



LEASE

City Centre

111 E MONUMENT AVE

Kissimmee, FL 34741

PRESENTED BY:

GAIL BOWDEN

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LANCE COBB

O: 941.387.1200

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FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$19.50 - 24.50 SF/yr (NNN)
BUILDING SIZE:	85,000 SF
AVAILABLE SF:	2,000 - 5,000 SF
LOT SIZE:	1 Acres
CAP RATE:	0.0%
NOI:	\$0
YEAR BUILT:	2008
RENOVATED:	2021
ZONING:	KB1
MARKET:	Kissimmee
SUBMARKET:	Orlando
TRAFFIC COUNT:	24,000

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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 of Lake Tohopekaliga
- Walking Distance to Broadway Avenue, City Hall, Civic Center, Courthouse, Police Department

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

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.

MUST GIVE 24 HOUR NOTICE FOR SHOWING. SHOWING WITH LISTING AGENT 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.

PARKING DESCRIPTION

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

UTILITIES DESCRIPTION

Electric & Water.

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PROPERTY DETAILS

LEASE RATE	\$19.50 - 24.50 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	85,000 SF
NOI	\$0.00
CAP RATE	0.0
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	8
YEAR BUILT	2008
YEAR LAST RENOVATED	2021
GROSS LEASABLE AREA	85,000 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete
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 PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Structure
PARKING RATIO	3.5
NUMBER OF PARKING SPACES	258

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	Kone - Wood Paneling
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	2
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Central
BROADBAND	T1/T3
LEED CERTIFIED	No

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,000 - 5,000 SF	LEASE RATE:	\$19.50 - \$24.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
601	Available	2,250 SF	NNN	\$19.50 SF/yr
502	Available	2,000 - 5,000 SF	NNN	\$19.50 SF/yr
504	Available	3,000 - 5,000 SF	NNN	\$19.50 SF/yr
514	Available	2,320 SF	NNN	\$24.50 SF/yr

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SUITE 412



LEASE INFORMATION

TOTAL SPACE:	1,740 SQFT
LEASE TERM:	5-year minimum
LEASE RATE:	\$19.50 SF/YR
DESCRIPTION:	Office Suite

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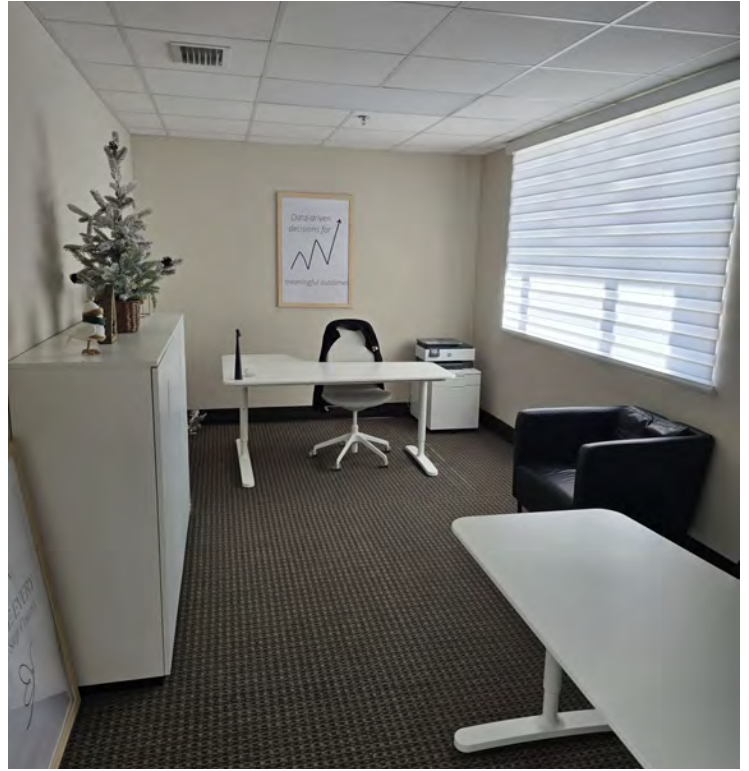
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SUITE 502/504



