

FLAGLER STATION

10050 NW 116 Way, Miami
SUITE 11 - OSW2



FOR LEASE
4,000 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

- ±4,000 SF Available
- ±2,372 SF of Warehouse
- ±1,628 SF of Office
- 20' Clear Height
- Fully Sprinklered
- 1 Dock Door / 1 Ramp
- 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.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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This architectural floor plan depicts a large hall, likely a theater or a lecture hall, oriented horizontally. The top edge of the plan features a long wall with several small, rectangular openings or windows. On the left side, there is a staircase leading up to a small platform or stage area. The main body of the hall is a large, open rectangular space. In the bottom right corner, there is a small, square room, possibly a restrooms or a storage room. Along the bottom edge, there is a long, narrow rectangular area, which could be a stage or a seating area. The plan is drawn with simple black lines on a white background, with no text or labels.

TOTAL AVAILABLE	±4,000 SF
WAREHOUSE SIZE	±2,372 SF
OFFICE SIZE	±1,628 SF
CLEAR HEIGHT	20'
DOCK DOOR	1
RAMP	1



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