

# FLAGLER STATION

9701 NW 112<sup>th</sup> Avenue, Miami  
**SUITE 15 - BUILDING 29**



**FOR LEASE**  
**46,248 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

- ± 42,115 SF of Warehouse
- ± 4,133 SF of Office
- Rear Load Building
- 24' Clear Height
- Fully Sprinklered - ESFR
- 14 Dock Doors/1 Ramp/22' Wide Door
- 1.18/1,000 Parking Ratio
- Building Depth 220' / Truck Court 210'
- Park Security
- Class "A" Business Park Environment
- Available February 1, 2020
- Lease Rate: \$9.45 PSF / Industrial Gross

For more information, please contact:

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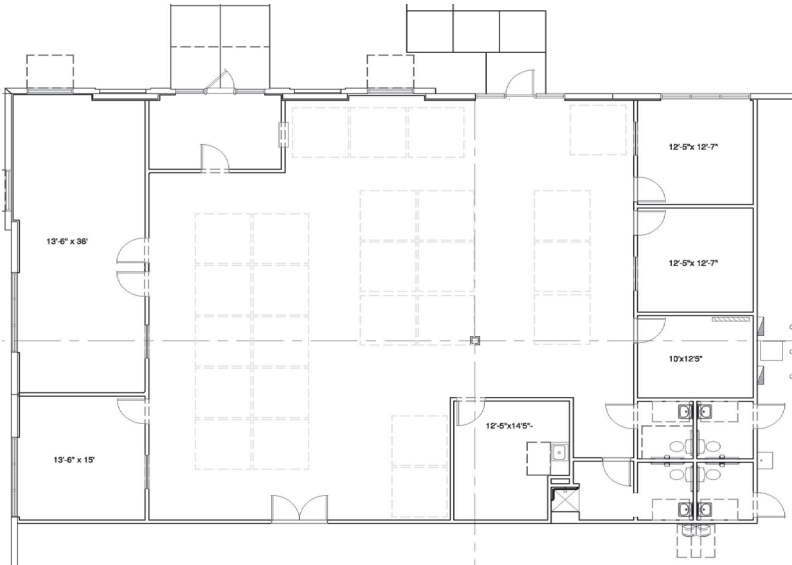
**CUSHMAN & WAKEFIELD US, INC.**  
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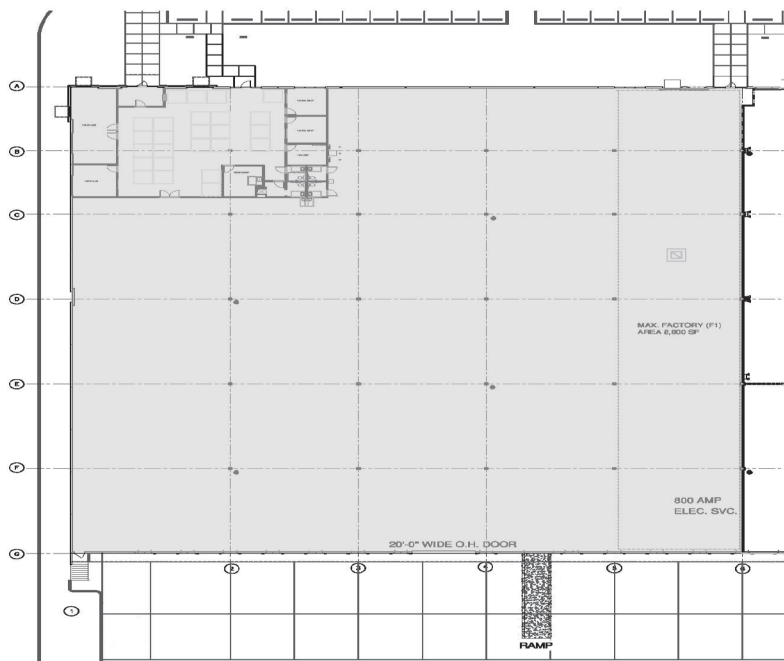
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**Office Floor Plan**



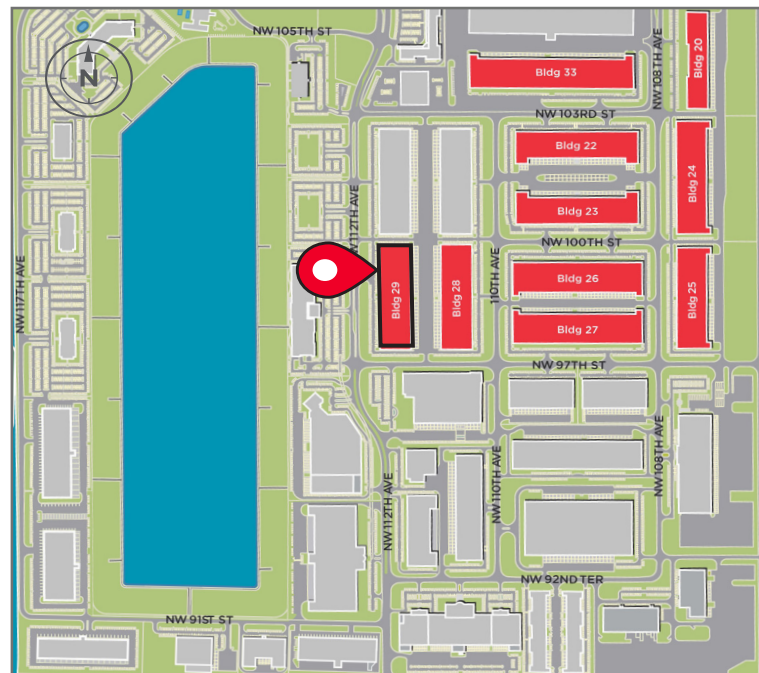
**Warehouse Floor Plan**



**PROPERTY HIGHLIGHTS**

TOTAL AVAILABLE	±46,248 SF
WAREHOUSE SIZE	±42,115 SF
OFFICE SIZE	±4,133 SF
DOCK DOORS/RAMP	14 / 1
CLEAR HEIGHT	24'
SPRINKLERS	ESFR
ADDITIONAL POWER	800 Amps Service
ADDITIONAL FEATURES	22' Wide Door

**Phase II**



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