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	5,000 SQ FT - Can be divided
LEASE TERM:	5-year minimum
LEASE RATE:	\$19.50 SF/YR

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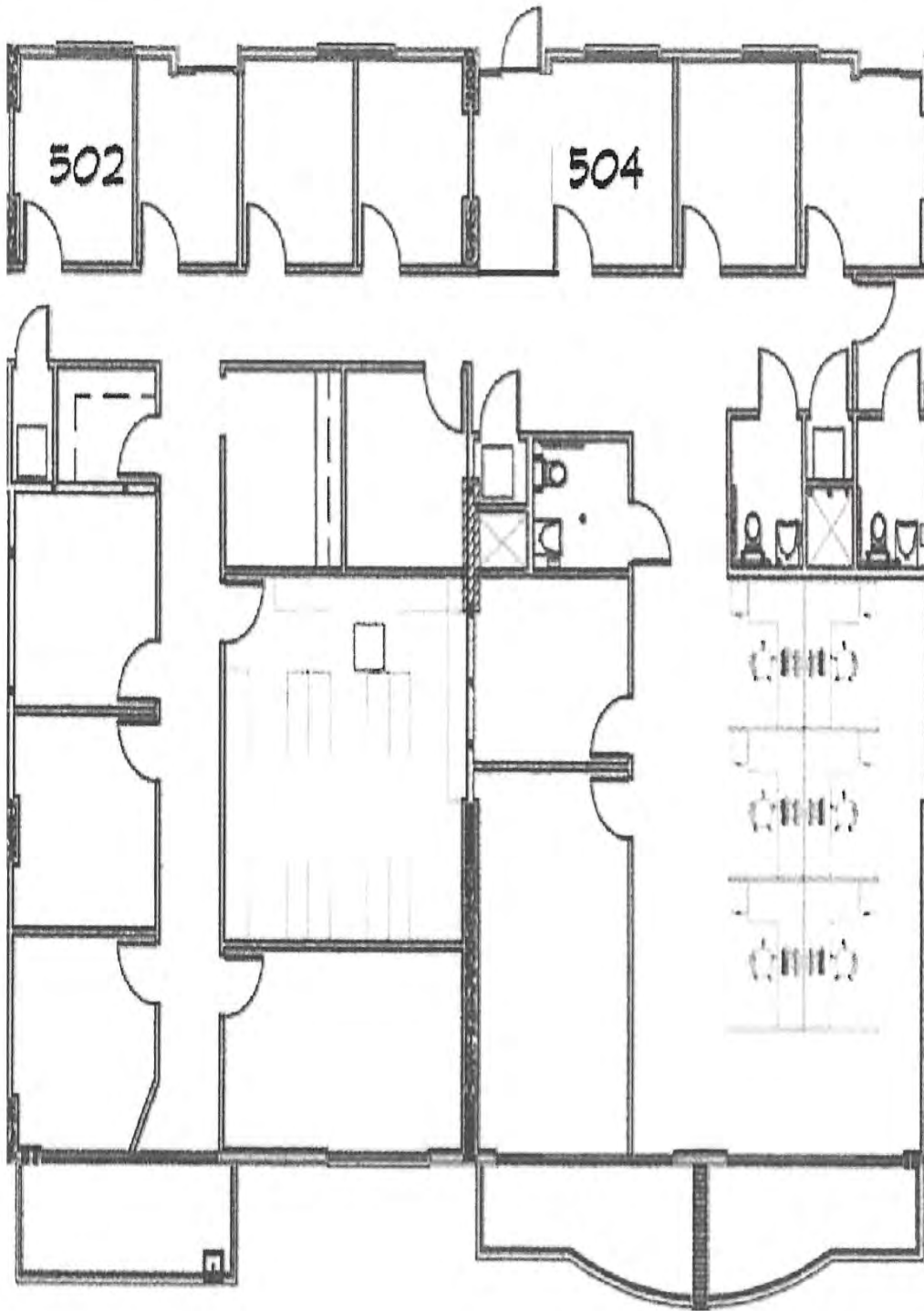
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FLOOR PLAN SUITE 502/504



