

FLAGLER STATION

11701 NW 102 Road, Miami
SUITE 10 - OW2



FOR LEASE
9,600 SF AVAILABLE



ONE BUSINESS PARK 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

- ±9,600 SF Available
- ±8,199 SF of Warehouse
- ±1,401 SF of Office
- 20' Clear Height
- Fully Sprinklered
- 4 Dock Doors
- 1 Ramp
- Park Security
- Class "A" Business Park Environment
- Available Immediately
- Lease Rate - \$11.75 PSF /Industrial Gross

For more information, please contact:

STUART T. GORDON, SIOR
Executive Director
+1 305 805 5427
stuart.gordon@cushwake.com

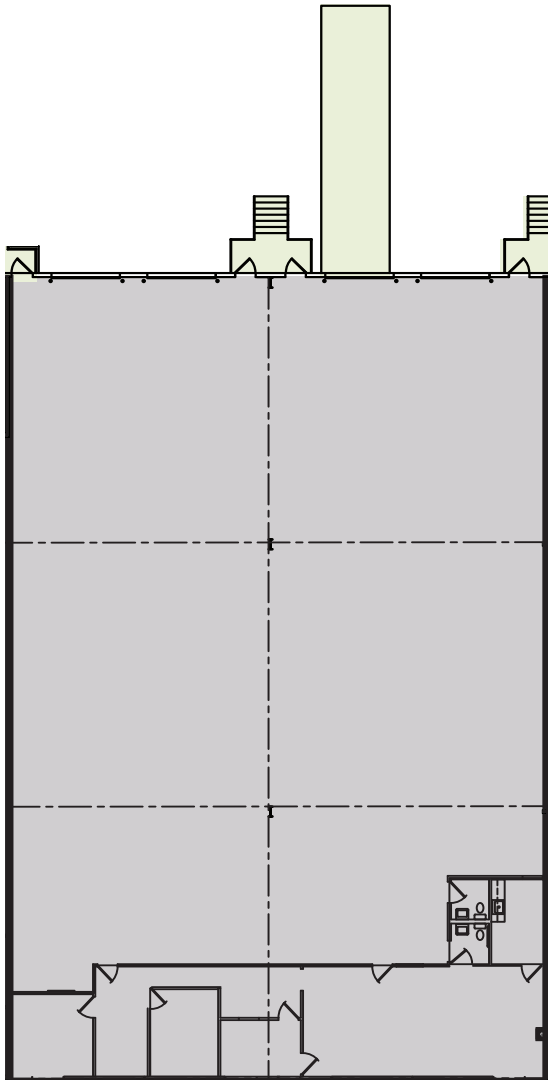
MATTHEW A. BITTEL, SIOR
Director
+1 305 805 3032
matthew.bittel@cushwake.com

CUSHMAN & WAKEFIELD
9960 NW 116TH Way | Suite 2
Miami, FL 33178
cushwakesouthfl.com | @CushWakeSouthFL

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PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±9,600 SF
WAREHOUSE SIZE	±8,199 SF
OFFICE SIZE	±1,401 SF
DOCK DOORS / RAMPS	4 / 1

Phase I



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