

FLAGLER STATION

10125 NW 116 Way, Miami, FL
SUITE 18 - 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

- $\pm 7,200$ SF Available
- $\pm 4,152$ SF Warehouse
- $\pm 3,048$ SF Office
- 20' Clear Height
- Fully Sprinklered
- 2 Dock Doors / 1 Ramp
- On-site Property management & security
- Established Park with stabilized OPEX
- Available September 1, 2026

For more information, please contact:

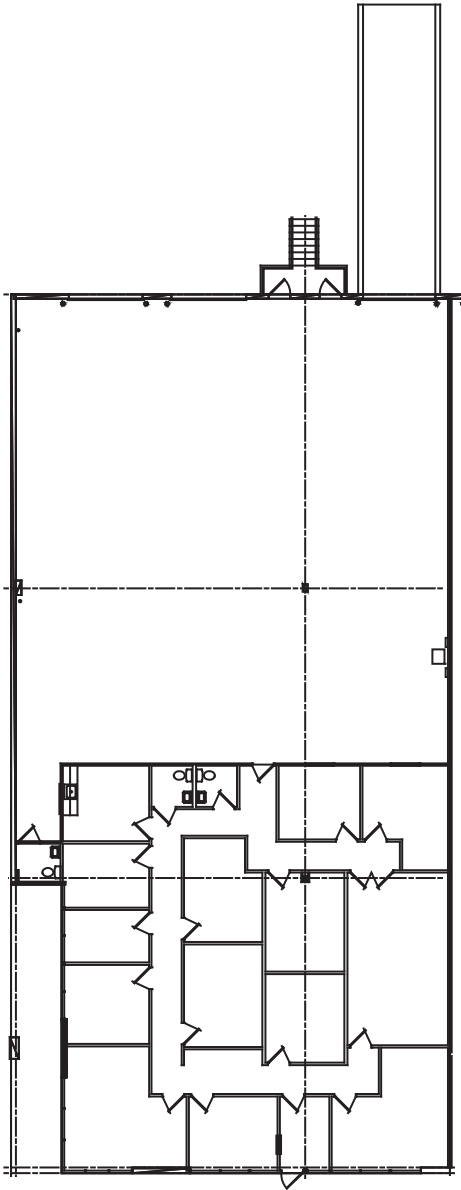
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CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
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Miami, FL 33178

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PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±7,200 SF
WAREHOUSE SIZE	±4,152 SF
OFFICE SIZE	±3,048 SF
DOCK DOORS RAMP	2 1

Phase I



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