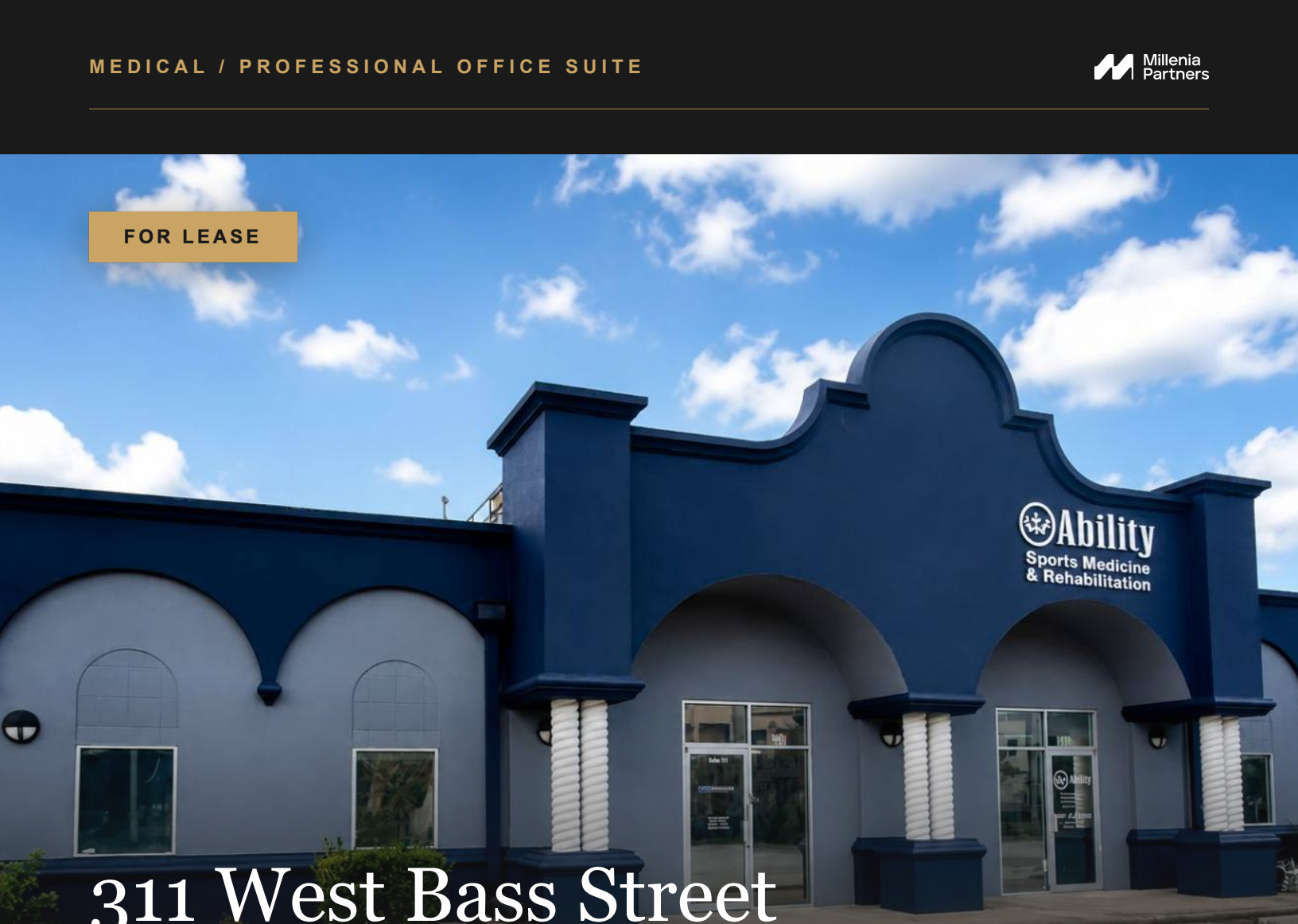


FOR LEASE



311 West Bass Street

KISSIMMEE, FL 34741

A premier medical office opportunity in Kissimmee's established healthcare corridor.

