

# FLAGLER STATION

9960 NW 116<sup>th</sup> Way, Miami  
**SUITE 3 - SC1**



**OFFICE/FLEX**  
**3,332 SF AVAILABLE**



## ONE 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

- ±3,332 SF Office Available
- 100% A/C Office/Flex Space
- 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  
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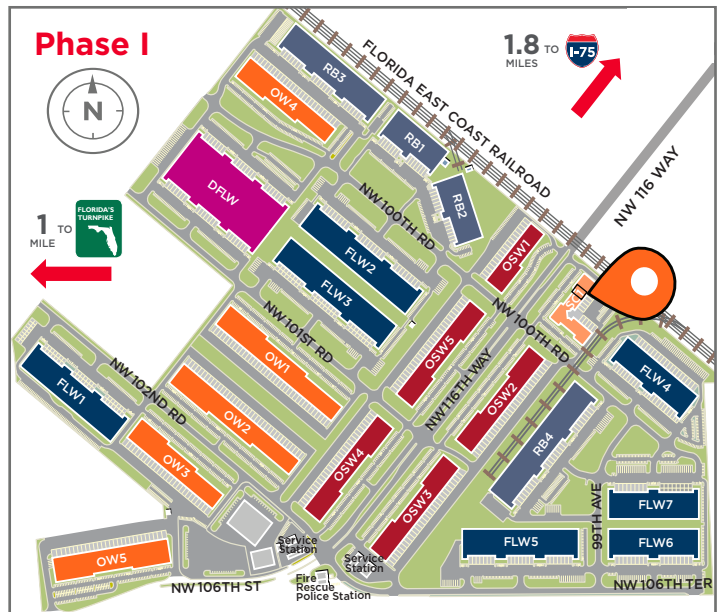
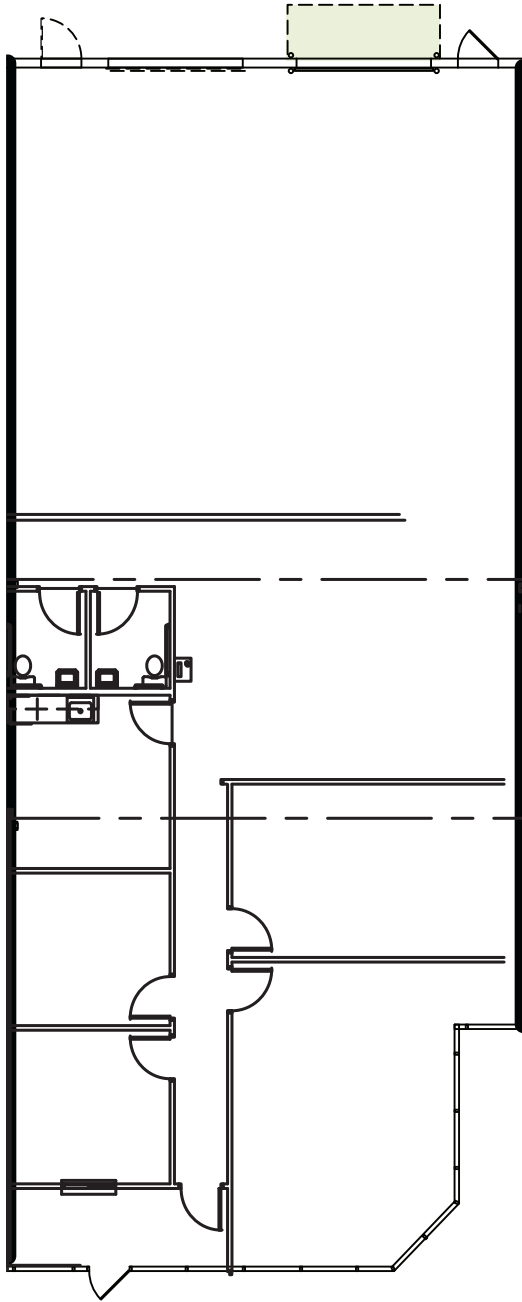
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**CUSHMAN & WAKEFIELD US, INC.**  
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