

FLAGLER STATION

11411 NW 107 Street, Miami
SUITE 24 - BUILDING 6 - PHASE III



**CUSHMAN &
WAKEFIELD**

**FOR LEASE
31,929 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

- 31,929 SF Available
- 26,135 SF Warehouse
- 5,794 SF Office Total
 - 5,458 SF Main Office
 - 336 SF W/H Office
- 10 Dock Doors/1 Ramp (12'x14')
- 30' Clear Height
- ESFR Sprinklers
- On-site Property Management & Security
- Established Park with Stabilized OPEX
- Available February 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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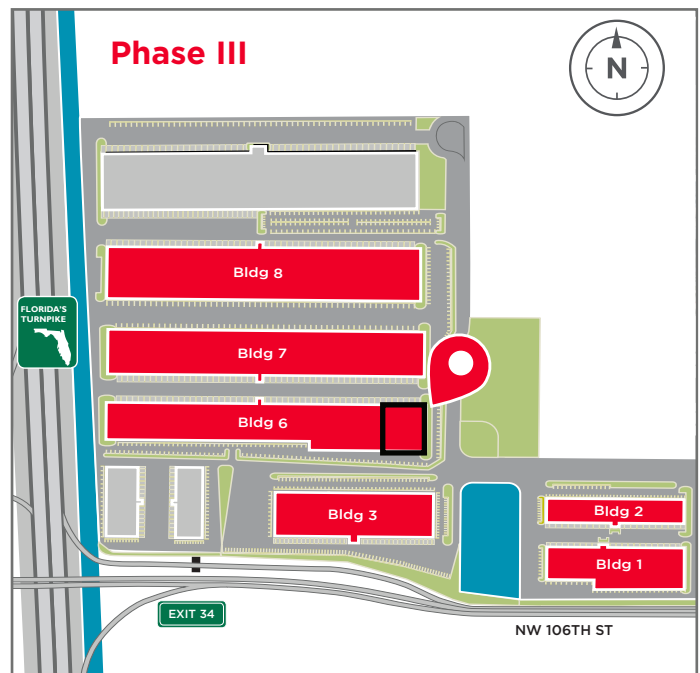
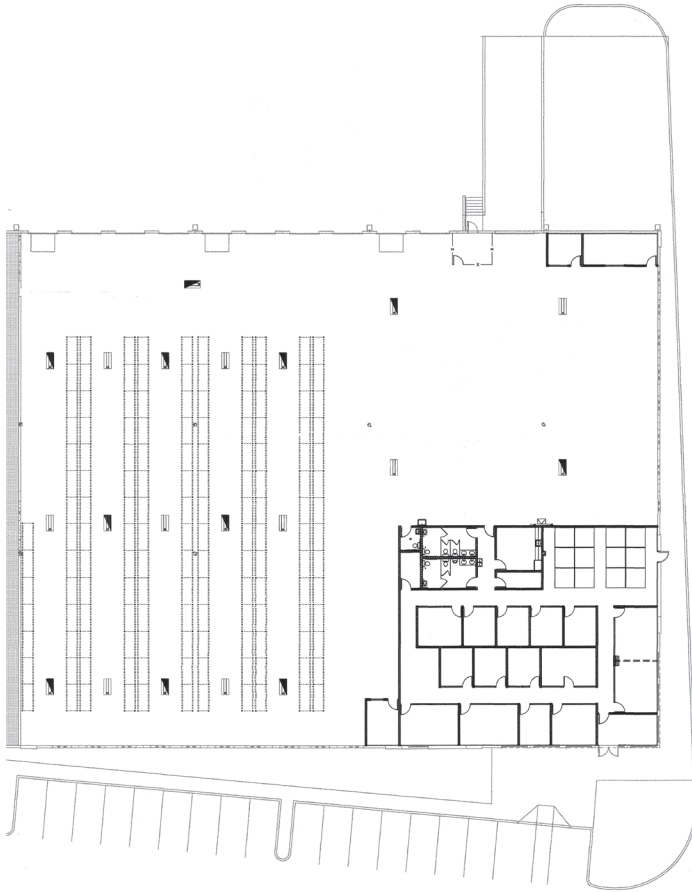
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FOR LEASE
31,929 SF AVAILABLE

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	31,929 SF
WAREHOUSE SIZE	26,135 SF
OFFICE SIZE	5,794 SF Total Office 5,458 SF Main Office 336 SF W/H Office
DOCK DOORS / RAMP	10 / 1



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