

FLAGLER STATION

11421 NW 107 Street, Miami
SUITE 13 - BUILDING 7



FOR LEASE
26,005 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

- ±26,005 SF Available
- ±24,272 SF of Warehouse
- ±1,733 SF of Office
- 32' Clear Height
- Fully Sprinklered - ESFR
- 8 Dock Doors / 1 Ramp
- Park Security
- Class "A" Business Park Environment
- Available Immediately
- Lease Rate - \$10.25 PSF/Industrial Gross

For more information, please contact:

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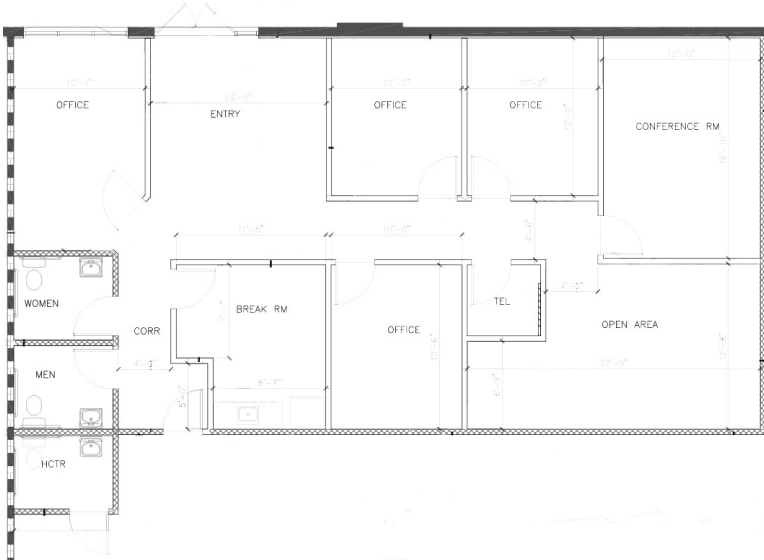
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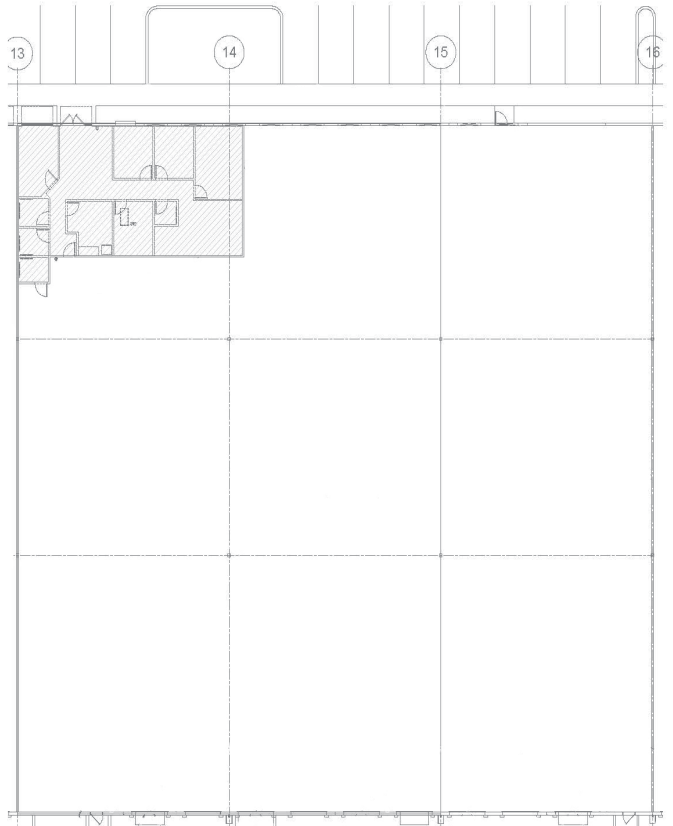
Office Floor Plan



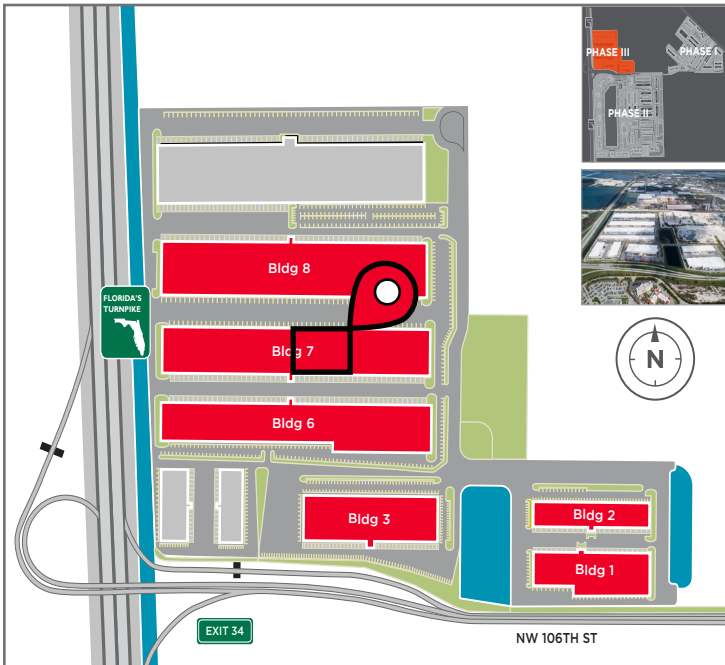
PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±26,005 SF
WAREHOUSE SIZE	±24,272 SF
OFFICE SIZE	±1,733 SF
DOCK DOORS/RAMP	8/1
CLEAR HEIGHT	32'
FIRE SPRINKLERS	ESFR

Warehouse Floor Plan



Phase III



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