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SUITE 514



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	2,320 SQFT
LEASE TERM:	5-year minimum
LEASE RATE:	\$24.50 SF/YR
DESCRIPTION:	Medical Suite

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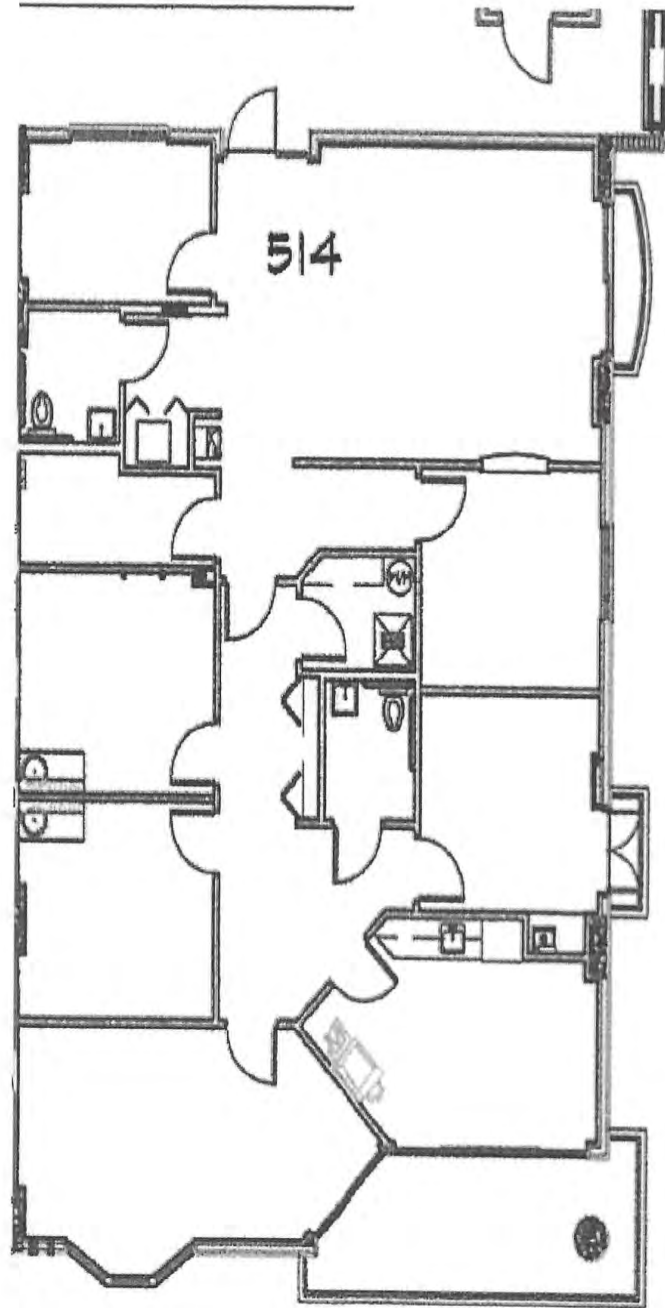
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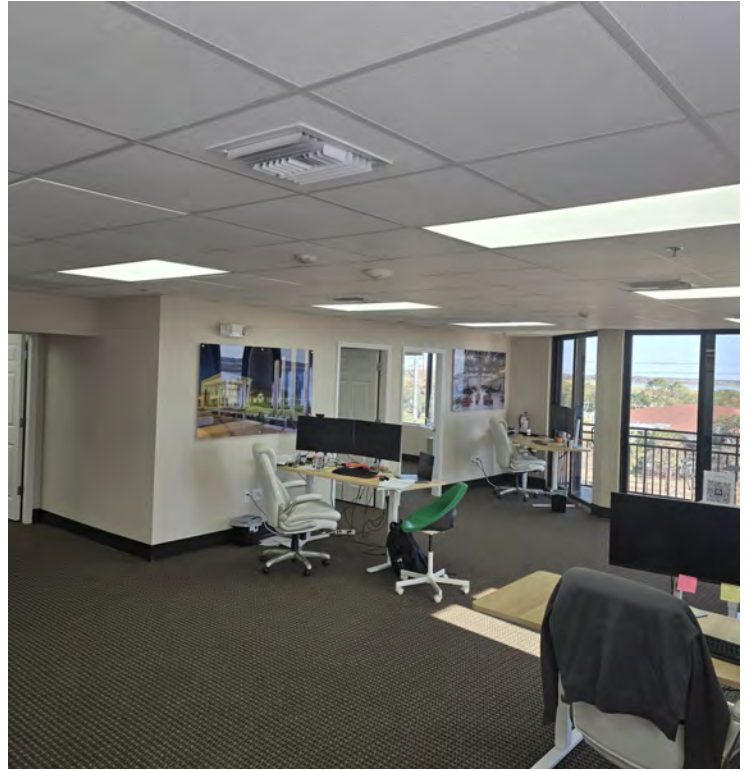
FLOOR PLAN SUITE 514



