

FLAGLER STATION

11200 NW 107 Street, Miami
SUITE 6 - BDG 2 - Phase III



FOR LEASE
±22,819 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

- ±22,819 SF Available
- ±20,351 SF Warehouse
- ±2,468 SF Office
- 30' Clear Height
- Fully Sprinklered - ESFR
- 10 Dock Doors / 1 Ramp
- On-site Park Management & Security
- Established Park with Stabilized OPEX
- Available October 1, 2026

For more information, please contact:

STUART GORDON, SIOR
Executive Managing Director
+1 305 333 2919
stuart.gordon@cushwake.com

MATTHEW A. BITTEL, SIOR
Executive Director
+1 305 333 2919
matthew.bittel@cushwake.com

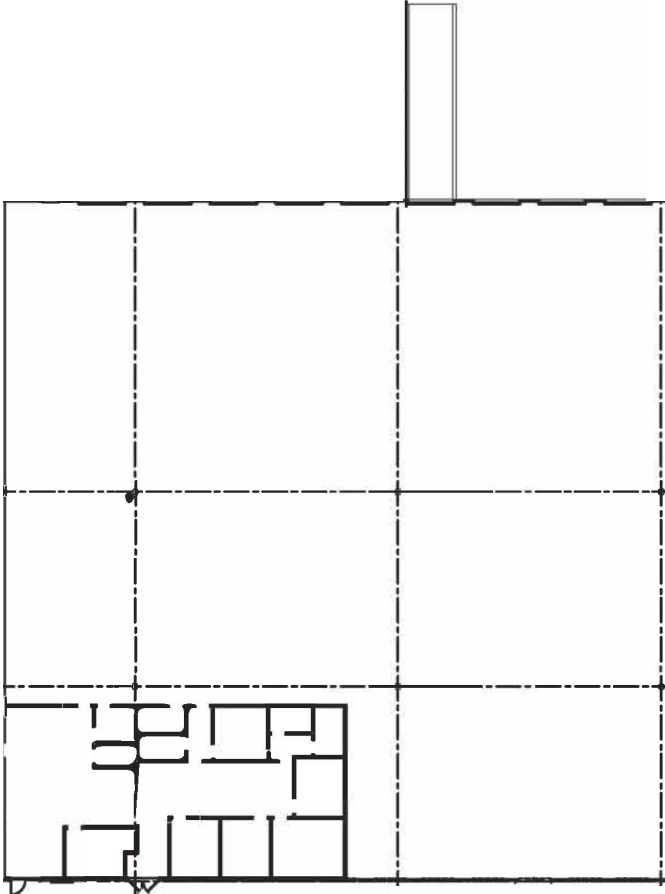
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

FLAGLER STATION

11200 NW 107 Street, Miami
SUITE 6 - BDG 2 - Phase III

FOR LEASE
±22,819 AVAILABLE

Floor Plan



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±22,819 SF
WAREHOUSE SIZE	±20,351 SF
OFFICE SIZE	±2,468 SF
DOCK DOORS / RAMPS	10/1
CLEAR HEIGHT	30'
SPRINKLERS	ESFR

Phase III



For more information, please contact:

STUART GORDON, SIOR
Executive Managing Director
+1 305 333 2919
stuart.gordon@cushwake.com

MATTHEW A. BITTEL, SIOR
Executive Director
+1 305 804 1104
matthew.bittel@cushwake.com

CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.