



The Atrium

1200 N Central Ave, Kissimmee, FL 34741



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The Atrium

\$21.00 - \$27.04 /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 - \$27.04 /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: \$1.75 /SF/MO

1st Floor Ste 102

1

Space Available	860 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

This versatile first-floor unit offers 860 square feet of well-designed space, ideal for medical or professional use. The layout includes a welcoming reception area, a comfortable waiting room, one private office, and two exam rooms—each equipped with a sink for convenience. Additional features include a kitchenette and a private restroom. With its functional design and prime accessibility, this space is perfect for a small practice or business looking to establish or expand.3D Tour: <https://my.matterport.com/show/?m=qsbg1G9VhbA>

2nd Floor Ste 209B

2

Space Available	363 SF
Rental Rate	\$27.04 /SF/YR
Date Available	May 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

2nd Floor Ste 210

3

Space Available	618 SF
Rental Rate	\$25.71 /SF/YR
Date Available	August 01, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

2nd Floor Ste 211

4

Space Available	616 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

This 616 sq. ft. second-floor unit offers a practical setup with two private offices and a waiting area. Suitable for small teams or individual professionals who need basic, functional office space.3D Tour: <https://my.matterport.com/show/?m=BdmRM8jZEj8>

2nd Floor Ste 212

5

Space Available	1,360 SF
Rental Rate	\$21.00 /SF/YR
Date Available	June 01, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

