

# FLAGLER STATION

11701 NW 100 Road, Miami  
SUITE 1 - RB2



**FOR LEASE**  
**21,800 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

- ±21,800 SF Available
- ±19,519 SF of Warehouse
- ±2,281 SF of Office
- 24' Clear Height
- 5 Dock Doors / 2 Rails
- Fully Sprinklered
- On-site property management & security
- Established park with stabilized OPEX
- Available August 1, 2025

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Managing Director  
+1 305 333 2919  
stuart.gordon@cushwake.com

**MATTHEW A. BITTEL, SIOR**  
Managing Director  
+1 305 804 1104  
matthew.bittel@cushwake.com

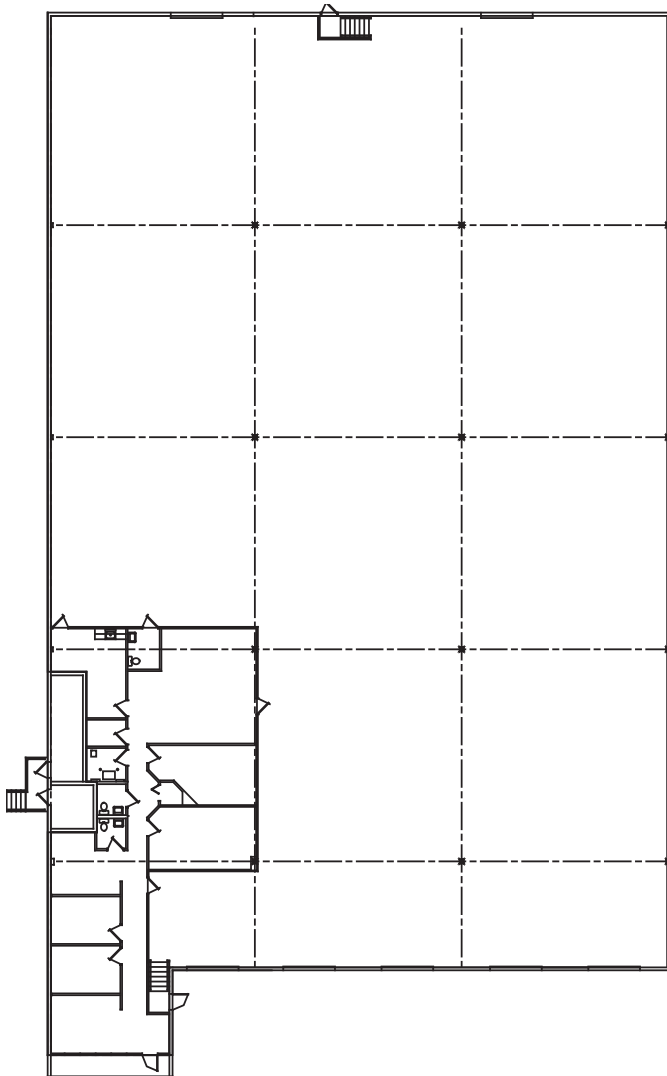
**CUSHMAN & WAKEFIELD US, INC.**  
9960 NW 116TH Way | Suite 2  
Miami, FL 33178

cushwakesouthfl.com | @CushWakeSouthFL

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PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±21,800 SF
WAREHOUSE SIZE	±19,519 SF
OFFICE SIZE	±2,281 SF
DOCK DOORS/RAMPS	5 / 2 Rails
SPRINKLERS	Fully Sprinklered
CLEAR HEIGHT	24'



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