

FLAGLER STATION

10801 NW 97 Street, Miami
SUITE 21 - BUILDING 27



FOR LEASE
38,744 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

- 38,744 SF of Total
- 28,131 SF of Warehouse
- 10,613 SF of Office
- Dock Doors: 12
- Ramp: (1) 12'x12'6"
- 24' Clear Height
- ESFR Sprinklers
- Rear Load
- Truck Court 210' / Building Depth 220'
- Property Management & Security on-site
- Available: August 1, 2023

For more information, please contact:

STUART T. GORDON, SIOR
Executive Director
+1 305 805 5427
stuart.gordon@cushwake.com

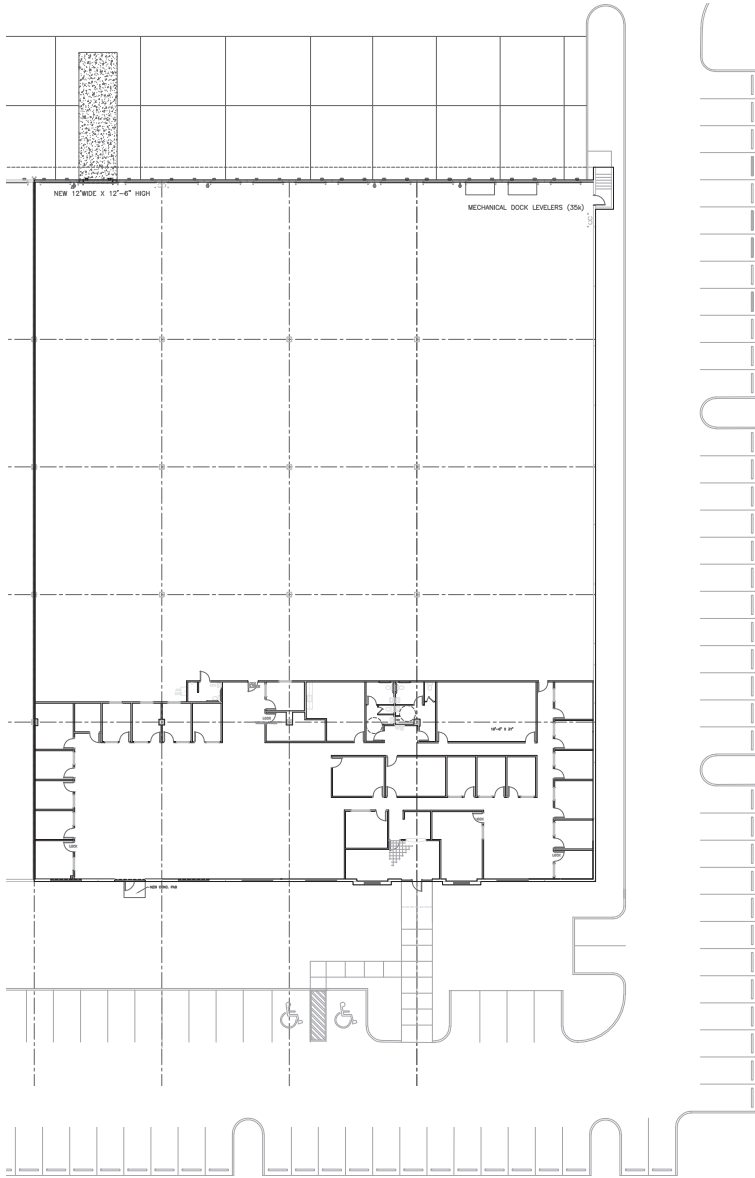
MATTHEW A. BITTEL, SIOR
Director
+1 305 805 3032
matthew.bittel@cushwake.com

CUSHMAN & WAKEFIELD US, INC.
9960 NW 116TH Way, Suite 2
Miami, FL 33178
cushwakesouthfl.com |  @CushWakeSouthFL

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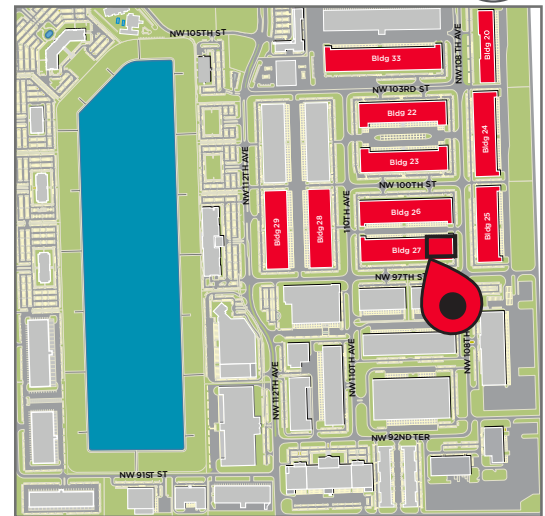
FOR LEASE
38,744 SF AVAILABLE



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	38,744 SF
WAREHOUSE SIZE	28,131 SF
OFFICE SIZE	10,613 SF
DOCK DOORS	12
RAMP	(1) 12'x12'6"
CEILING HEIGHT	24'
SPRINKLERS	ESFR

Phase II



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 9960 NW 116TH Way, Suite 2
 Miami, FL 33178
 cushwakesouthfl.com | [Twitter](#) @CushWakeSouthFL

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