

FLAGLER STATION

9705 NW 108 Avenue, Miami
SUITE 18 - BUILDING 25



FOR LEASE
63,293 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 development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

PROPERTY HIGHLIGHTS

- ± 63,293 SF Total
- ± 57,837 SF Warehouse
- ± 5,456 SF Office
- 24' Clear Height
- ESFR Sprinklers
- 17 Dock Doors & 1 Ramp
- On-Site Property Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

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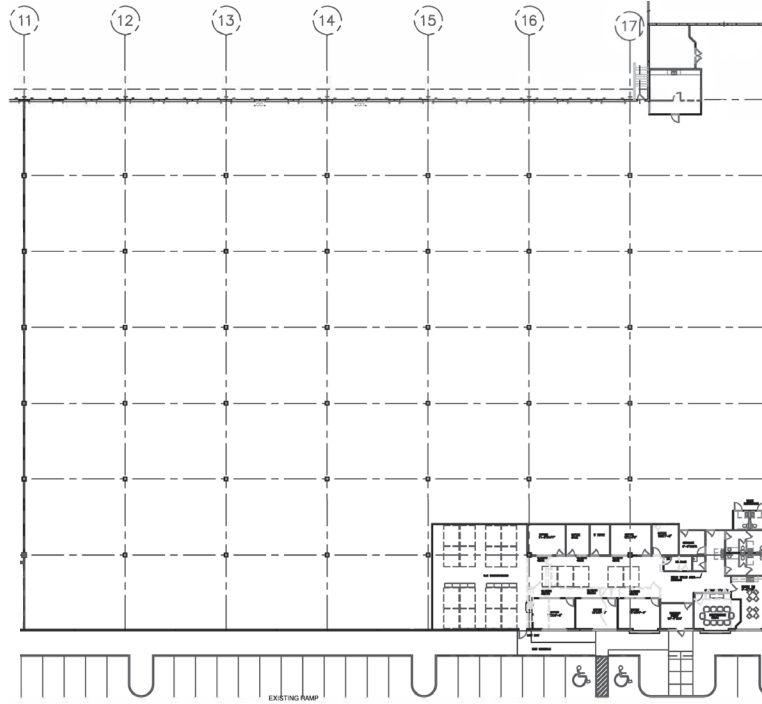
CUSHMAN & WAKEFIELD US, INC.
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FLAGLER STATION

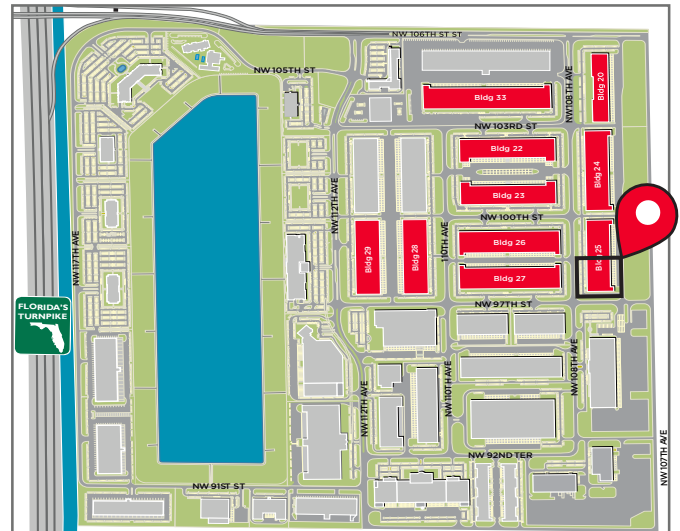
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FLOOR PLAN



Phase II



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±63,293 SF
WAREHOUSE SIZE	±57,837 SF
OFFICE SIZE	±5,456 SF
DOCK DOORS/RAMP	17 / 1

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