AVAILABLE SF

2,570 SF

LEASE RATE

\$27.00/SF
NNN

PARKING RATIO

3.87 / 1,000
SF

STATUS

For Lease

LISTED BY

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A move-in ready clinical space, across from the region's trauma center.

311 West Bass Street offers 2,570 SF +/- of medical/professional office space in one of Osceola County's most established healthcare corridors. Formerly a physical therapy practice, the suite is largely move-in ready — open treatment area, private reception, breakroom, storage, and a rear entrance already in place.

The suite sits within a three-tenant medical building alongside established primary care and pain management practices — a natural referral environment for a complementary healthcare user. It's directly across from HCA Florida Osceola Hospital, a 404-bed Level II Trauma Center, with cross-parking and strong visibility in Downtown Kissimmee.

Directly Across from HCA Florida Osceola Hospital

3.87 / 1,000 SF Parking Ratio

404-Bed Level II Trauma Center

Move-In Ready Clinical Build-Out

Open Treatment Floor Plan

Large, flexible clinical area from prior PT use

Breakroom + Storage

Staff amenity and supply space included

Cross-Parking Agreement

Shared parking with neighboring properties

Private Reception & Waiting

Dedicated front-of-house patient check-in

Rear Entrance Access

Separate staff / deliveries access point

3-Tenant Medical Building

Primary care & pain management on-site



Built for the corridor's next healthcare tenant.

KEY ADVANTAGES

- Directly across from HCA Florida Osceola Hospital, a 404-bed Level II Trauma Center and one of the county's busiest anchors.
- Positioned on N Central Ave (~6,000 +/- AADT) in Downtown Kissimmee's medical corridor.
- Largely move-in ready — open treatment floor plan, reception, breakroom, storage, and rear entrance already in place.
- Cross-parking plus a 3.87/1,000 SF ratio — well above most downtown Kissimmee medical space.
- Three-tenant building with primary care and pain management already on-site, supporting patient referrals.



AERIAL VIEW OF PROPERTY

THE USERS THIS SPACE ATTRACTS

Urgent Care / Walk-In Clinic

Direct hospital adjacency and heavy downtown visibility.

Physical / Occupational Therapy

Clinical layout already built out from prior tenant use.

Behavioral Health / Counseling

Access to a hospital-adjacent referral pipeline.

Specialty Physician Group

Referral proximity to a Level II trauma & acute care facility.

Dental / Orthodontic Practice

High-visibility corridor with strong vehicle counts.

Diagnostic Imaging / Lab Draw

Complements the building's existing medical tenant mix.