2nd Floor Ste 215

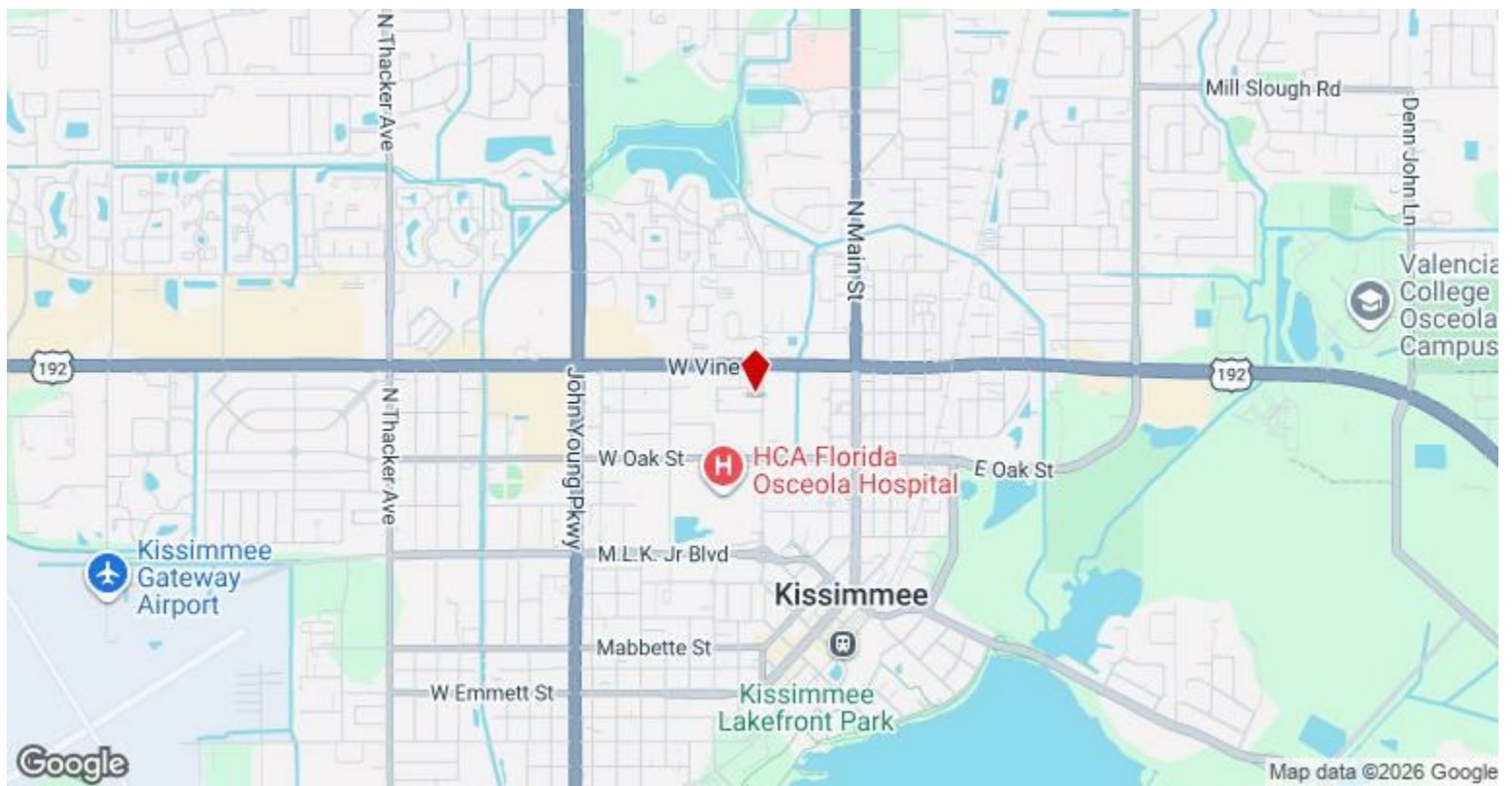
6

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

A 704 SF 2nd 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



Suite 215



Suite 215

Property Photos

