

# FLAGLER STATION

9705 NW 108 Avenue, Miami  
SUITE 1 - BUILDING 25



**FOR LEASE**  
**46,493 SF AVAILABLE**



## ONE BUSINESS PARK - ONE OWNER 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

- ± 46,493 SF Total Available
- ± 45,687 SF of Warehouse
- ± 806 SF of Office
- 24' Clear Height
- ESFR - Rear load building
- 12 Dock Doors
- On-site property management
- On-site property security
- Available: February 1, 2024

For more information, please contact:

**STUART T. GORDON, SIOR**  
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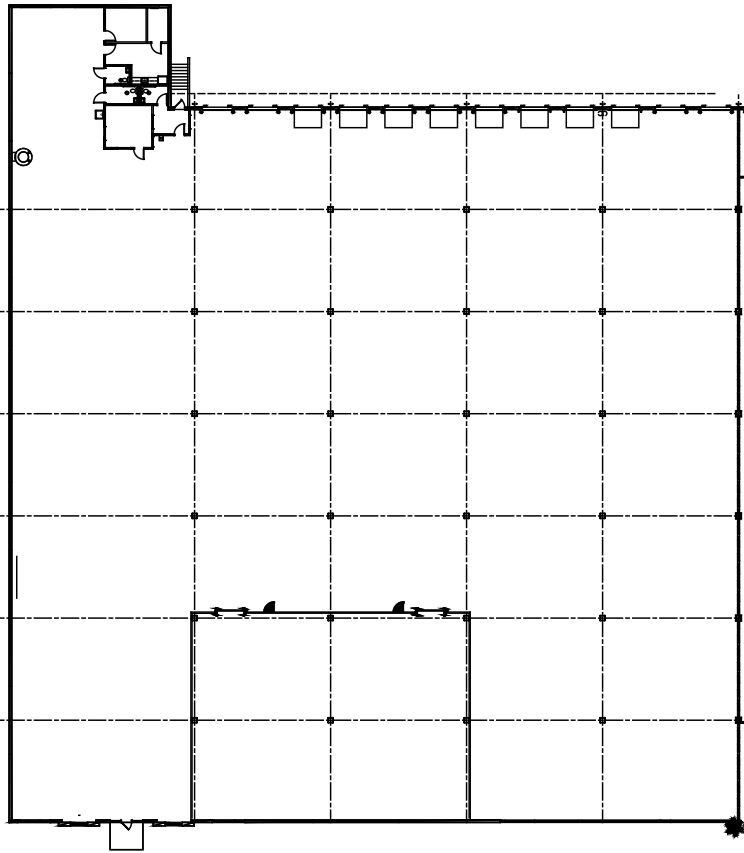
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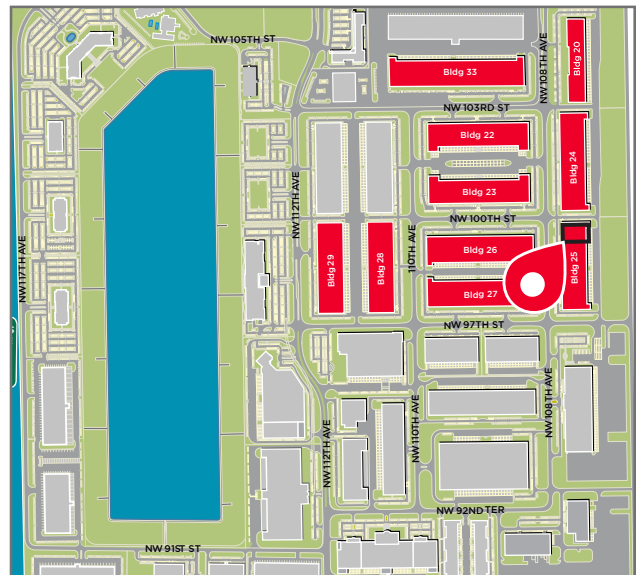
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**SUITE 1 - BUILDING 25**

**FOR LEASE**  
**46,493 SF AVAILABLE**



PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±46,493 SF
WAREHOUSE SIZE	±45,687 SF
OFFICE SIZE	±806 SF
DOCK DOORS	12
CEILING HEIGHT	24'

## Phase II



For more information, please contact:

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