

FLAGLER STATION

9955 NW 116 Way, Miami
SUITE 5 - OSW1



FOR LEASE
8,850 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

- ±8,850 SF Total Available
- ±7,262 SF Warehouse
- ±1,588 SF Office
- 20' Clear Height
- Fully Sprinklered
- 3 Dock Doors
- On-site Property management & security
- Established park with stabilized OPEX
- Available Immediately

For more information, please contact:

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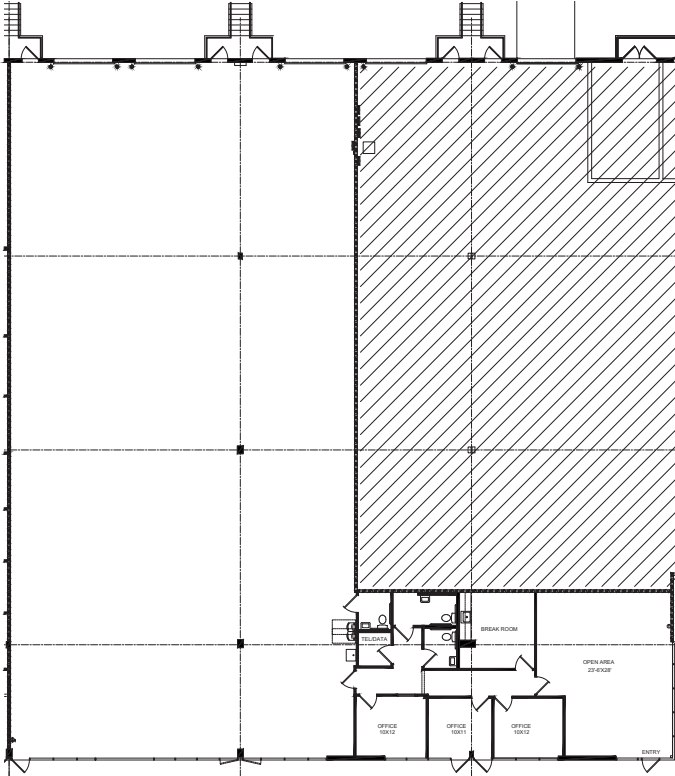
CUSHMAN & WAKEFIELD US, INC.
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8,850 SF AVAILABLE

FLOOR PLAN



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±8,850 SF
WAREHOUSE SIZE	±7,262 SF
OFFICE SIZE	±1,588 SF
DOCK DOORS	3
CLEAR HEIGHT	20'



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