

FLAGLER STATION

9960 NW 116th Way, Miami
SUITE 4 - SC1



**SUBLEASE
2,740 SF AVAILABLE**



ONE 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

- ±2,740 SF Sublease Available
- ±827 SF Warehouse
- ±1,913 SF Office
- Fully Sprinklered
- On-site Property Management/Security
- Established Park with Stabilized OPEX
- Sublease thru July 31, 2028
- Available Immediately

For more information, please contact:

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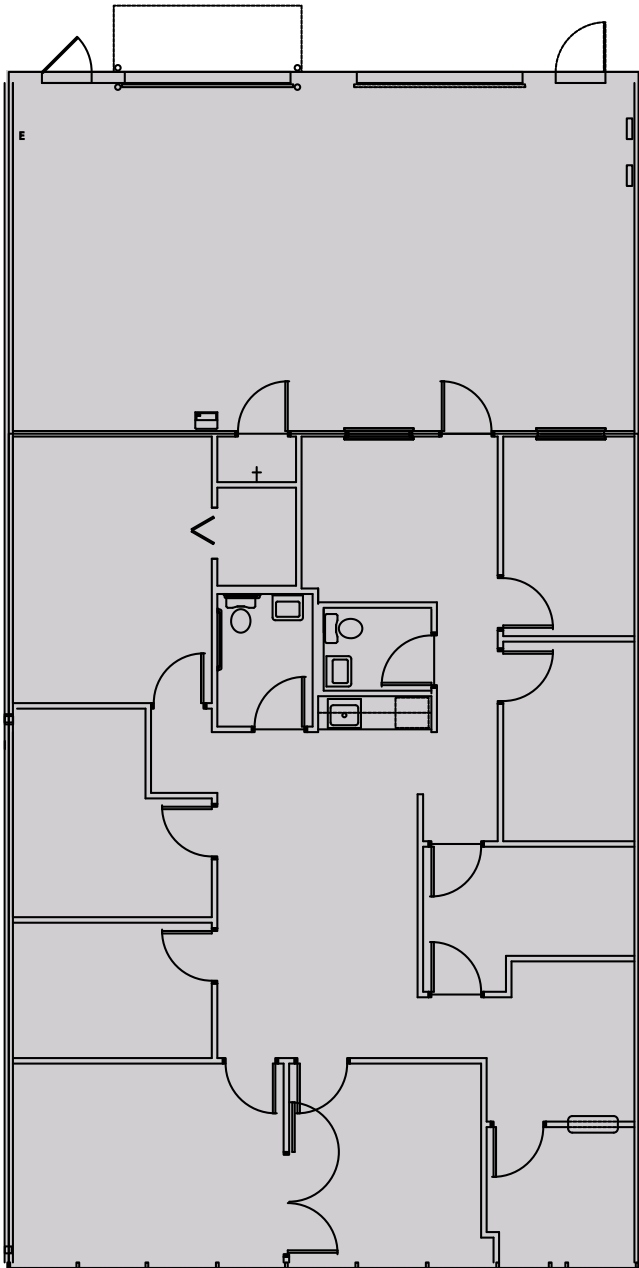
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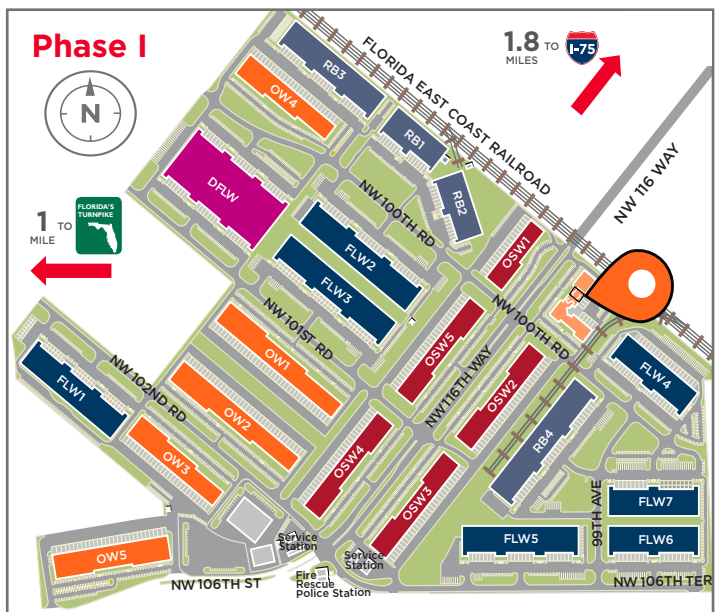
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**SUBLEASE
2,740 SF AVAILABLE**



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	2,740 SF
WAREHOUSE SIZE	827 SF
OFFICE SIZE	1,913 SF
SPRINKLERS	Fully Sprinklered
CLEAR HEIGHT	14'
SUBLEASE EXPIRATION	07/31/2028



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