

FLAGLER STATION

9705 NW 108 Avenue, Miami
SUITE 1 - BUILDING 25



FOR LEASE
46,493 SF AVAILABLE



ONE BUSINESS PARK - ONE OWNER 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 development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

PROPERTY HIGHLIGHTS

- ± 46,493 SF Total
- ± 45,687 SF Warehouse
- ± 806 SF Office
- 24' Clear Height
- ESFR Sprinklers - Rear Load
- 12 Dock Doors
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available April 1, 2026

For more information, please contact:

STUART GORDON, SIOR
Executive Managing Director
+1 305 333 2919
stuart.gordon@cushwake.com

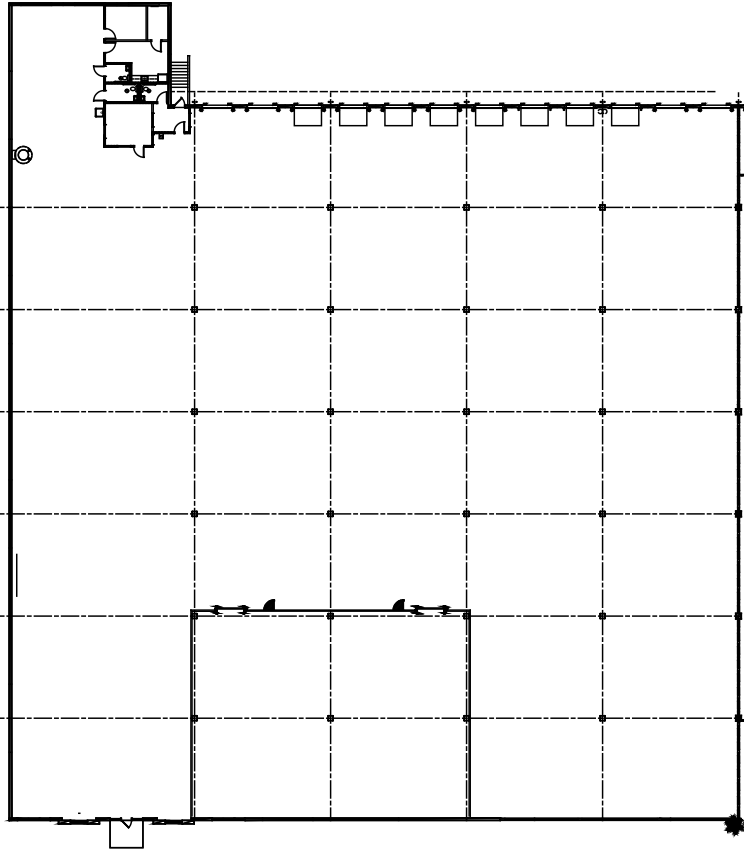
MATTHEW A. BITTEL, SIOR
Managing Director
+1 305 804 1104
matthew.bittel@cushwake.com

CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way, Suite 2
Miami, FL 33178
cushwakesouthfl.com | @CushWakeSouthFL

FLAGLER STATION

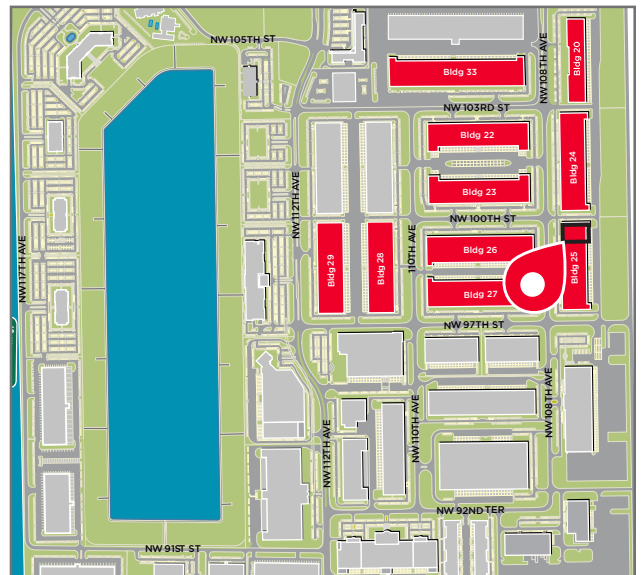
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FOR LEASE
46,493 SF AVAILABLE



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±46,493 SF
WAREHOUSE SIZE	±45,687 SF
OFFICE SIZE	±806 SF
DOCK DOORS	12
CEILING HEIGHT	24'

Phase II



For more information, please contact:

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CUSHMAN & WAKEFIELD US, INC.
 9960 NW 116TH Way, Suite 2
 Miami, FL 33178
 cushwakesouthfl.com | [Twitter](#) @CushWakeSouthFL

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