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SUITE 601



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	2,250 SQ FT
LEASE TERM:	5-year minimum
LEASE RATE:	\$19.50 SF/YR

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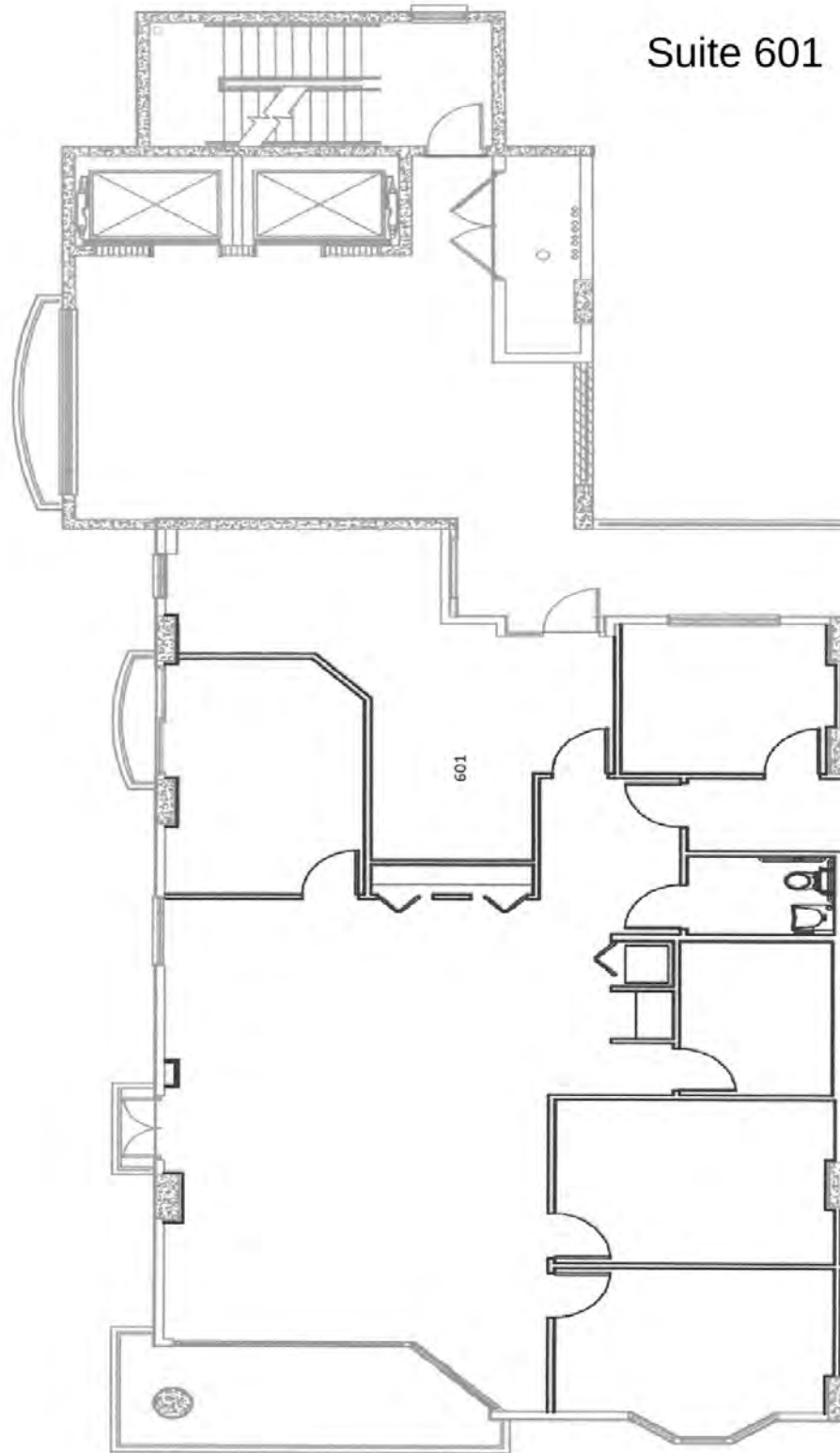
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FLOOR PLAN SUITE 601