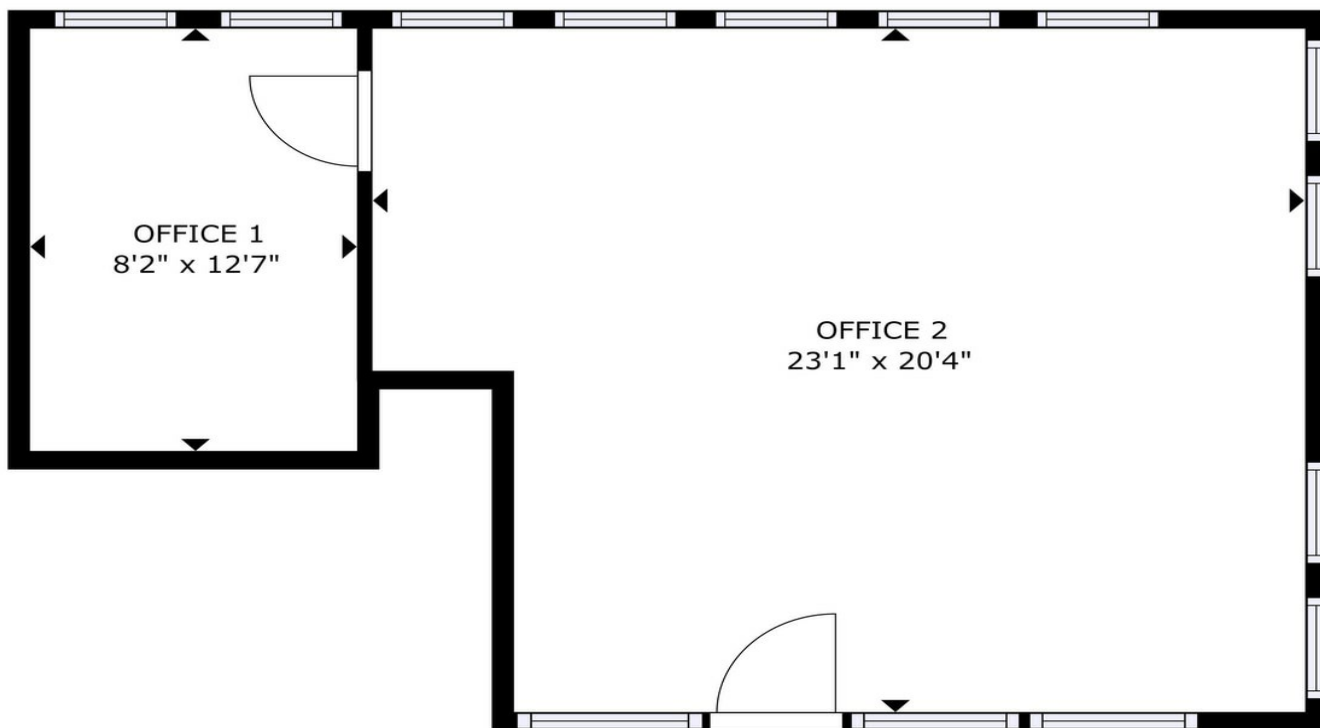


Suite 215

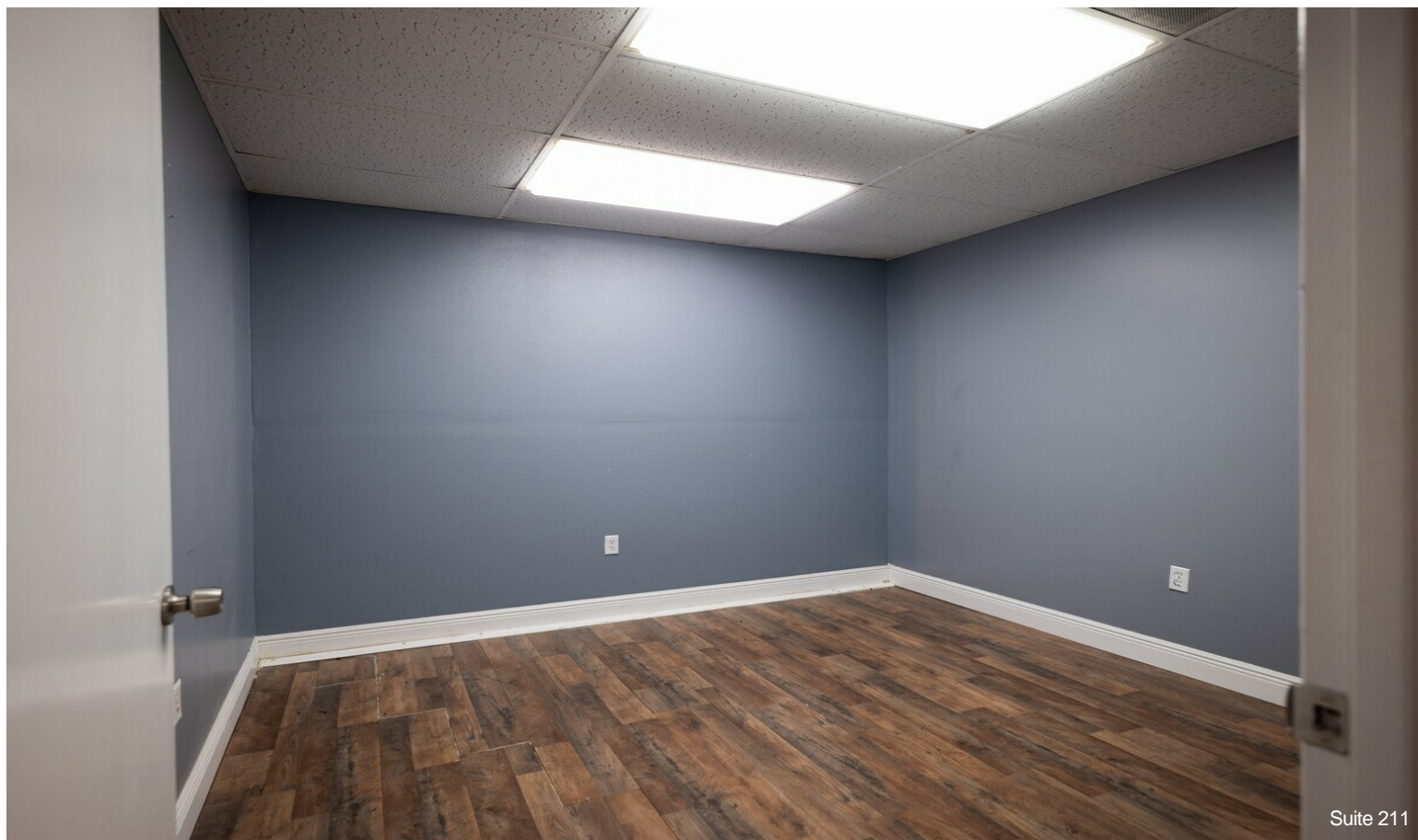


Suite 215

Property Photos



Property Photos



Property Photos



Suite 211



Suite 102

Property Photos



Suite 102



