

FLAGLER STATION

11200 NW 107 Street, Miami
SUITE 1 - BDG 2 - PHASE III



FOR LEASE
24,692 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

- ±24,692 SF Available
- ±22,492 SF Warehouse
- ±2,200 SF Office
- 30' Clear Height
- Fully Sprinklered - ESFR
- 10 Dock Doors / 1 Ramp
- On-site Park Management & Security
- Established Park with Stabilized OPEX
- Available January 1, 2027

For more information, please contact:

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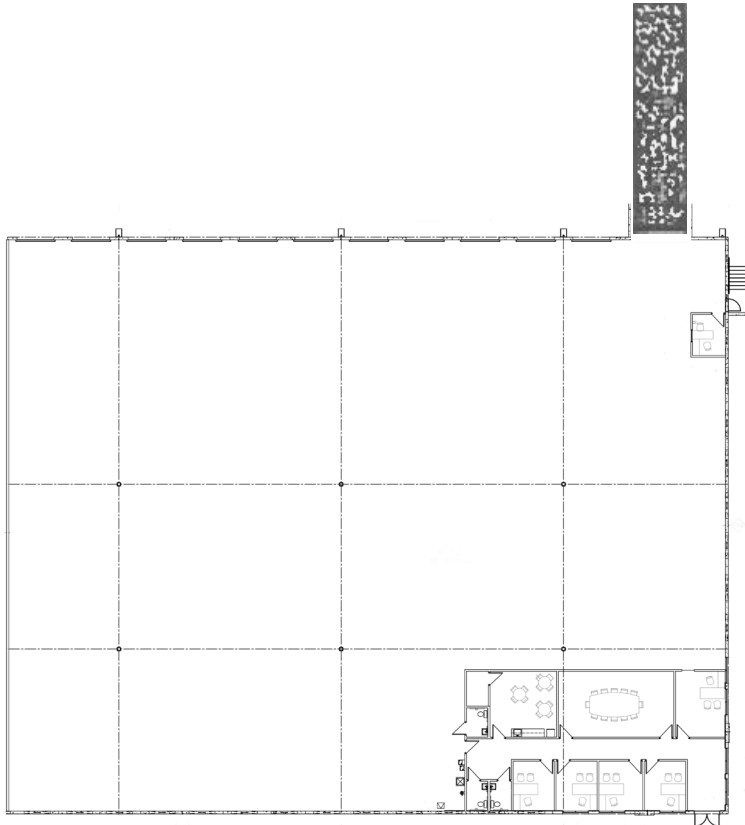
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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Floor Plan



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±24,692 SF
WAREHOUSE SIZE	±22,492 SF
OFFICE SIZE	±2,200 SF
DOCK DOORS / RAMPS	10/1
CLEAR HEIGHT	30'
SPRINKLERS	ESFR

Phase III



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