Suite 601

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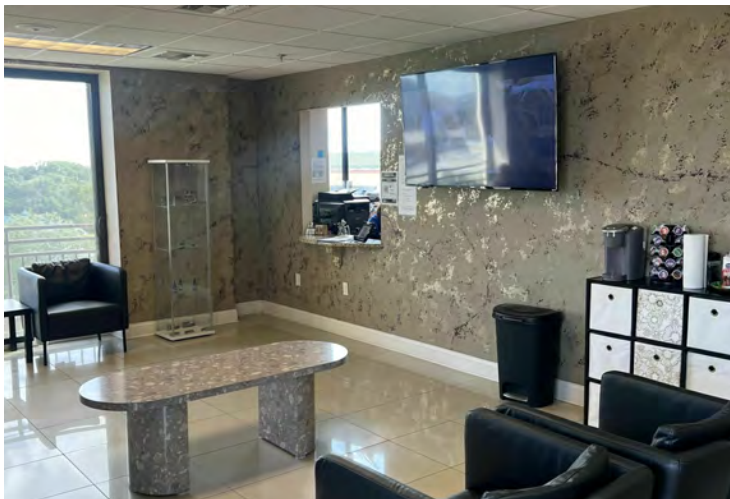
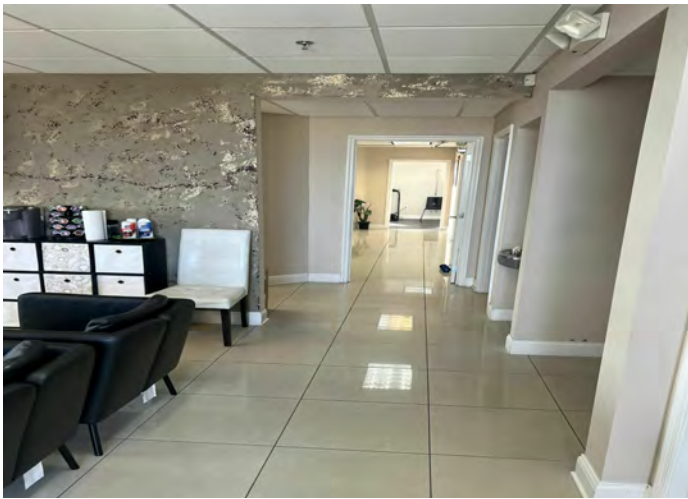
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ADDITIONAL PHOTOS