Suite 102

Property Photos

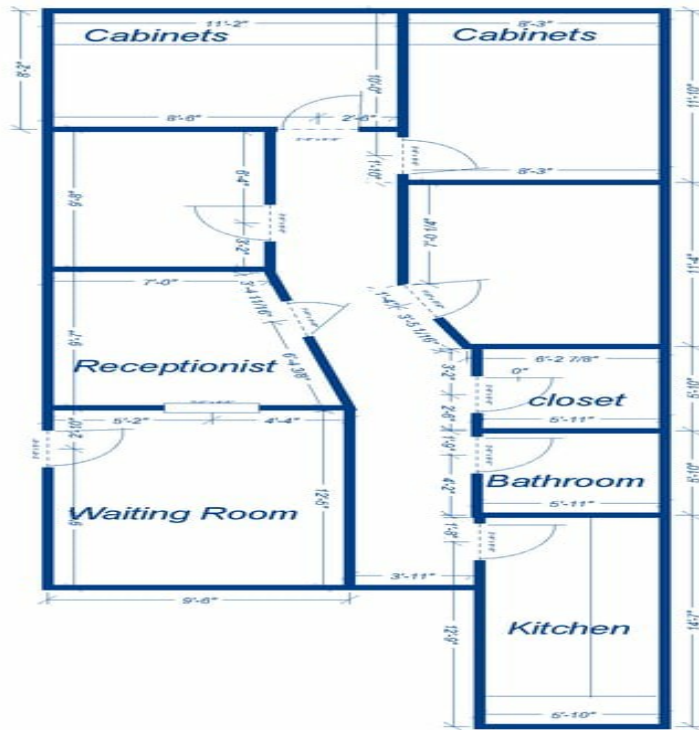


Suite 102



Suite 102

Property Photos



*The Atrium
Unit 102
860 Sq feet*



Property Photos

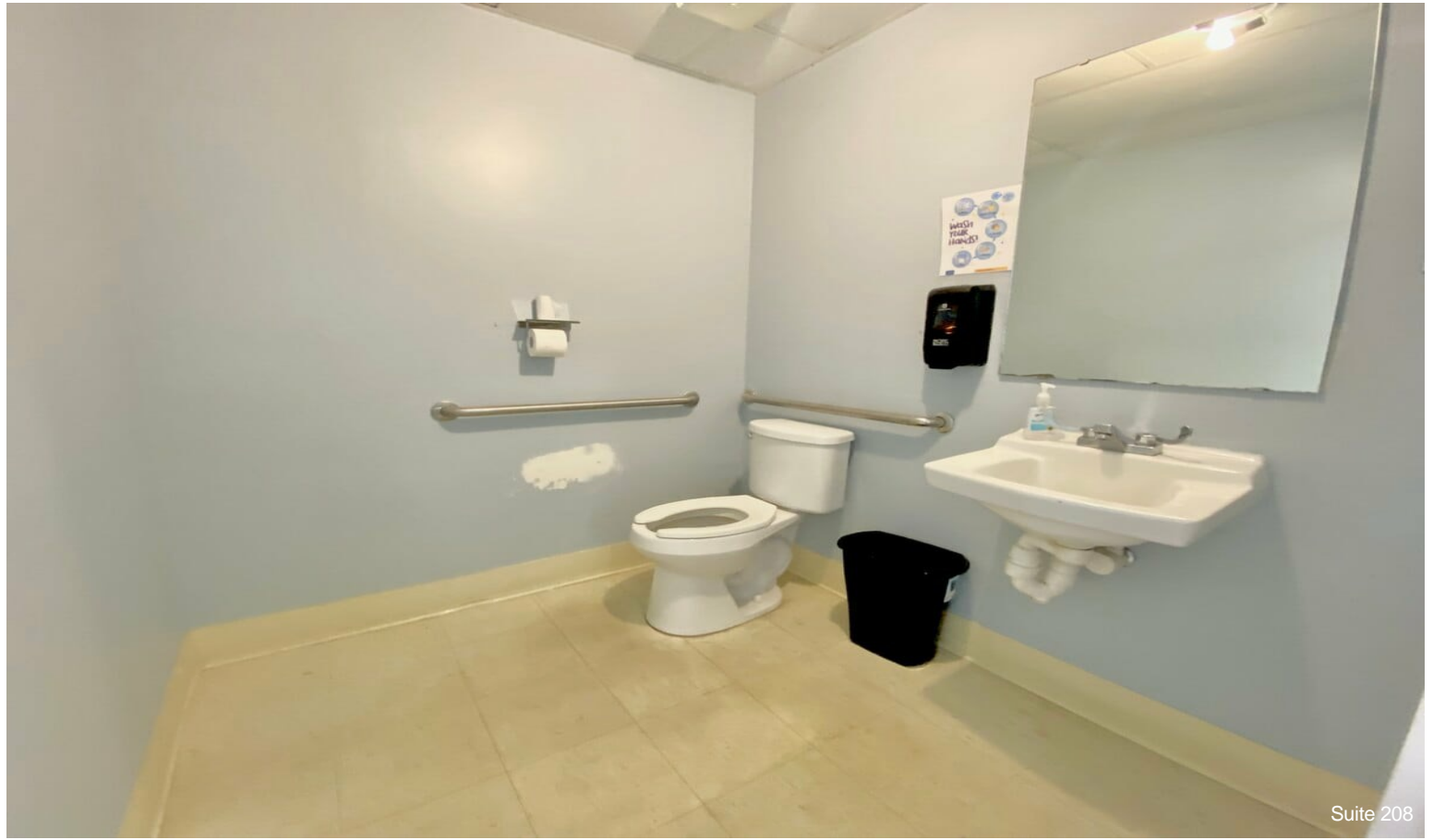


Suite 208



