

# FLAGLER STATION

9800 NW 100 Road, Miami  
**SUITE 1 - FLW7**



**FOR LEASE**  
**52,601 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 new development consisting of 1.5 million square feet of office and 5 million square feet of retail and distribution space.

## PROPERTY HIGHLIGHTS

- ±50,331 SF of Warehouse
- ±2,270 SF of Office
- 22' Clear Height
- Fully Sprinklered - ESFR
- 14 Dock Doors / 1 Ramp
- 15 Trailer spotting positions
- Front loading
- On-site property management
- On-site property security
- Available: May 1, 2023

For more information, please contact:

**STUART T. GORDON, SIOR**  
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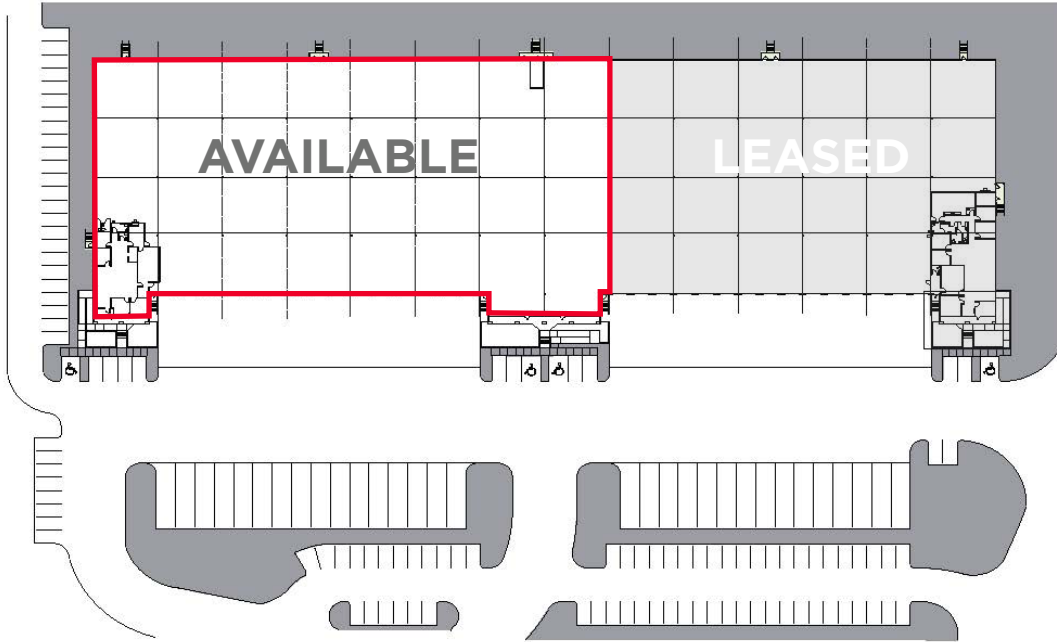
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**CUSHMAN & WAKEFIELD US, INC.**  
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## PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±52,601 SF
WAREHOUSE SIZE	±50,331 SF
OFFICE SIZE	±2,270 SF
CLEAR HEIGHT	22'
DOCK DOORS / RAMP	14 / 1
TRAILER SPOTTING POSITIONS	15



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