

# FLAGLER STATION

10125 NW 116th Way, Miami  
**SUITE 16 - OSW4**



**FOR LEASE**  
**7,200 SF AVAILABLE**



## ONE BUSINESS PARK - ONE CONTACT 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

- ±5,361 SF Warehouse
- ±1,839 SF Office
- 20' Clear Height
- Fully Sprinklered
- 3 Dock Doors
- On-site Property Management/Park Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Managing Director  
+1 305 805 5427  
stuart.gordon@cushwake.com

**MATTHEW A. BITTEL, SIOR**  
Managing Director  
+1 305 805 3032  
matthew.bittel@cushwake.com

**CUSHMAN & WAKEFIELD US, INC.**

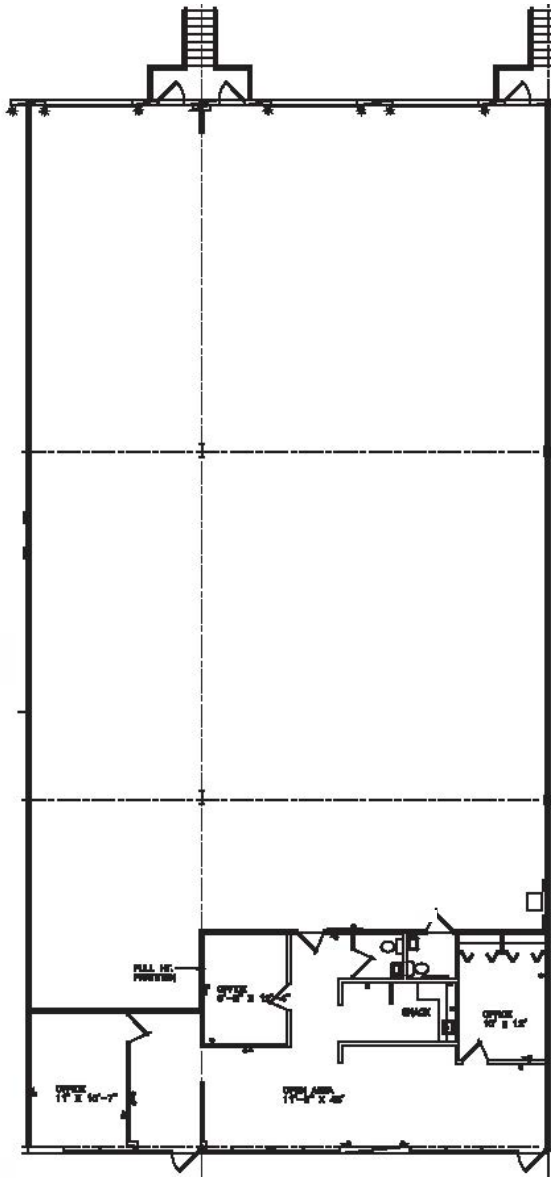
9960 NW 116 Way, Suite 2  
Medley, FL 33178

cushwakesouthfl.com | @CushWakeSouthFL

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**7,200 SF AVAILABLE**



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±7,200 SF
WAREHOUSE SIZE	±5,361 SF
OFFICE SIZE	±1,839 SF
DOCK DOORS	3
CLEAR HEIGHT	20'

## Phase I



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