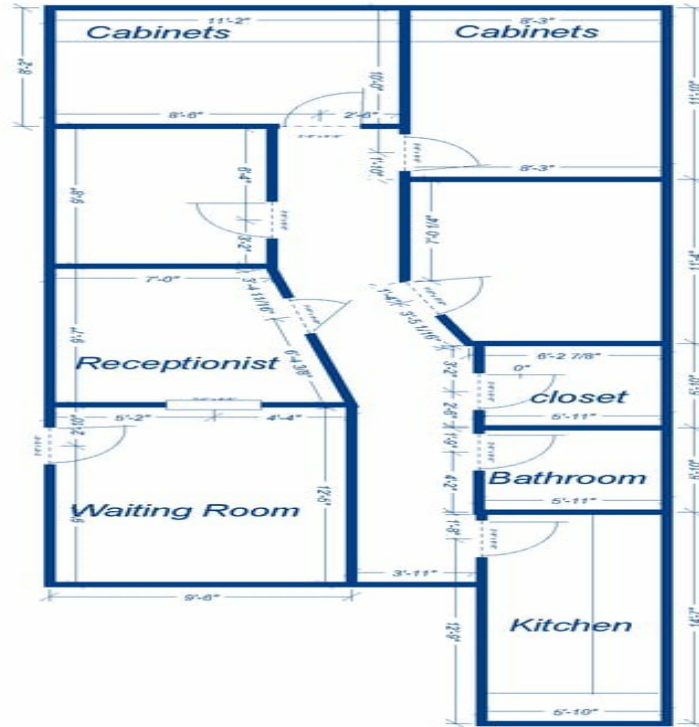


Suite 102

Property Photos



Property Photos



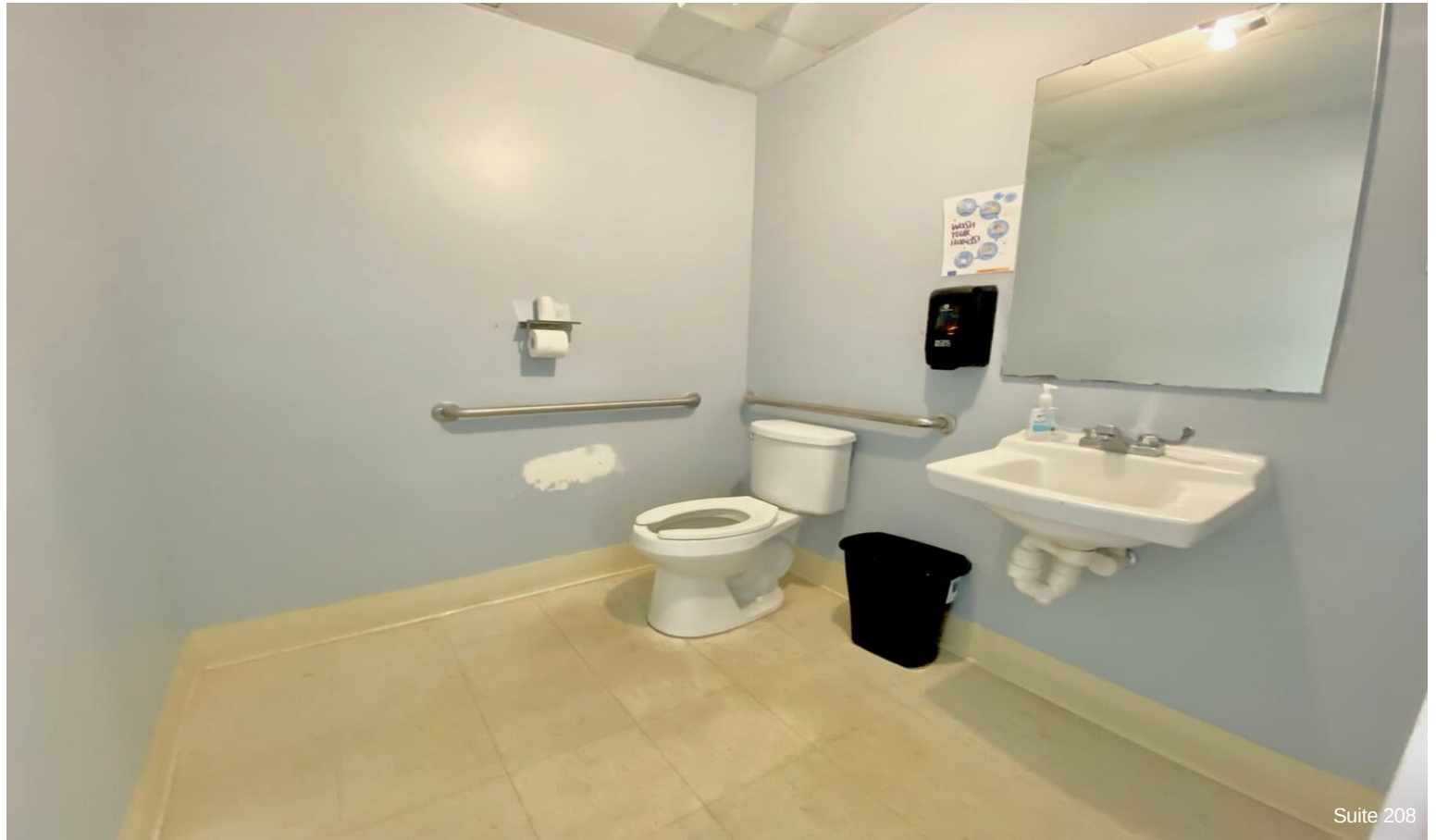
*The Atrium
Unit 102
860 Sq feet*



Property Photos



Property Photos



Property Photos



Suite 208



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Property Photos



Property Photos



Property Photos



Suite 208