

# FLAGLER STATION

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



**FOR LEASE**  
**25,225 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

- ± 25,225 SF Total
- ± 22,935 SF Warehouse
- ± 2,290 SF Office
- 24' Clear Height
- ESFR Sprinklers
- 5 Dock Doors & 1 Ramp
- 1 Oversized Door (W 12', H 14', L 40')
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available April 1, 2025

For more information, please contact:

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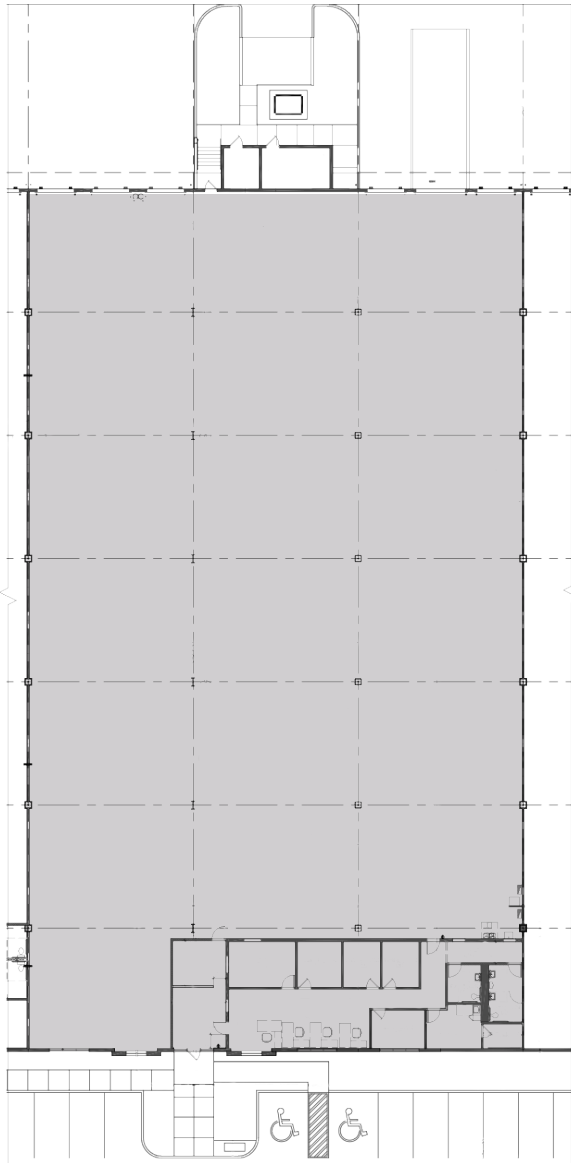
**CUSHMAN & WAKEFIELD US, INC.**  
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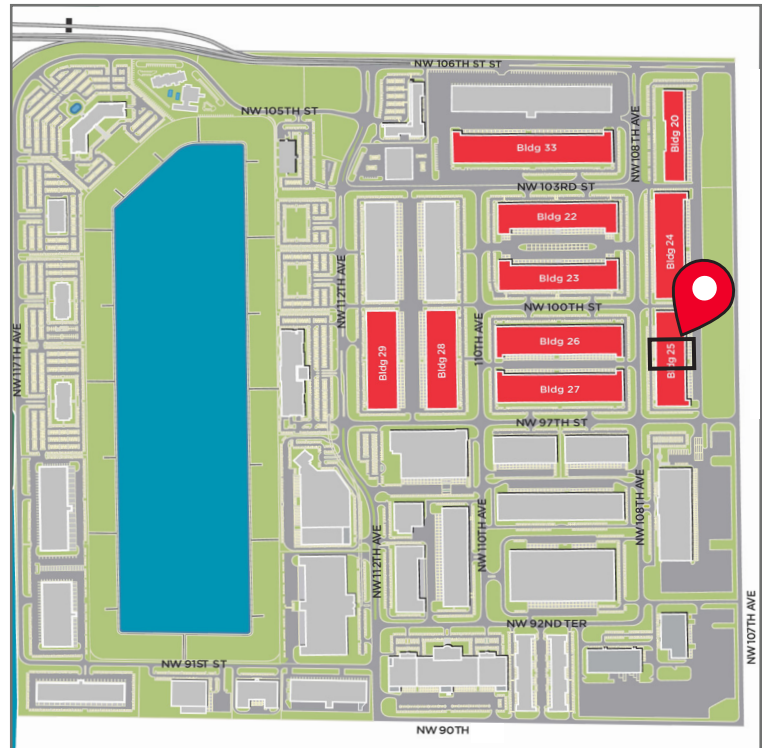
## Floor Plan



## PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±25,225 SF
WAREHOUSE SIZE	±22,935 SF
OFFICE SIZE	±2,290 SF
DOCK DOORS/RAMP	5 / 1
OVERSIZED DOOR	1 - W 12', H 14', L 40'

## Phase II



For more information, please contact:

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