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AERIAL MAP



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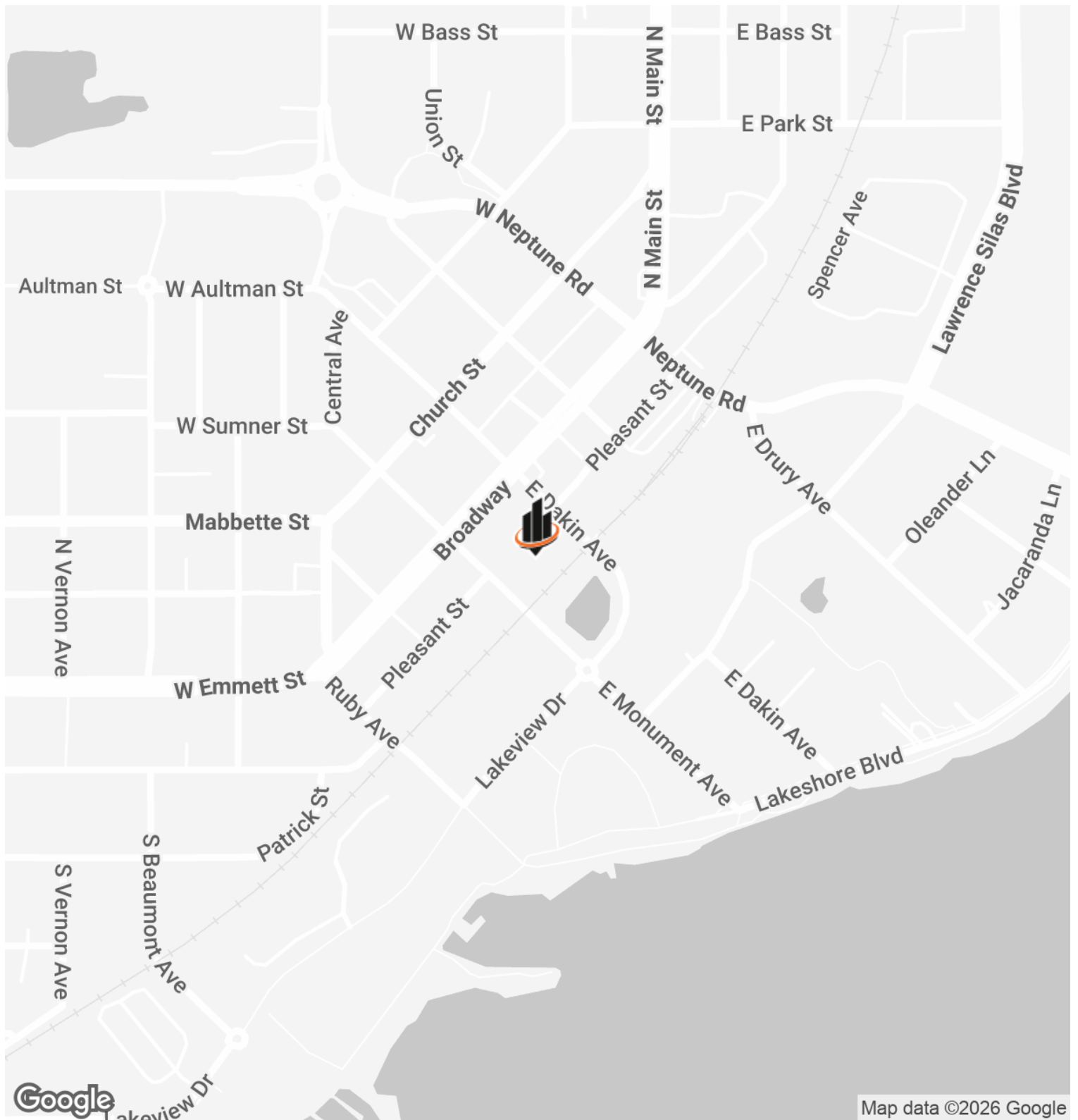
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LOCATION MAP