HEALTHCARE PROVIDERS NEARBY

12+

TRAFFIC COUNT

~6,000 AADT

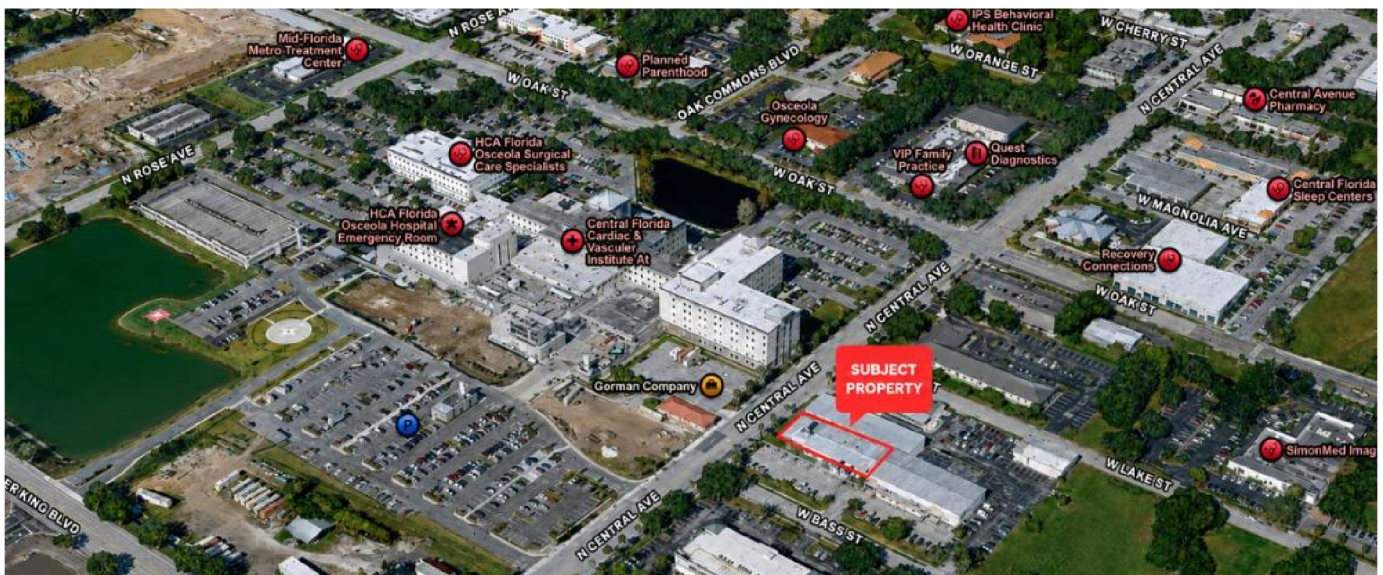
PARKING RATIO

3.87 / 1,000 SF

Across the street from everything that matters.

- Directly across the street from HCA Florida Osceola Hospital
- ~6,000 +/- AADT on N Central Ave
- Minutes from Historic Downtown Kissimmee dining & retail
- In the heart of Downtown Kissimmee
- Cross-parking with neighboring medical & retail properties

NEARBY HEALTHCARE & RETAIL

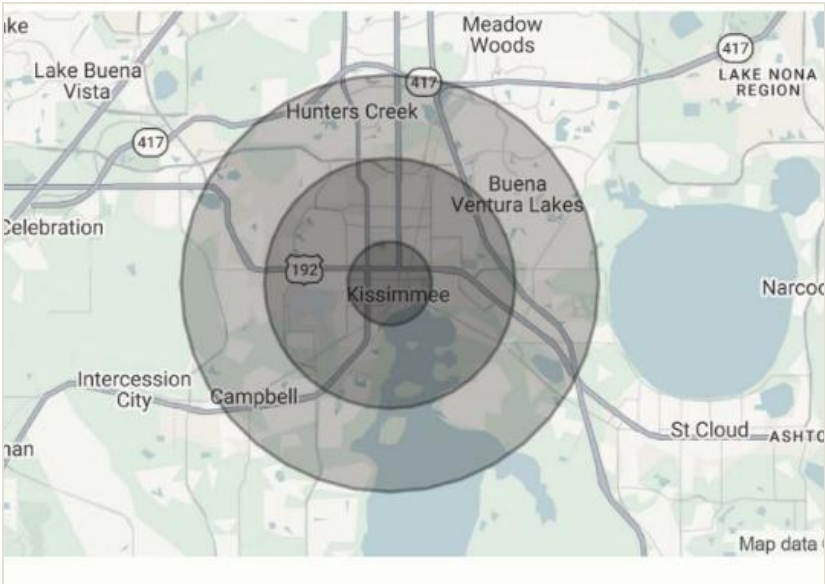


AERIAL PROPERTY VIEW



A dense, established healthcare trade area.

With nearly 190,000 residents and household incomes above \$79,000 within five miles, this corridor delivers the steady, insured patient volume a healthcare tenant depends on.



POPULATION · 3-MILE RADIUS

79,380

AVG. HOUSEHOLD INCOME · 3-MILE

\$69,391

AVG. HOUSE VALUE · 3-MILE

\$260,891

TRADE AREA METRICS	1 MILE	3 MILES	5 MILES
Total Population	9,137	79,380	189,158
Average Age	37.7	36.7	37.8
Total Households	3,287	26,506	62,804
Persons Per Household	2.8	3.0	3.0
Average HH Income	\$58,943	\$69,391	\$79,098
Average House Value	\$219,103	\$260,891	\$292,358

Source: 2023 American Community Survey (ACS)

Schedule a *private tour.*

For more information, availability updates, or to schedule a private tour,
contact the exclusive leasing team at Millenia Partners.



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311 West Bass Street · Kissimmee, FL 34741 · Medical / Professional Office Suite For Lease

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