

# FLAGLER STATION

9960 NW 116<sup>th</sup> Way, Miami  
SUITE 10 - SC1



**OFFICE FOR LEASE  
5,498 SF AVAILABLE**



## ONE BUSINESS PARK ENDLESS POSSIBILITIES

Flagler Station is a strategically located, 9 million square foot campus style office, retail and industrial development, featuring beautiful lakefront views in a suburban atmosphere. Phase 1 consists of 2.5 million square feet of existing office and industrial space. Phase 2 totals 6.5 million square feet of new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

## PROPERTY HIGHLIGHTS

- ±5,498 SF Office Available
- 400 Amp, 277/480 Volt
- 3 Phase electric
- 14' Clear Height
- Fully Sprinklered
- On-site property management and security
- Established park with stabilized OPEX
- Available January 1, 2026

For more information, please contact:

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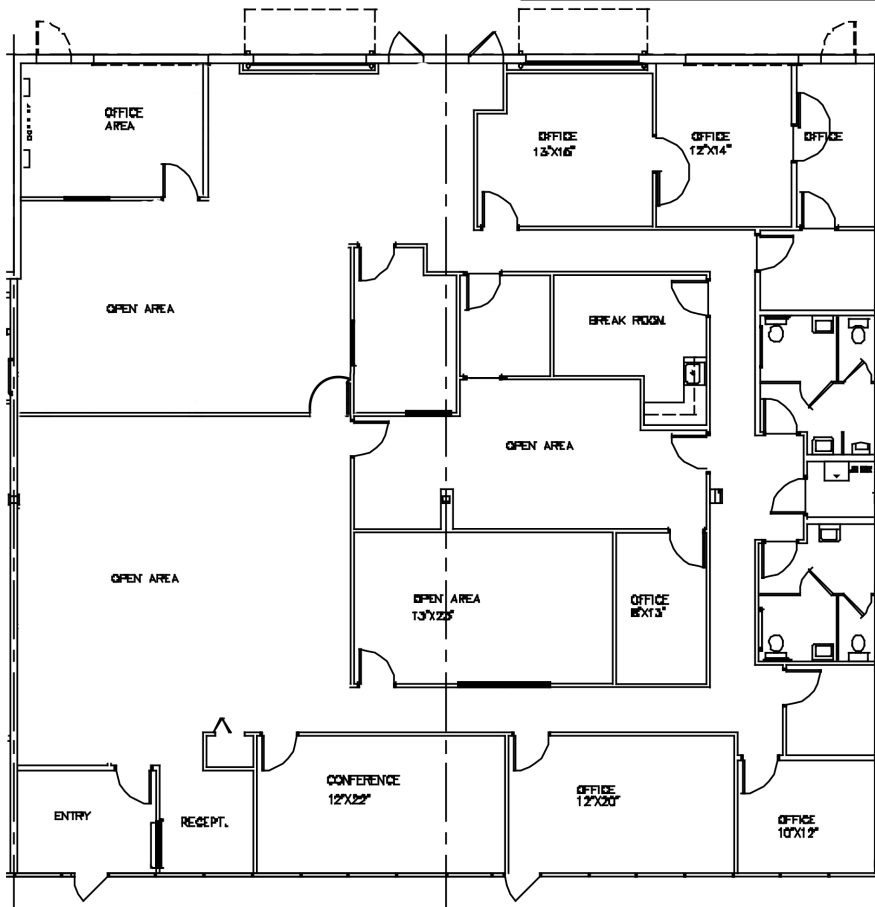
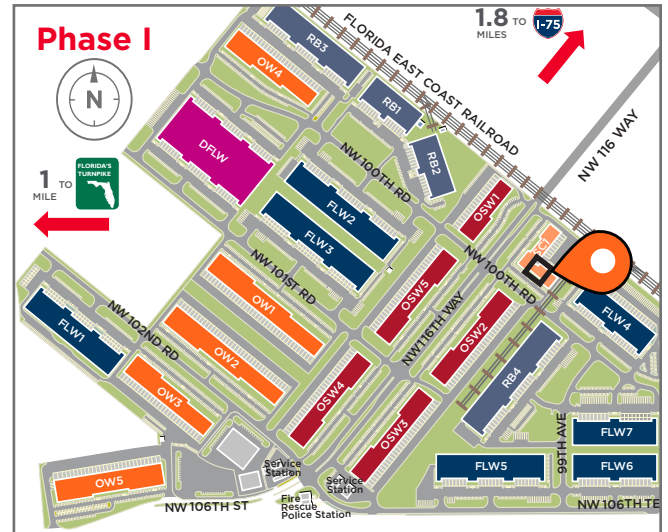
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## OFFICE FOR LEASE 5,498 SF AVAILABLE

### PROPERTY HIGHLIGHTS

TOTAL OFFICE SIZE	±5,498 SF
ELECTRIC - 3 PHASE	400 Amp, 277/480 Volt
CLEAR HEIGHT	14'
SPRINKLERS	Fully Sprinklered



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