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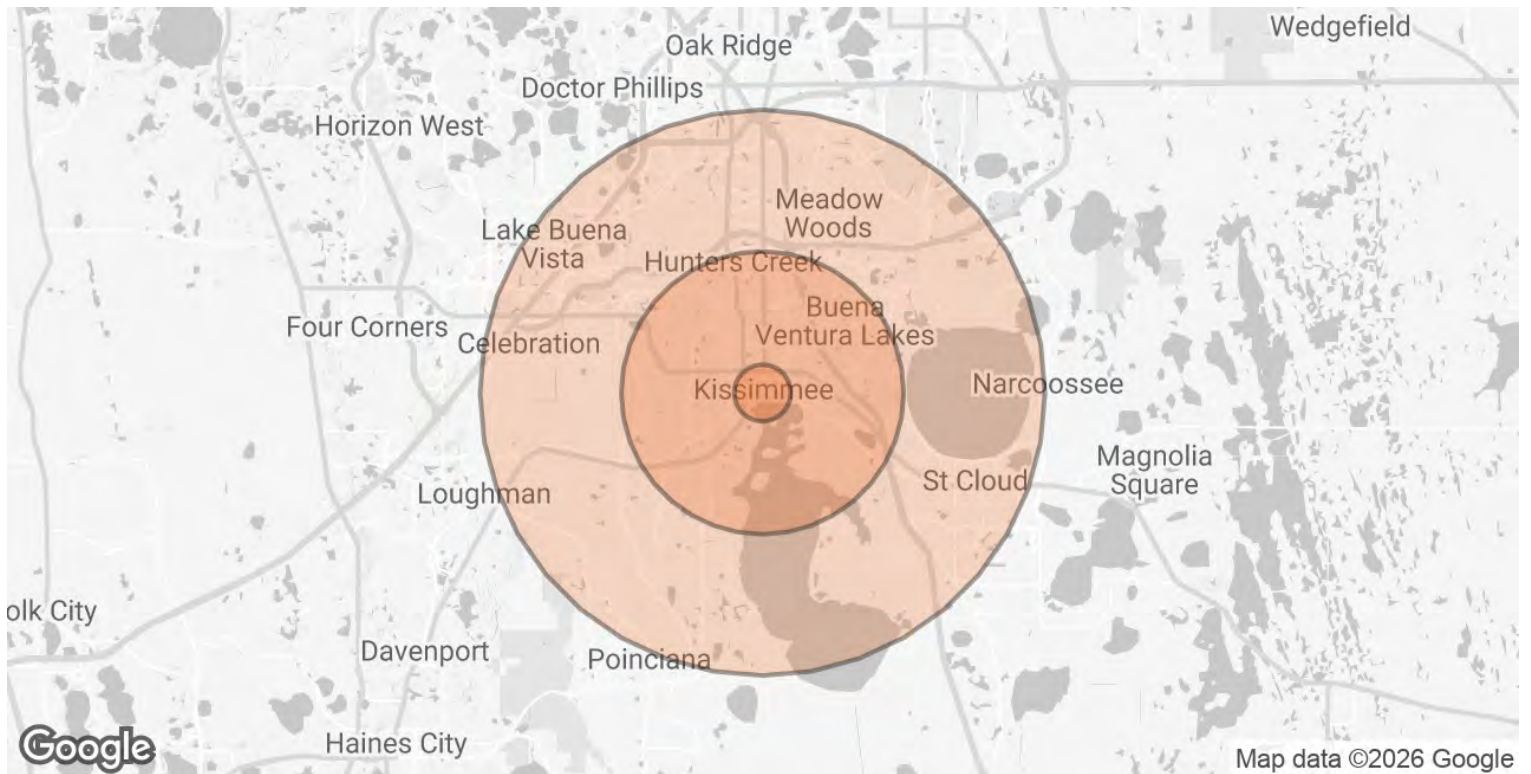
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,521	133,384	345,225
AVERAGE AGE	35.3	33.6	34.3
AVERAGE AGE (MALE)	34.3	32.1	33.4
AVERAGE AGE (FEMALE)	36.0	35.0	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,367	47,747	121,052
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$42,183	\$52,144	\$58,705
AVERAGE HOUSE VALUE	\$178,365	\$211,285	\$263,008

** Demographic data derived from 2020 ACS - US Census*

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over 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.

- SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2022, 2021, 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, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. 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. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Orlando, FL (Lake Nona area) | Medical Office Building | \$12,000,000
- SOLD | Summerfield, FL | Medical Office Building | \$4,400,000
- SOLD | Venice, FL | Medical Office Building | \$3,125,000

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LANCE COBB

Advisor

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Direct: 941.387.1200 | **Cell:** 941.356.4781

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

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