

# FLAGLER STATION

11701 NW 102 Road, Miami  
SUITE 21 - OW2



**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 October 1, 2025

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Managing Director  
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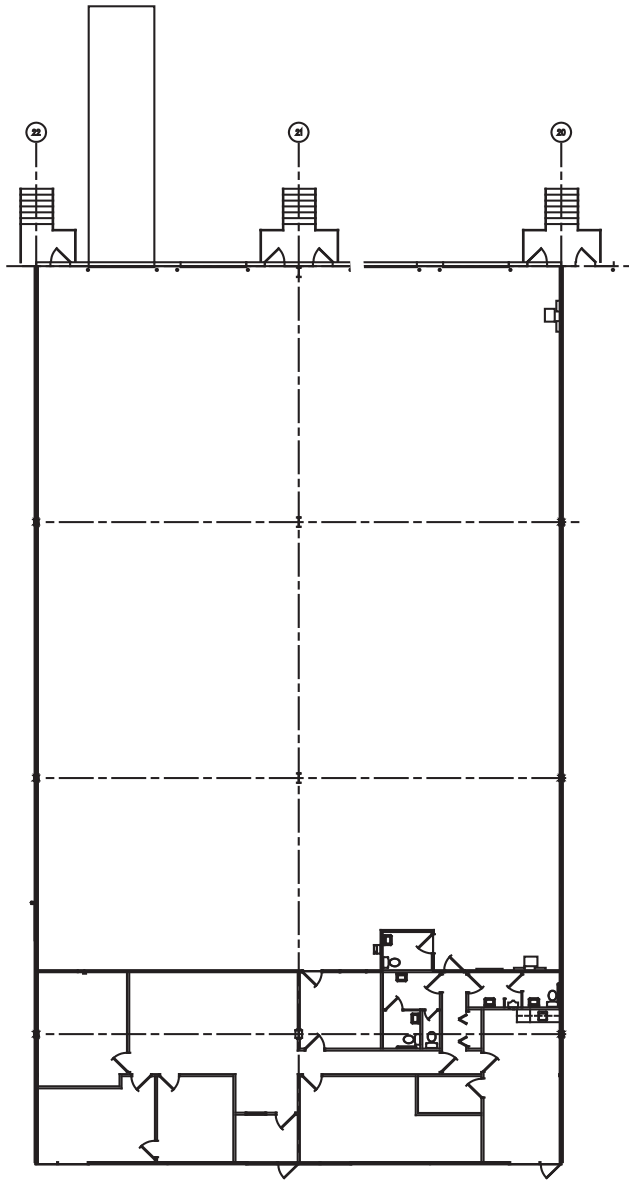
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**CUSHMAN & WAKEFIELD US, INC.**  
9960 NW 116TH Way | Suite 2  
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FOR LEASE  
11,200 SF AVAILABLE



| 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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