

# FLAGLER STATION

11825 NW 100 Road, Miami  
**SUITE 1 & 3 - RB3**



**FOR LEASE**  
**59,700 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

- 59,700 SF Total Available
- ±53,164 SF of Warehouse
- ±6,536 SF of Office
- 24' Clear Height
- Fully Sprinklered
- 10 Dock Doors | 6 Rail Doors
- 1 Ramp
- On-site Property Management
- On-site Park Security
- Available February 1, 2024

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Director  
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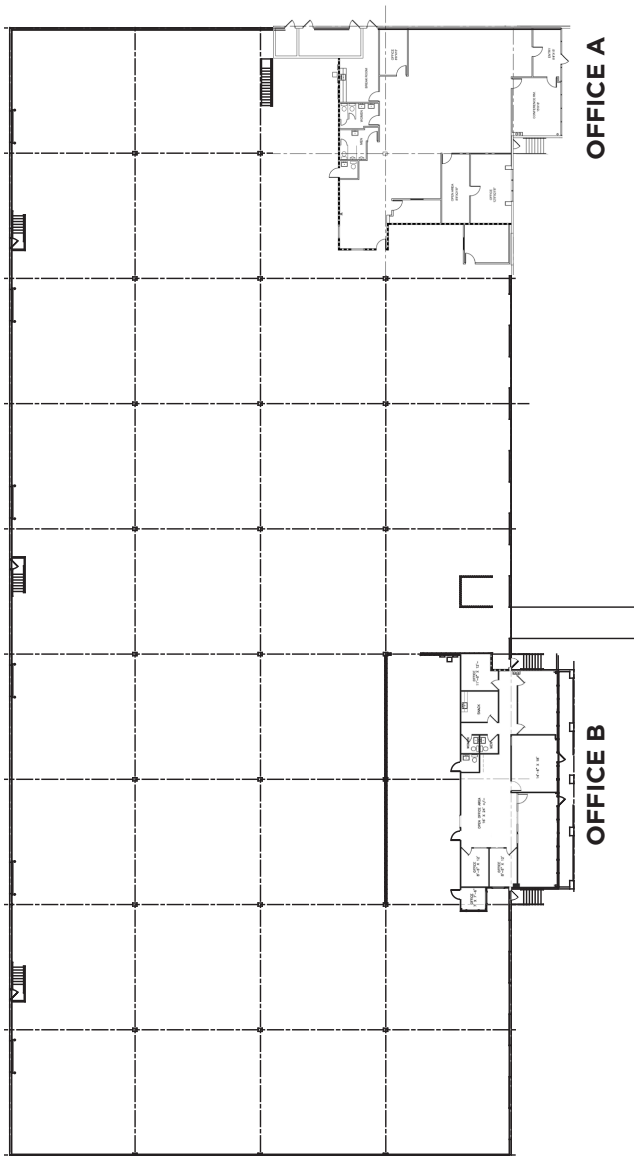
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**CUSHMAN & WAKEFIELD US, INC.**  
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PROPERTY HIGHLIGHTS	
TOTAL AVAILABLE	±59,700 SF
WAREHOUSE SIZE	±53,164 SF
OFFICE SIZE	±6,536 SF
OFFICE A	±4,281 SF
OFFICE B	±2,255 SF
DOCK DOORS   RAMP   RAIL	10 / 1 / 6

## Phase I



For more information, please contact:

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