

FLAGLER STATION

11701 NW 102 Road, Miami
SUITE 21 - OW2



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
11,200 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

- ±11,200 SF Available
- ±8,759 SF of Warehouse
- ±2,446 SF of Office
- 20' Clear Height
- 3 Dock Doors / 1 Ramp
- Fully Sprinklered
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

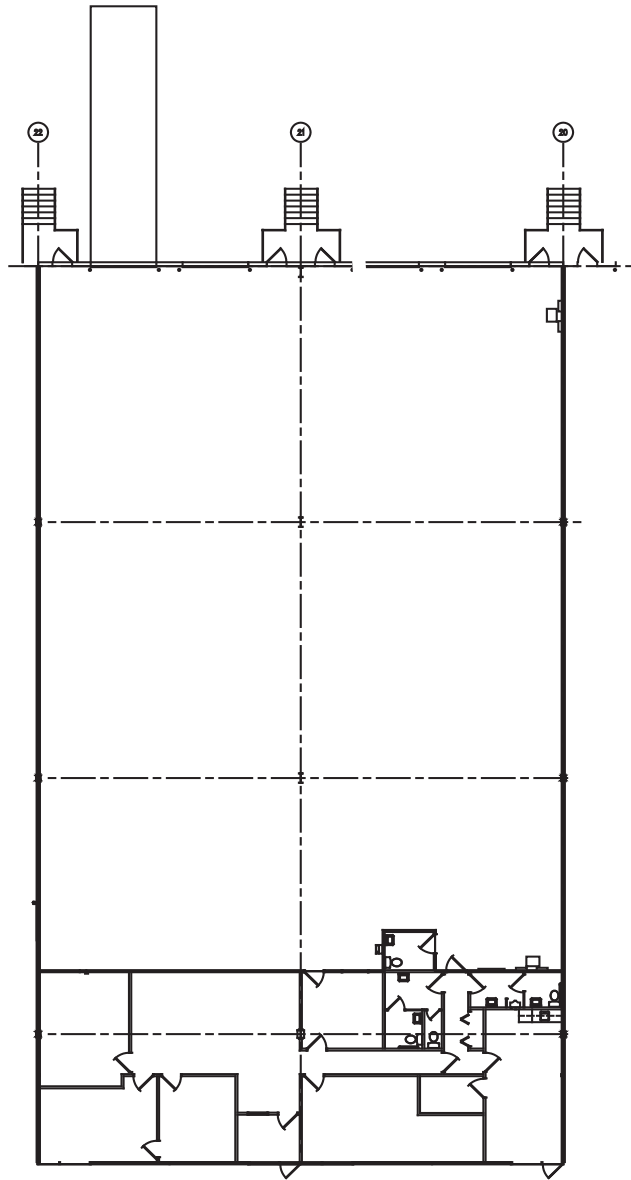
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PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±11,200 SF
WAREHOUSE SIZE	±8,759 SF
OFFICE SIZE	±2,446 SF
DOCK DOORS / RAMP	3 / 1
SPRINKLERS	Fully Sprinklered
CLEAR HEIGHT	20'



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