

# FLAGLER STATION

9955 NW 116 Way, Miami  
**SUITE 6 - OSW1**



**FOR LEASE**  
**13,120 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

- ±13,120 SF Available
- ±10,998 SF Warehouse
- ±2,122 SF Office
- 20' Clear Height
- Fully Sprinklered
- 5 Dock Doors
- 1 Ramp
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available July 1, 2025

For more information, please contact:

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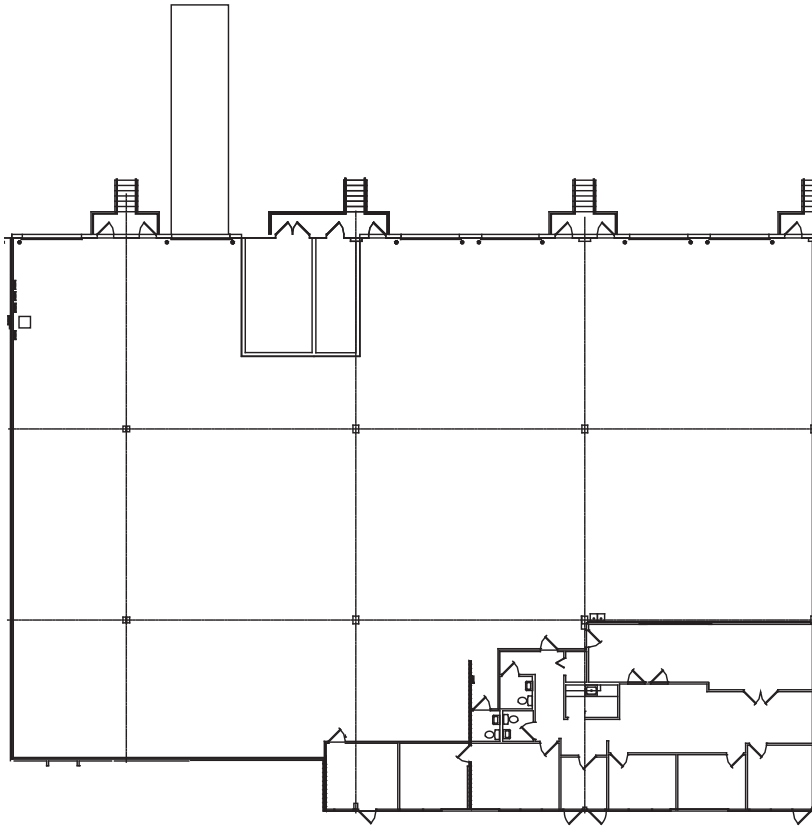
**CUSHMAN & WAKEFIELD US, INC.**  
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## FLOOR PLAN



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±13,120 SF
WAREHOUSE SIZE	±10,998 SF
OFFICE SIZE	±2,122 SF
DOCK DOORS / RAMP	5 / 1
CLEAR HEIGHT	20'

## Phase I



For more information, please contact:

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