

FLAGLER STATION

9705 NW 108 Avenue, Miami
SUITE 10 - BUILDING 25



FOR LEASE
25,225 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 development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

PROPERTY HIGHLIGHTS

- ± 25,225 SF Total
- ± 22,935 SF Warehouse
- ± 2,290 SF Office
- 24' Clear Height
- Fully Sprinklered, ESFR
- 5 Dock Doors & 1 Ramp
- 1 Oversized Door (W 12', H 14', L 40')
- Parking Ratio: 1.39/1,000
- Park Security
- Class "A" Business Park Environment
- Available August 2020
- Lease Rate - \$10.25 / PSF Industrial Gross

For more information, please contact:

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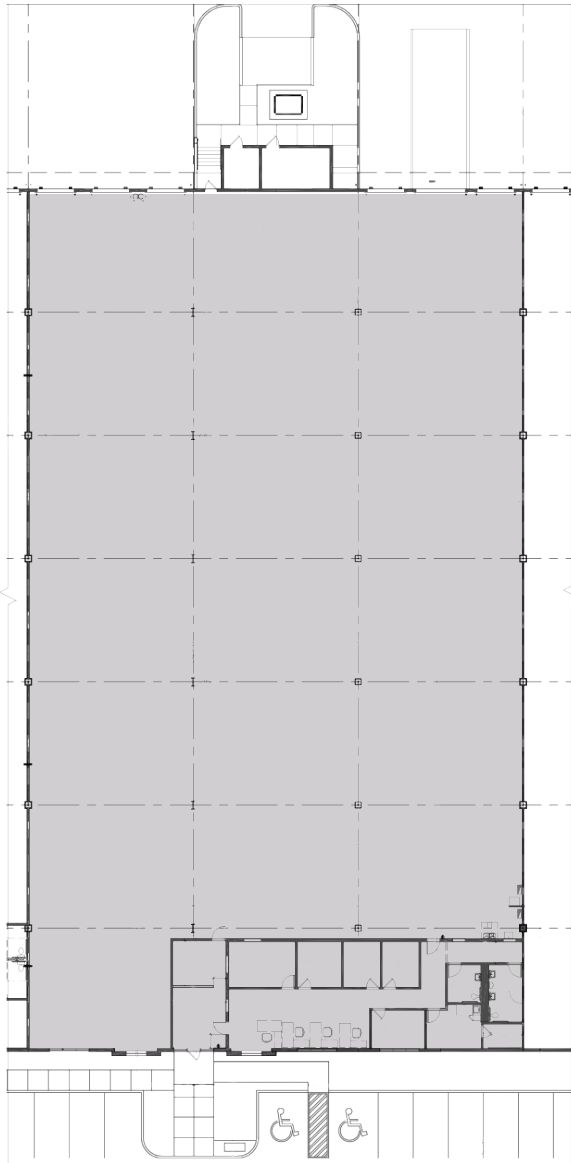
CUSHMAN & WAKEFIELD
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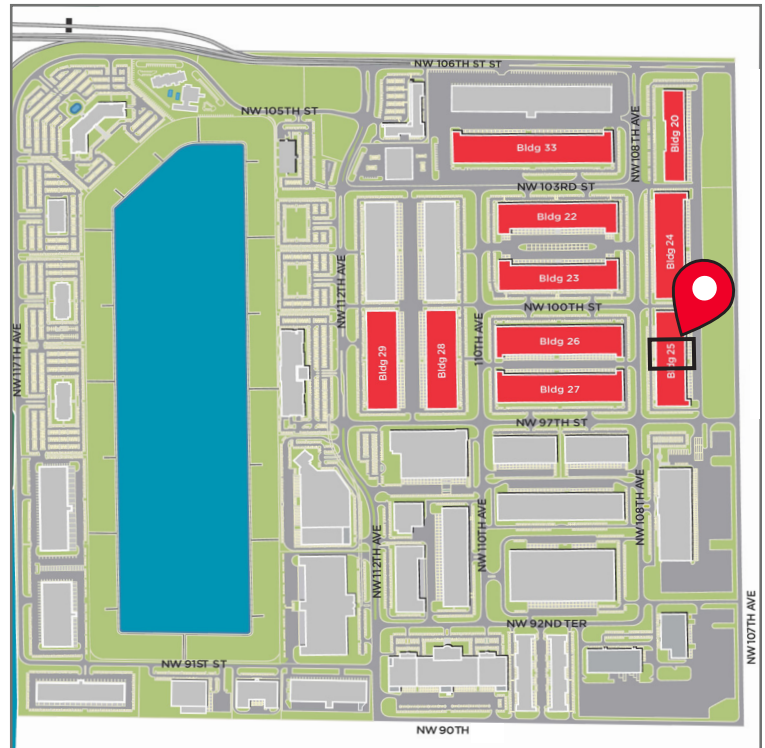
Floor Plan



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±25,225 SF
WAREHOUSE SIZE	±22,935 SF
OFFICE SIZE	±2,290 SF
DOCK DOORS/RAMP	5 / 1
OVERSIZED DOOR	1 - W 12', H 14', L 40'

Phase II



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