

FLAGLER STATION

10125 NW 116 Way, Miami
SUITE 1 - OSW4



FOR LEASE
16,550 SF AVAILABLE



ONE BUSINESS PARK - ONE OWNER 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

- ±16,550 SF Total Available
- ±13,735 SF of Warehouse
- ±2,815 SF of Office
- 20' Clear Height
- Fully Sprinklered
- 6 Dock Doors / 1 Ramp
- On-site property management & security
- Established park with stabilized OPEX
- Available October 1, 2025

For more information, please contact:

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This architectural floor plan shows a large rectangular building footprint divided into a grid of 3 columns and 3 rows by dashed lines. The top edge of the plan features three small, identical rectangular structures, each with a vertical hatched pattern, likely representing roof-mounted equipment or ventilation units. The bottom right corner of the plan contains a detailed, irregularly shaped room layout. This detailed area includes several smaller rooms, corridors, and a central space with a circular feature, possibly a well or a small courtyard. The overall drawing is a black and white line plan.

TOTAL AVAILABLE	±16,550 SF
WAREHOUSE SIZE	±13,735 SF
OFFICE SIZE	±2,815 SF
CLEAR HEIGHT	20'
DOCK DOORS	6
RAMPS	1

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