

# FLAGLER STATION

9705 NW 108 Avenue, Miami  
**SUITE 10/18 - BUILDING 25**



**FOR LEASE**  
**88,518 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 development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

## PROPERTY HIGHLIGHTS

- ± 88,518 SF Total
- ± 82,331 SF Warehouse
- ± 6,187 SF Office
- 24' Clear Height
- ESFR Sprinklers
- 22 Dock Doors & 1 Ramp
- On-Site Property Management & Security
- Established Park with Stabilized OPEX
- Available April 1, 2025

For more information, please contact:

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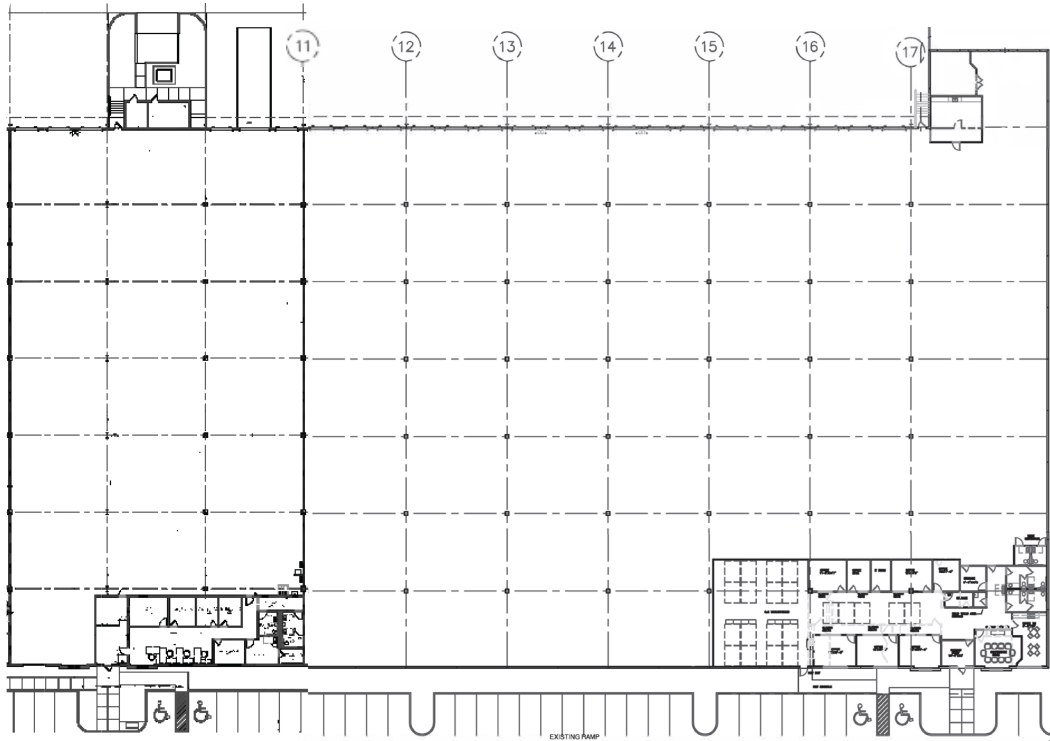
**CUSHMAN & WAKEFIELD US, INC.**  
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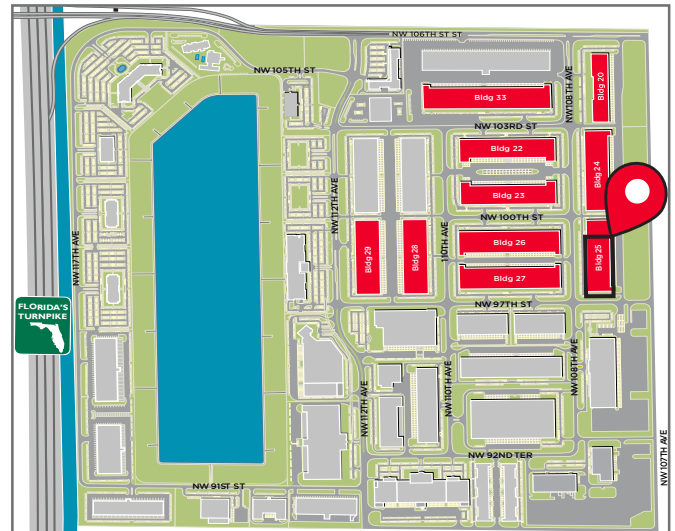
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## FLOOR PLAN



## Phase II



### PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±88,518 SF
WAREHOUSE SIZE	±82,331 SF
OFFICE SIZE	±6,187 SF
DOCK DOORS/RAMP	22 / 1

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