

# FLAGLER STATION

10301 NW 108 Avenue, Miami  
SUITE 11 - OW6



**FOR LEASE**  
**46,238 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

- ±46,238 SF Available
- ±40,876 SF of Warehouse
- ±5,362 SF of Office
- 22' Clear Height
- Fully Sprinklered
- 15 Dock Doors
- 1 Ramp
- On-site Park Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

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

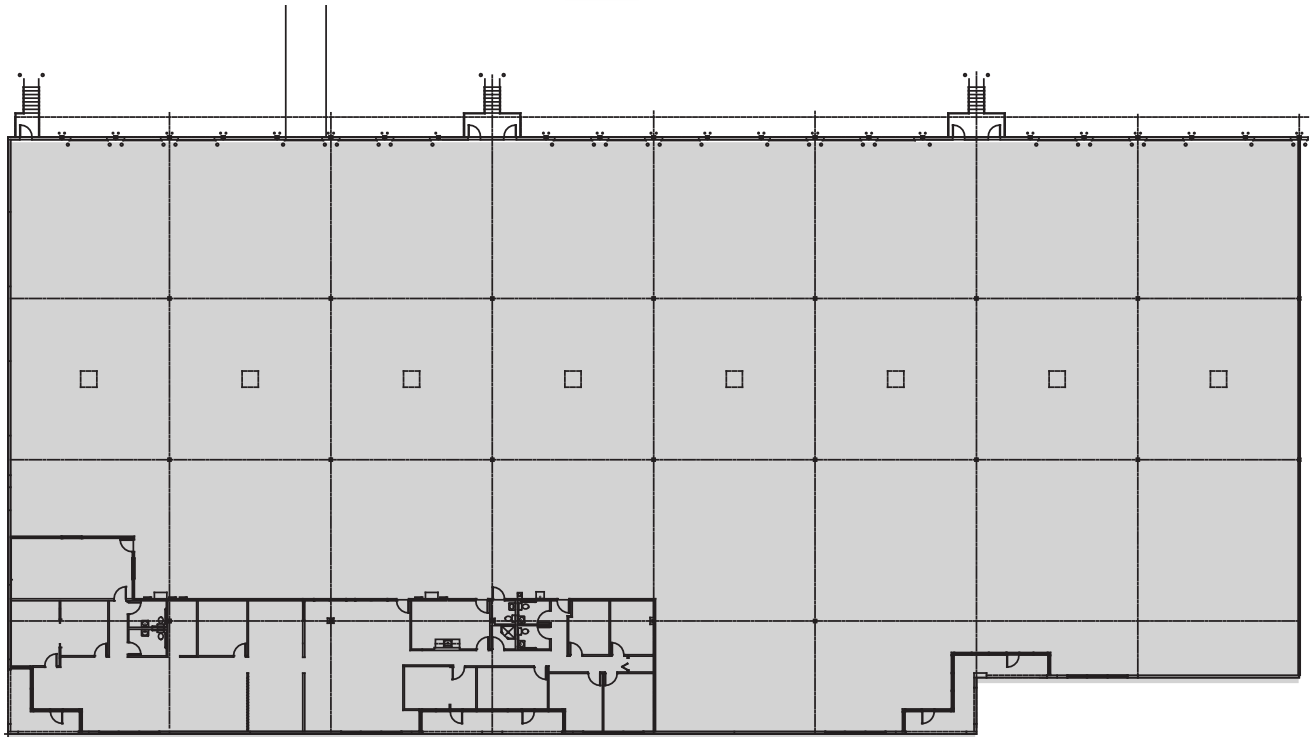
**MATTHEW A. BITTEL, SIOR**  
Managing Director  
+1 305 804 1104  
matthew.bittel@cushwake.com

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

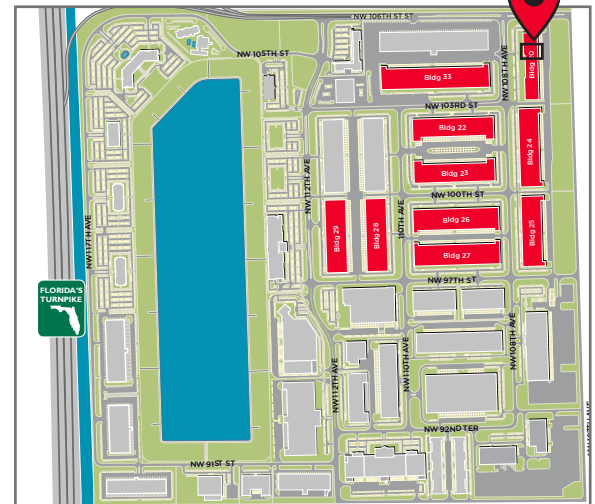
# FLAGLER STATION

10301 NW 108 Avenue, Miami  
SUITE 11 - OW6

FOR LEASE  
46,238 SF AVAILABLE



## Phase II



### PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±46,238 SF
WAREHOUSE SIZE	±40,876 SF
OFFICE SIZE	±5,362 SF
CLEAR HEIGHT	22'
DOCK DOORS	15
RAMP	1

For more information, please contact:

**STUART T. 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**  
CUSHMAN & WAKEFIELD US, INC.  
9960 NW 116TH Way | Suite 2  
Miami, FL 33178

cushwakesouthfl.com | [@CushWakeSouthFL](https://twitter.com/CushWakeSouthFL)