

# FLAGLER STATION

11825 NW 100 Road, Miami

**SUITE 4 - RB3**



**FOR LEASE**  
**39,800 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

- ±39,800 SF Available
- ±35,689 SF of Warehouse
- ±4,110 SF of Office
  - A. 1,340 SF
  - B. 2,770 SF
- 8 Dock Doors | 1 Rail Door
- 24' Clear Height
- 3 Phase Power - 277/480 - 1200 amps
- On-site Property Manager & 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

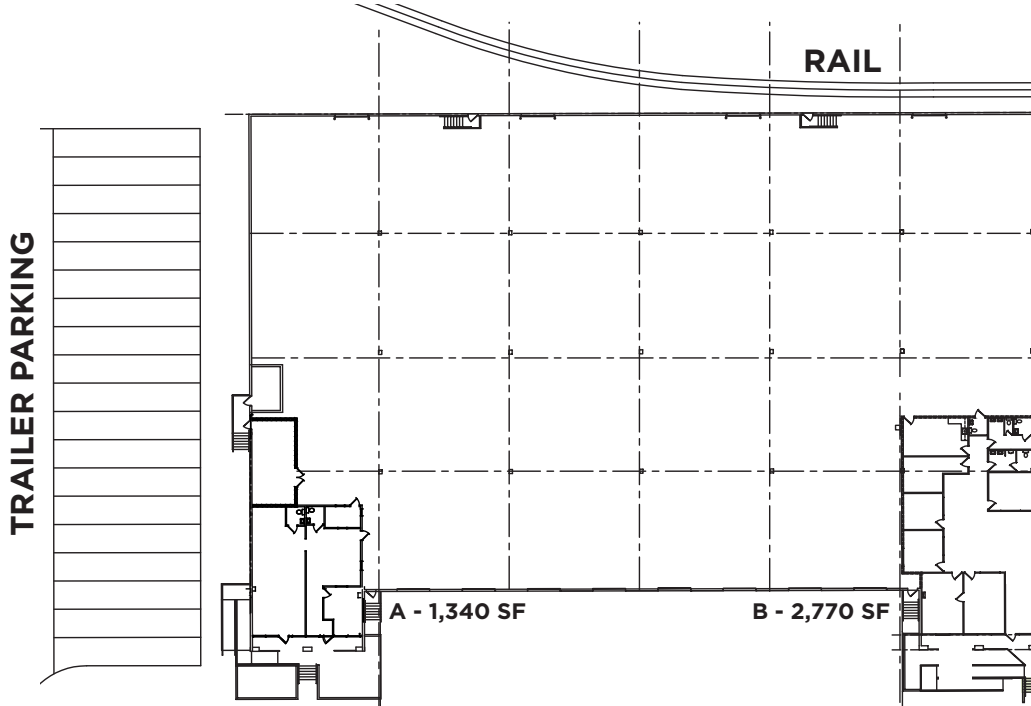
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**CUSHMAN & WAKEFIELD US, INC.**  
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39,800 SF AVAILABLE



## PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±39,800 SF
WAREHOUSE SIZE	±35,689 SF
OFFICE SIZE	4,110 SF Total A. 1,340 SF B. 2,770 SF
DOCK DOORS I RAIL	8 / 1
3 PHASE HEAVY POWER	277/480 - 1200 amps



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