

# FLAGLER STATION

11800 NW 100 Road, Miami

**SUITE 2 - DFLW**



**FOR LEASE  
65,830 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.



For more information, please contact:

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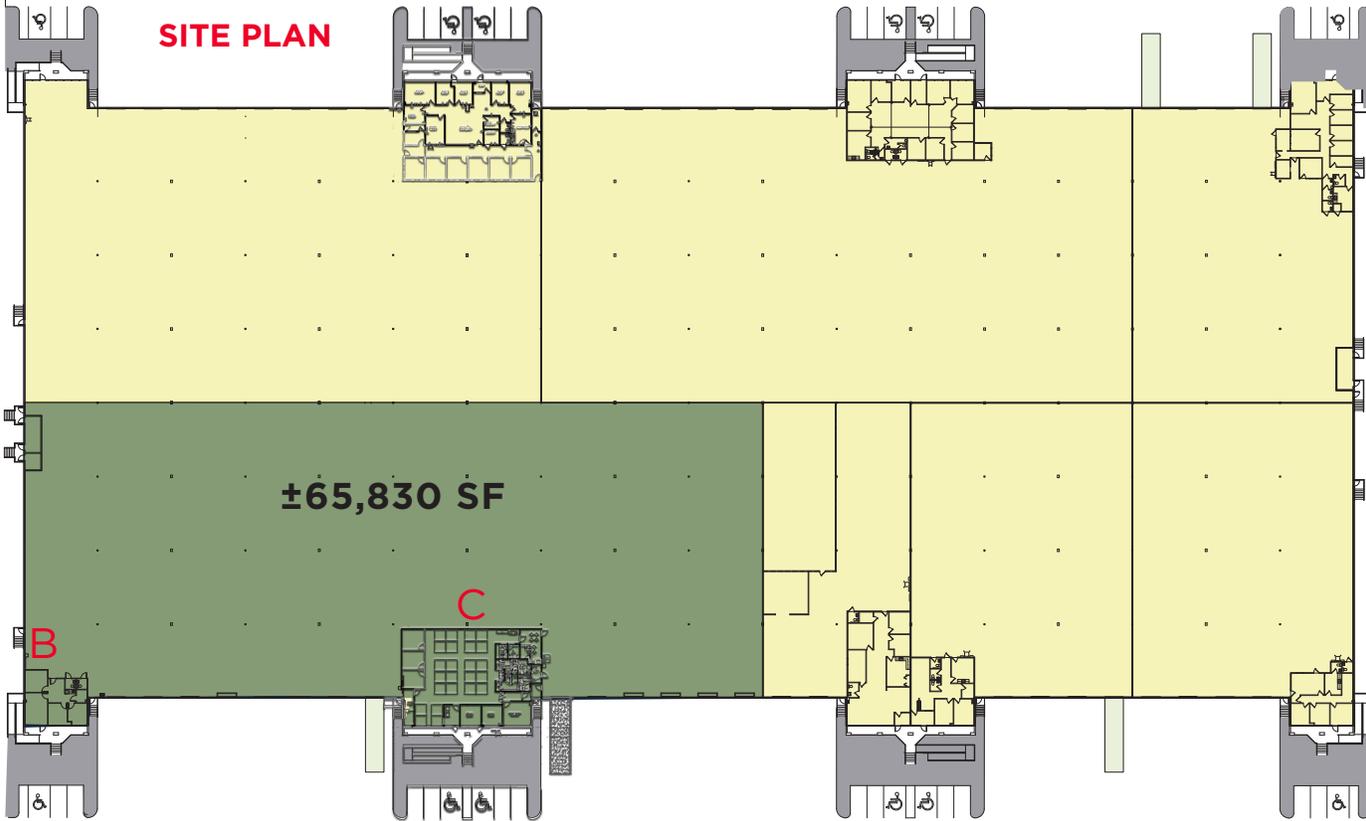
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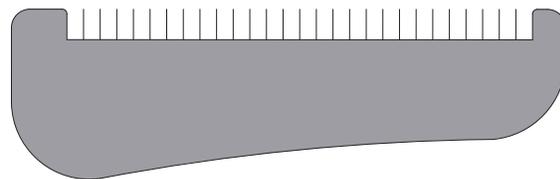
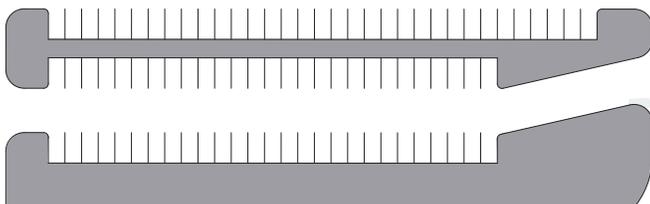
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## SITE PLAN



TRAILER SPOTTING POSITIONS



### PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	±65,830 SF
WAREHOUSE SIZE	±61,117 SF
OFFICE SIZE	±4,713 SF B. 972 SF C. 3,786* SF *BTS
CLEAR HEIGHT	22'

### PROPERTY HIGHLIGHTS

SPRINKLERS	ESFR
DOCK DOORS/RAMPS	12/2
TRAILER SPOTTING	Positions Available
PARK SECURITY	Yes
BUSINESS PARK RATING	Class A
AVAILABLE	January 2020
LEASE RATE	\$8.95/SF IG

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