

FLAGLER STATION

10801 NW 103rd Street, Miami
SUITE 11 - BUILDING 33



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
90,720 SF AVAILABLE**



ONE BUSINESS PARK - ONCE 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

- ±87,616 SF Warehouse
- ±3,104 SF Office
- 17 Dock Doors
- 30' Clear Height
- 15 Mechanical Pit Levelers
- 5 Additional Knock-out Panels
- 54x40 Column Spacing
- ESFR Sprinklers
- Building Depth 280' - Rear Load
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available Immediately

For more information, please contact:

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

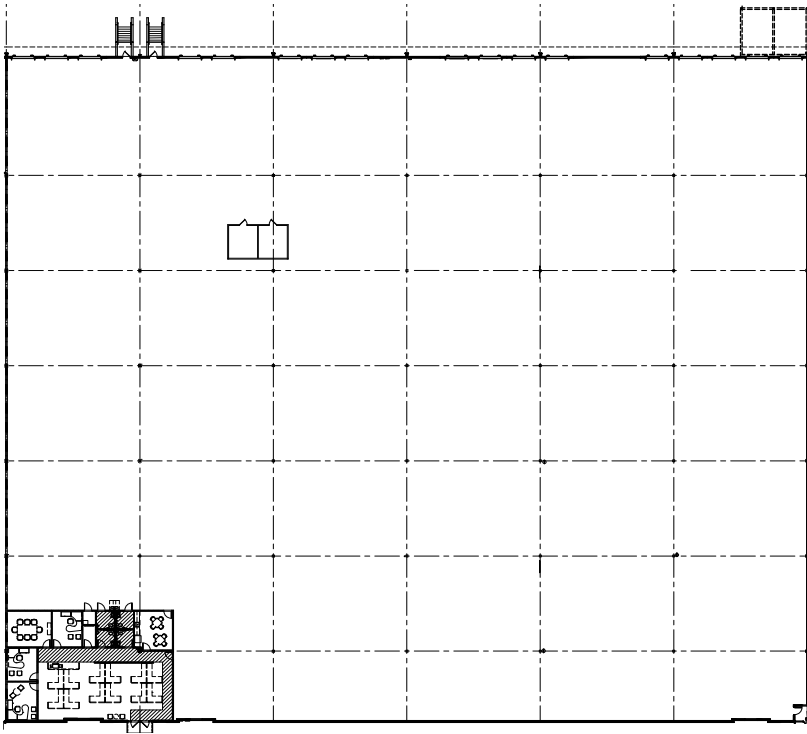
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CUSHMAN & WAKEFIELD US, INC.
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Miami, FL 33178

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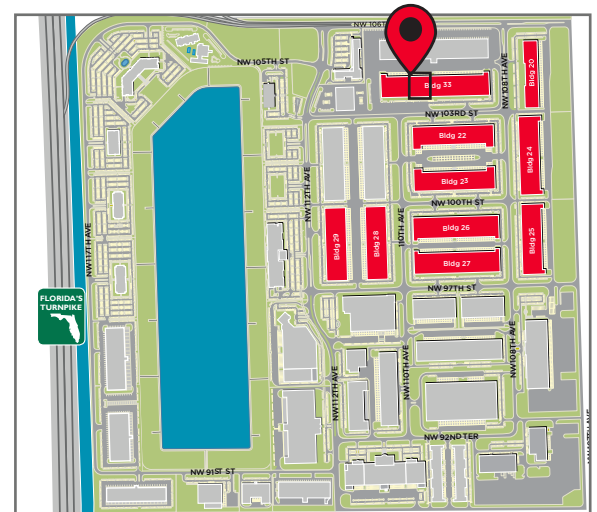
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PROPERTY HIGHLIGHTS

WAREHOUSE SIZE	±87,616 SF
OFFICE SIZE	±3,104 SF
DOCK DOORS	17
CEILING HEIGHT	30'
SPRINKLERS	ESFR
COLUMN SPACING	54x40
BUILDING DEPTH	280' - Rear load
NOTES	5 Pit levelers 5 Knock-out panels

Phase II



For more information, please contact:

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