

FLAGLER STATION

9705 NW 108 Avenue, Miami
SUITE 10/18 - BUILDING 25



FOR LEASE
88,518 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

- ± 88,518 SF Total
- ± 80,772 SF Warehouse
- ± 7,746 SF Office
- 24' Clear Height
- ESFR Sprinklers
- 22 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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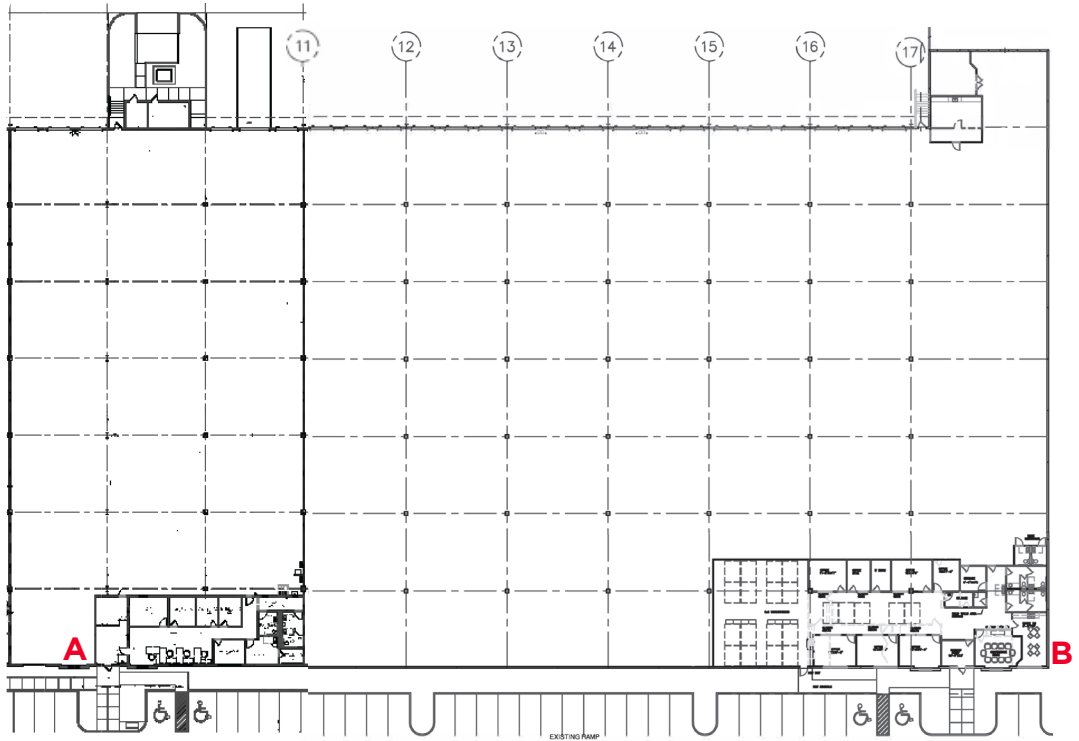
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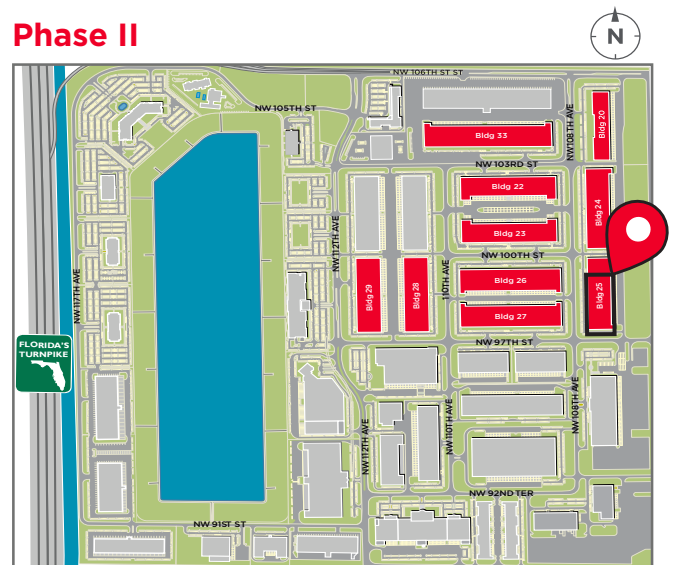
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FLOOR PLAN



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±88,518 SF
WAREHOUSE SIZE	±80,772 SF
OFFICE SIZE	Total: ±7,746 SF A. 2,290 SF B. 5,456 SF
DOCK DOORS/RAMP	22 / 1

Phase II



For more information, please contact:

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