

# FLAGLER STATION

11200 NW 107 Street, Miami  
**SUITE 8 - BDG 2 - PHASE III**



**FOR LEASE**  
**19,016 SF AVAILABLE**



## ONE BUSINESS PARK - ONE OWNER 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

- ±19,016 SF Available
- ±17,823 SF of Warehouse
- ±1,193 SF of Office
- 30' Clear Height
- 6 Dock Doors / 1 Ramp
- ESFR Sprinkler System
- On-site Park Management & Security
- Established Park with Stabilized OPEX
- Available: February 1, 2027

For more information, please contact:

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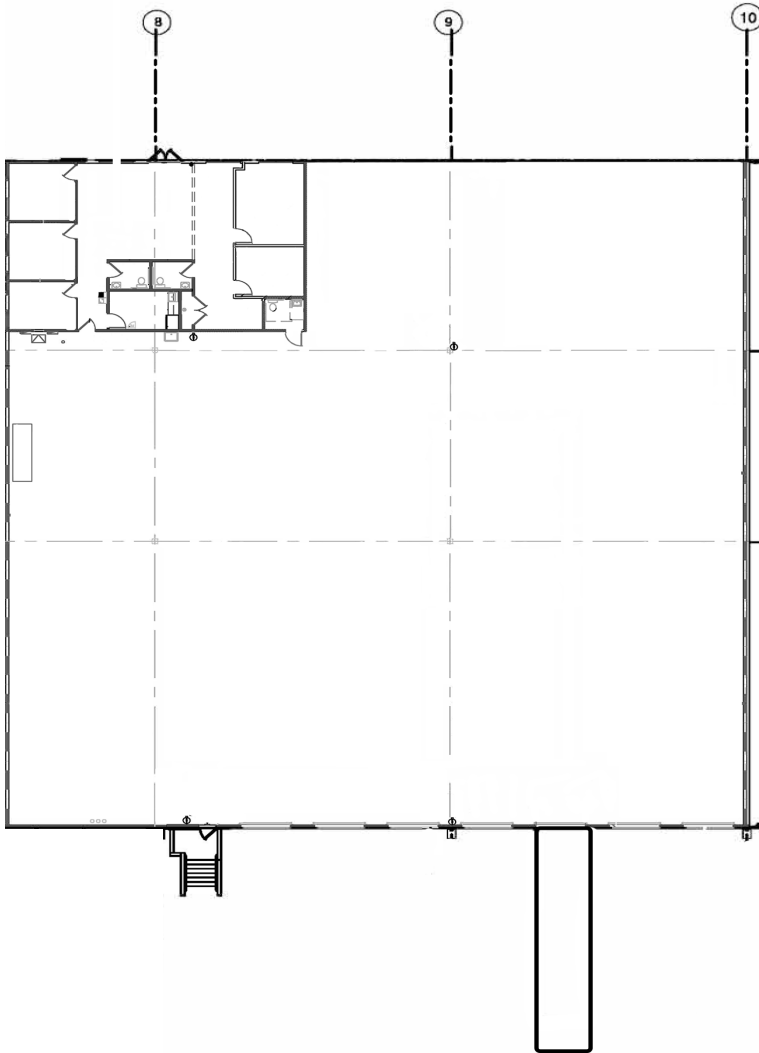
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**CUSHMAN & WAKEFIELD US, INC.**  
9960 NW 116TH Way  
Suite 2  
Miami, FL 33178

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**FOR LEASE**  
**19,016 SF AVAILABLE**



## PROPERTY HIGHLIGHTS

|                 |            |
|-----------------|------------|
| TOTAL AVAILABLE | ±19,016 SF |
| WAREHOUSE SIZE  | ±17,823 SF |
| OFFICE SIZE     | ±1,193 SF  |
| DOCK DOORS/RAMP | 6/1        |
| CLEAR HEIGHT    | 30'        |
| FIRE SPRINKLERS | ESFR       |

## Phase III



For more information, please contact:

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