

# FLAGLER STATION

10100 NW 116 Way, Miami  
SUITE 5 - OSW3



**FOR LEASE**  
**4,400 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

- ±4,400 SF Available
- ±3,678 SF of Warehouse
- ±722 SF of Office
- 20' Clear Height
- Fully Sprinklered
- 1 Dock Door
- On-site property management
- On-site property security
- Available: April 1, 2023

For more information, please contact:

**STUART T. GORDON, SIOR**  
Executive Director  
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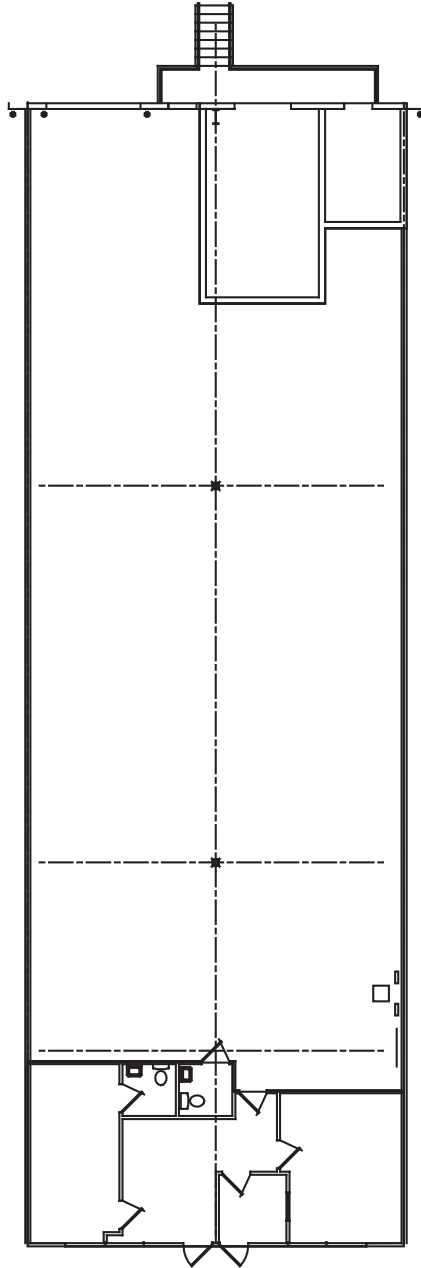
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**CUSHMAN & WAKEFIELD US, INC.**  
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4,400 SF AVAILABLE



## PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±4,400 SF
WAREHOUSE SIZE	±3,678 SF
OFFICE SIZE	±722 SF
CLEAR HEIGHT	20'
DOCK DOOR	1

## Phase I



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