

FLAGLER STATION

9851 NW 106 Street, Miami
SUITE 3 - FLW6



CUSHMAN &
WAKEFIELD

FOR LEASE
65,793 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

- 65,793 SF Total Available
- 61,771 SF of Warehouse
- 4,022 SF of Total Office
- 22' Clear Height
- 21 Dock Doors
- ESFR Sprinklers
- On-site property management & security
- Established park with stabilized OPEX
- Available Immediately

For more information, please contact:

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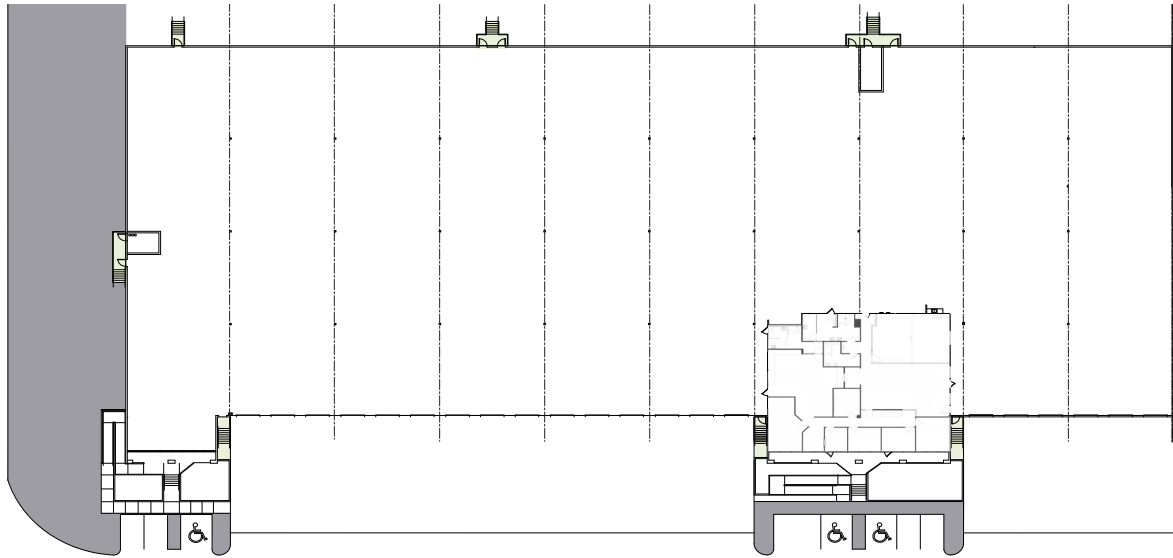
CUSHMAN & WAKEFIELD US, INC.
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9851 NW 106 Street, Miami
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FOR LEASE
65,793 SF AVAILABLE



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±65,793 SF
WAREHOUSE SIZE	±85,097 SF
OFFICE SIZE	±4,022 SF
CLEAR HEIGHT	22'
DOCK DOORS / RAMP	21 / 0



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