

FLAGLER STATION

9960 NW 116th Way, Miami
SUITE 3 - SC1



**OFFICE/FLEX
3,332 SF AVAILABLE**



ONE 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

- ±3,332 SF Office Available
- 100% A/C Office/Flex Space
- Fully Sprinklered
- 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

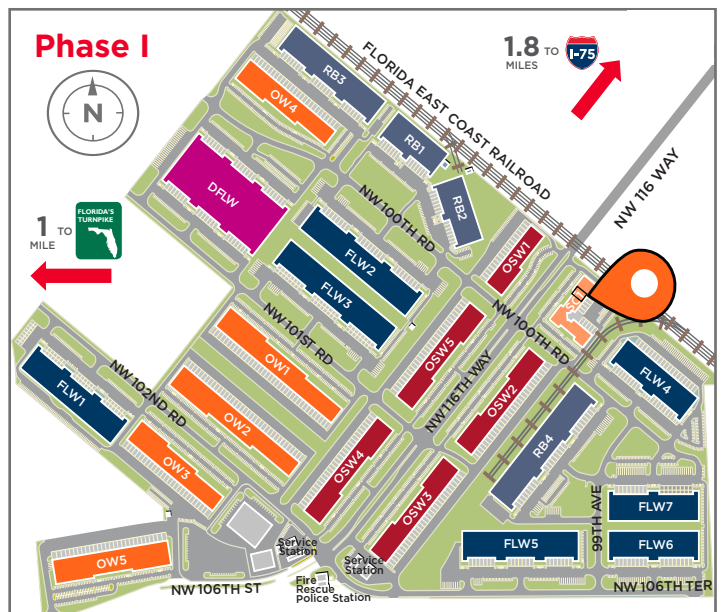
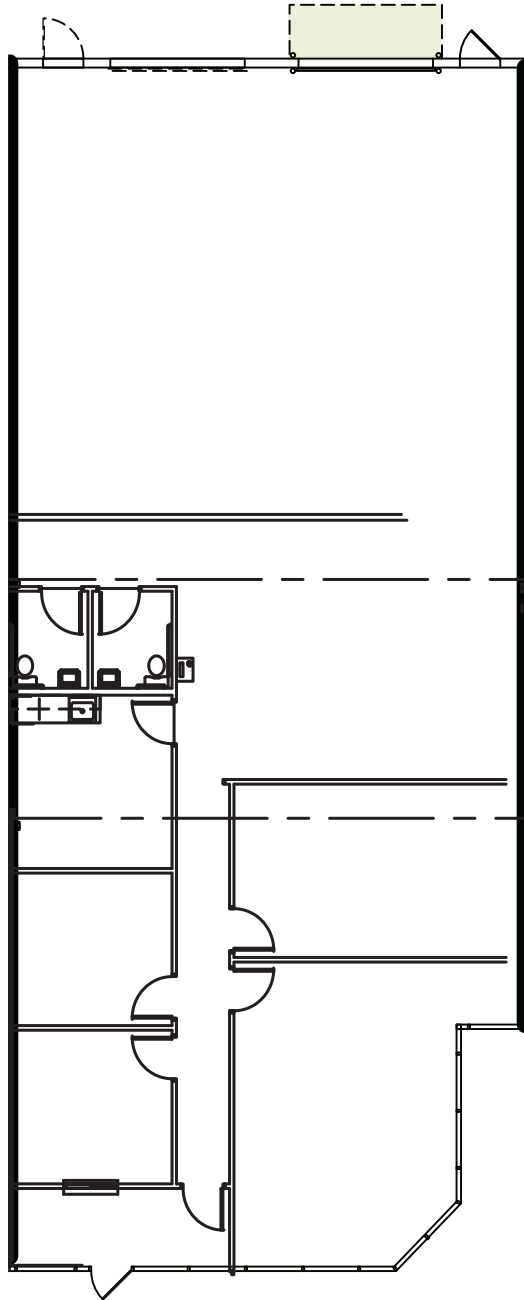
MATTHEW A. BITTEL, SIOR
Executive Director
+1 305 804 1104
matthew.bittel@cushwake.com

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

FLAGLER STATION

9960 NW 116th Way, Miami
SUITE 3 - SC1

OFFICE/FLEX
3,332 SF AVAILABLE
100% AIR CONDITIONED



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.