

FLAGLER STATION

11411 NW 107 Street, Miami
SUITE 13 - BUILDING 6



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
15,183 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

- 15,183 SF Available
- 13,203 SF Warehouse
- 1,980 SF Office
- 30' Clear Height
- ESFR Sprinklers
- 5 Dock Doors & 1 Ramp
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

STUART GORDON, SIOR
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MATTHEW A. BITTEL, SIOR
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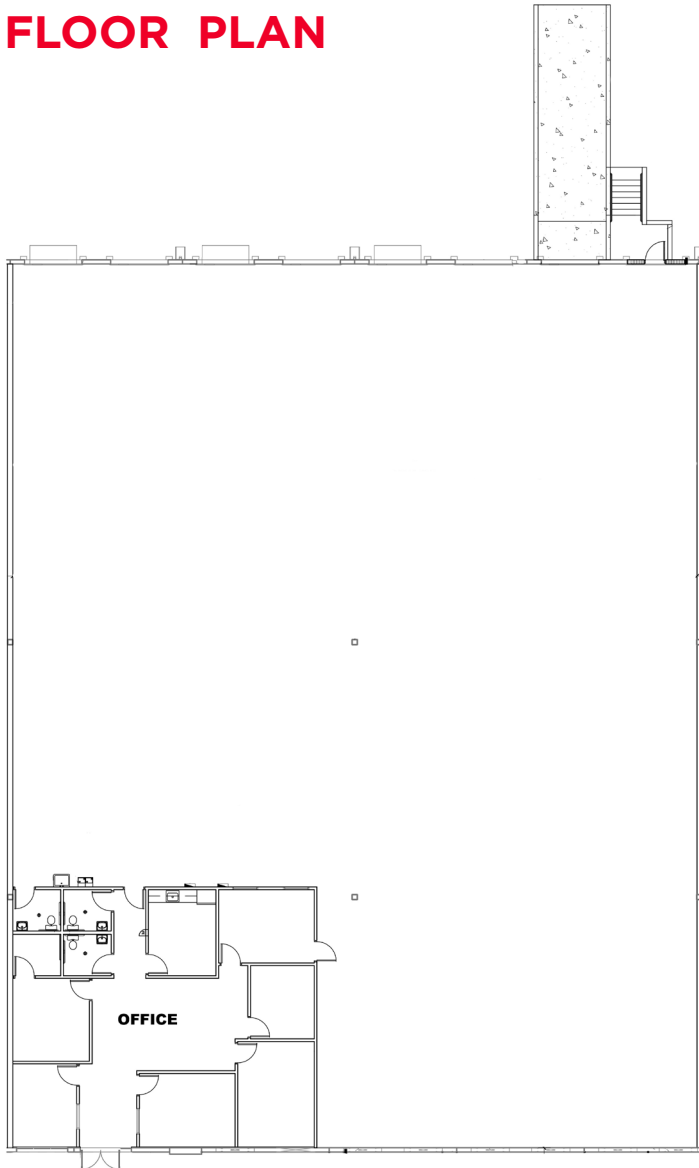
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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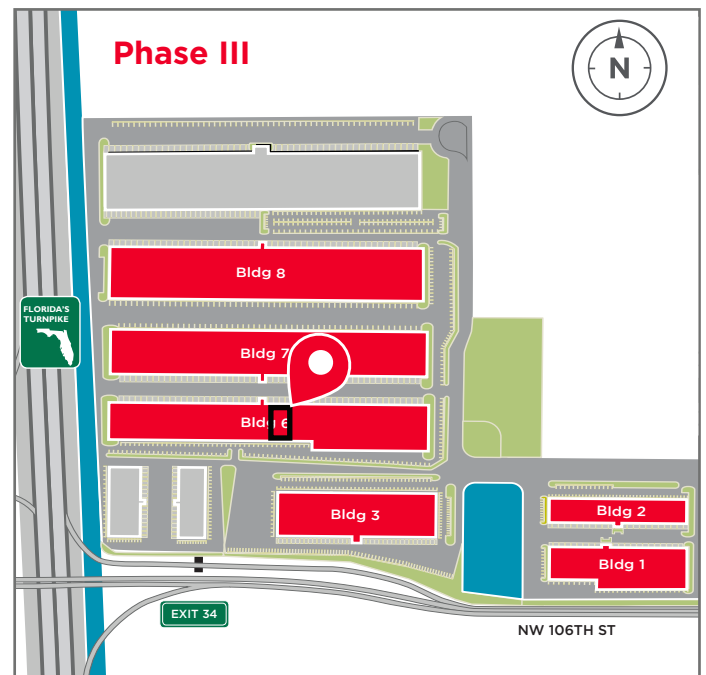
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FLOOR PLAN



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	15,183 SF
WAREHOUSE SIZE	13,203 SF
OFFICE SIZE	1,980 SF
DOCK DOORS / RAMPS	5/1



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