

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
- Truck Court 210' / Building Depth 220'
- On-site Property Management
- On-site Security
- Available Immediately

For more information, please contact:

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

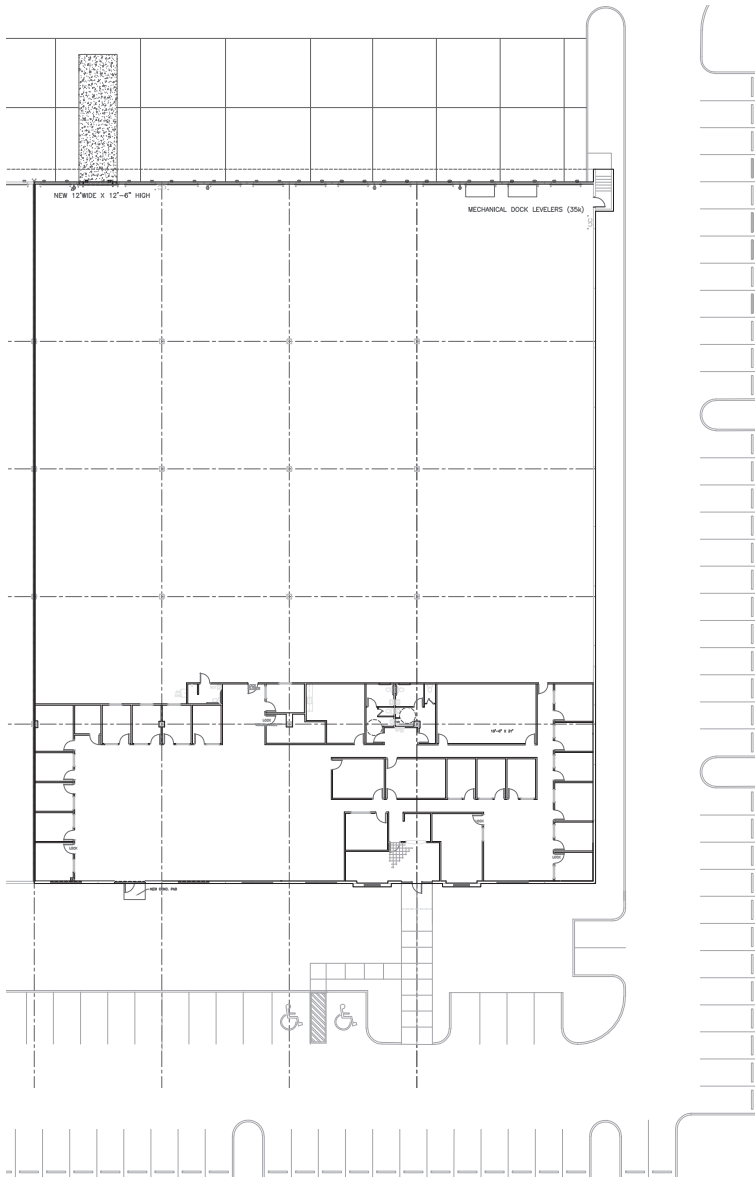
MATTHEW A. BITTEL, SIOR
Senior Director
+1 305 805 3032
matthew.bittel@cushwake.com

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

FLAGLER STATION

10801 NW 97 Street, Miami
SUITE 21 - BUILDING 27

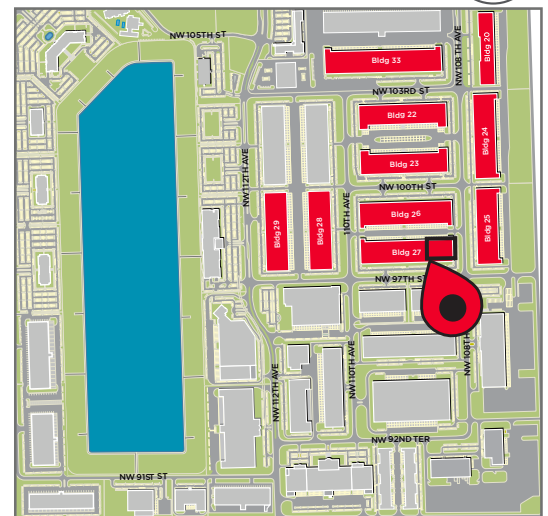
FOR LEASE
38,744 SF AVAILABLE



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



For more information, please contact:

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

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



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

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.