

# MEDICAL OFFICE SUITE FOR LEASE

KISSIMMEE, FL 34741

# 311 West Bass Street



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,500 SF +/-
Available SF:	2,500 SF +/-
Lot Size:	0.59 Acres
Year Built:	1963
Zoning:	PROFESSIONAL SERVICE BLDG-MEDICAL,DENTAL (Code: 1911)

## PROPERTY OVERVIEW

2,500 +/- SF Medical Office Space Available For Lease in Kissimmee, FL. Located within one of Osceola County's most established medical corridors, this move-in ready medical office suite offers an exceptional opportunity for healthcare providers seeking a highly visible and strategically positioned location. Formerly occupied by a chiropractic and rehabilitation practice, the space features a functional layout including a large open area, a bathroom, a breakroom, storage, rear entrance, and reception. The suite is located within a three-tenant medical building alongside established healthcare providers, including primary care and pain management, creating a complementary environment for patient referrals and long-term growth.

311 W Bass Street is located directly across from Osceola Regional Medical Center, a 400-bed Level II Trauma Center and one of the region's leading healthcare destinations. The property benefits from strong patient traffic, excellent visibility, cross-parking with neighboring properties, and proximity to a wide range of medical providers, making it an ideal location for practices looking to expand or establish a presence in a thriving healthcare corridor.

## PROPERTY HIGHLIGHTS

- 2,500 SF +/- Medical Office Suite Available For Lease
- Former Chiropractic And Rehabilitation Facility With Open Treatment Areas
- Directly Across From Osceola Regional Medical Center
- Ideal For Medical, Wellness, Therapy, or Professional Office Users

PRESENTED BY  
**DANIELLE KOVIE**  
407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

KISSIMMEE, FL 34741

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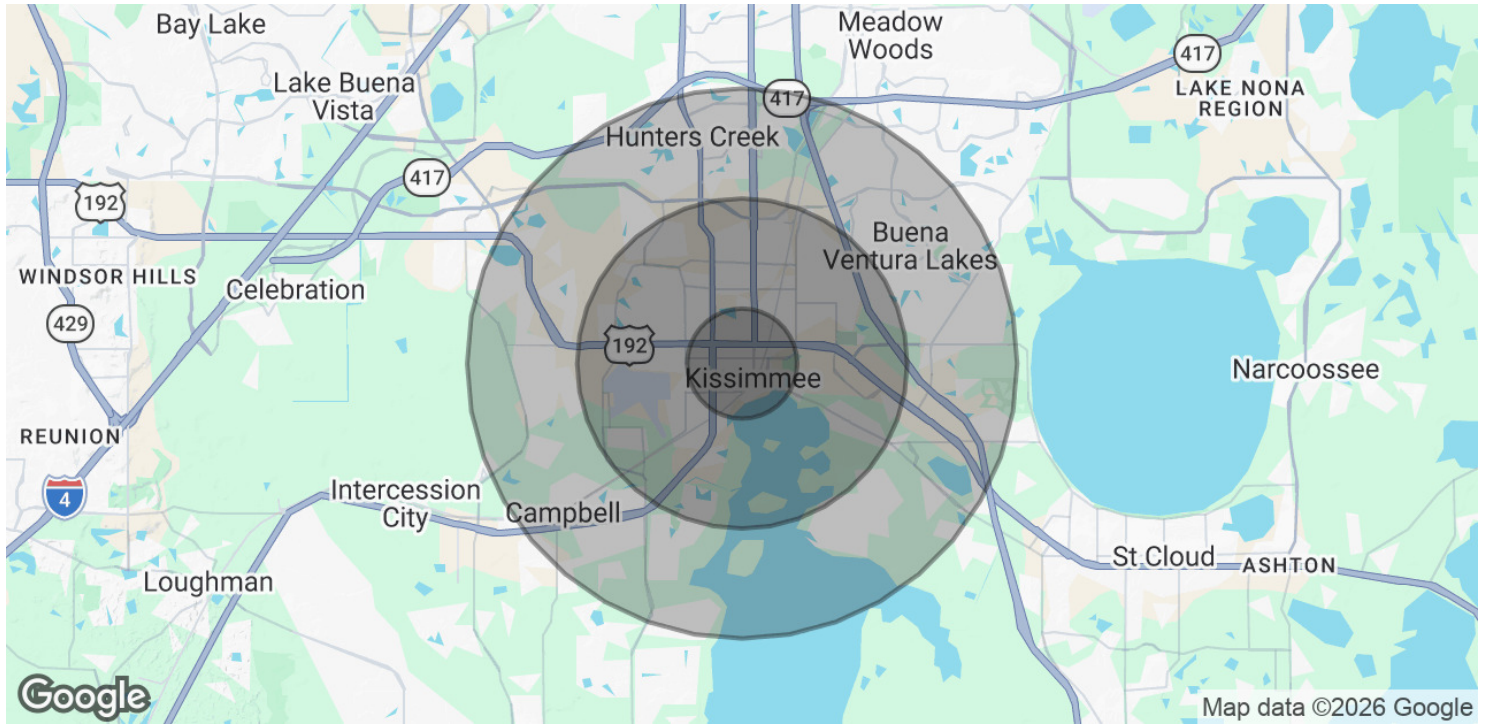
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# DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34741

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,137	79,380	189,158
Average Age	37.7	36.7	37.8
Average Age (Male)	35.4	34.3	35.7
Average Age (Female)	41.8	39.7	40.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,287	26,506	62,804
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$58,943	\$69,391	\$79,098
Average House Value	\$219,103	\$260,891	\$292,358

2023 American Community Survey (ACS)

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