Suite 208

Property Photos



Property Photos



Suite 208



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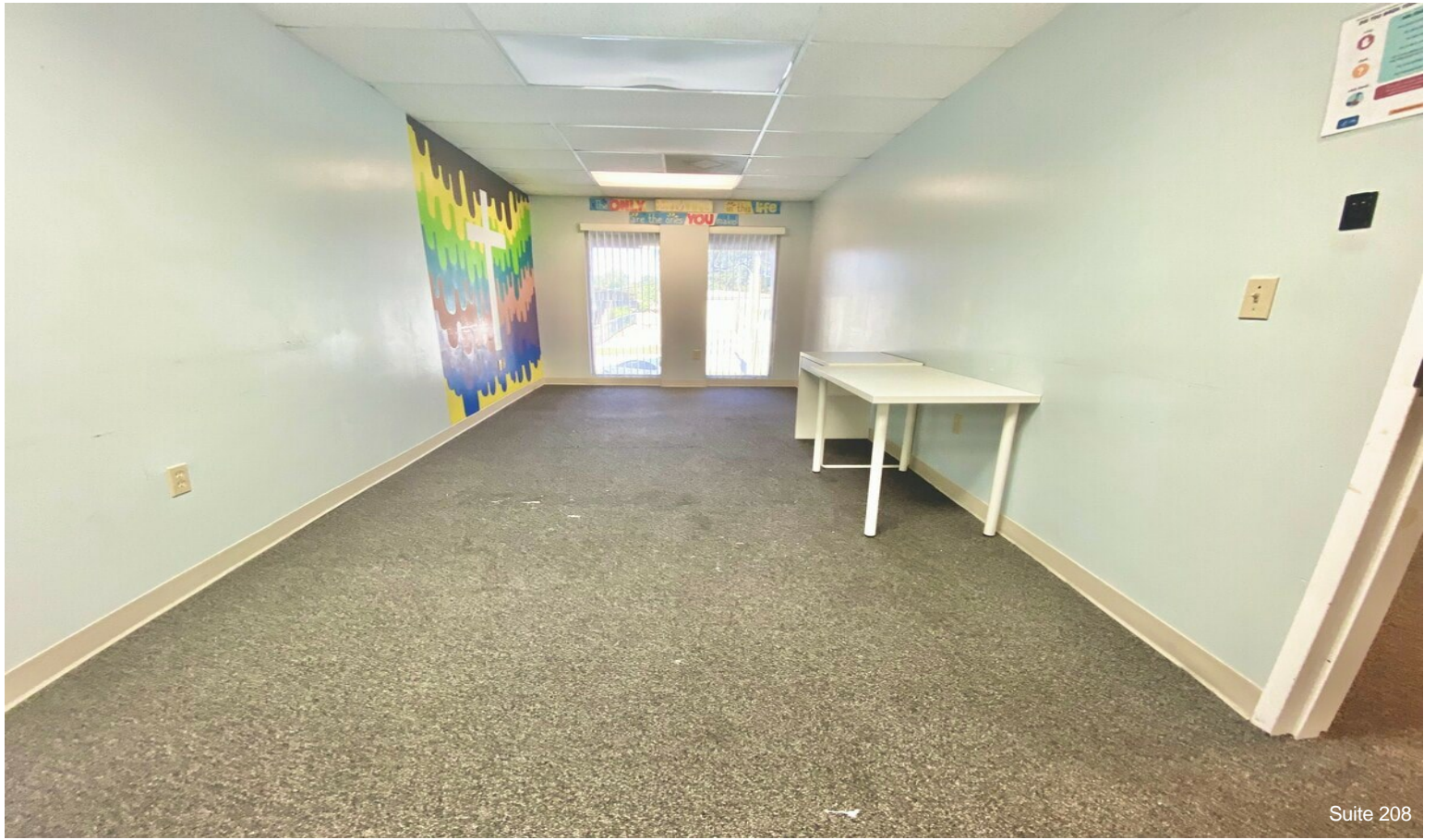
Property Photos



Property Photos



Property Photos



Suite 208