

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
Managing Director
+1 305 333 2919
matthew.bittel@cushwake.com

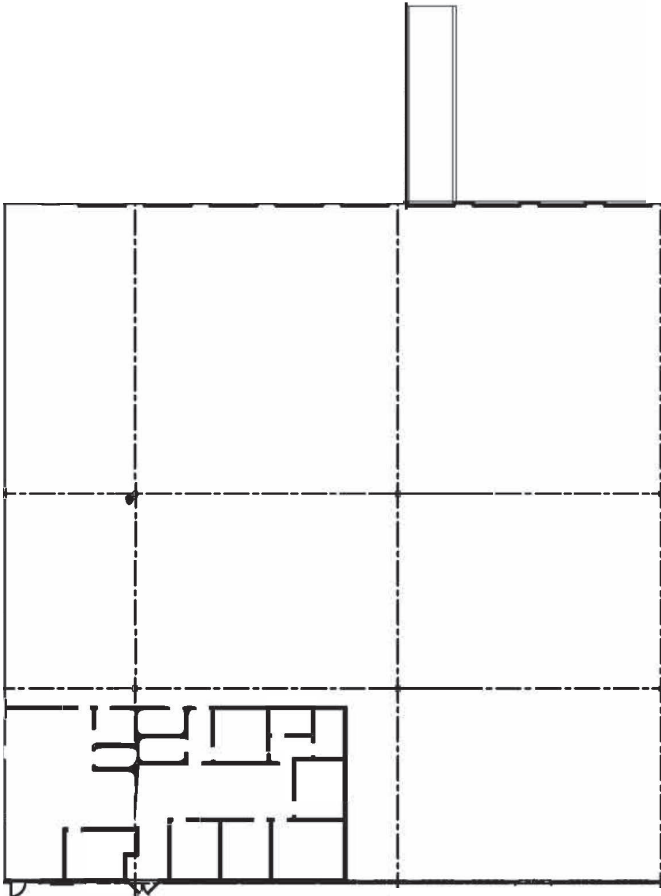
CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way
Suite 2
Miami, FL 33178

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
Managing Director
+1 305 804 1104
matthew.bittel@cushwake.com



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