



FLAGLER STATION

BUILDING 1300

Class A 153,848 s.f.

9675 NW 117TH AVE | MIAMI, FL

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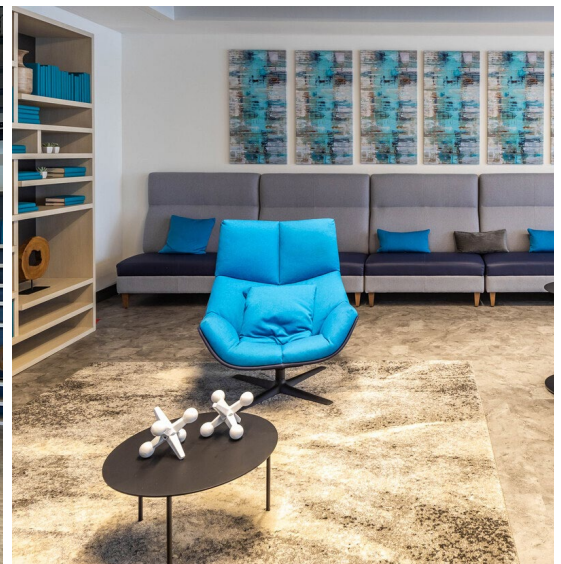
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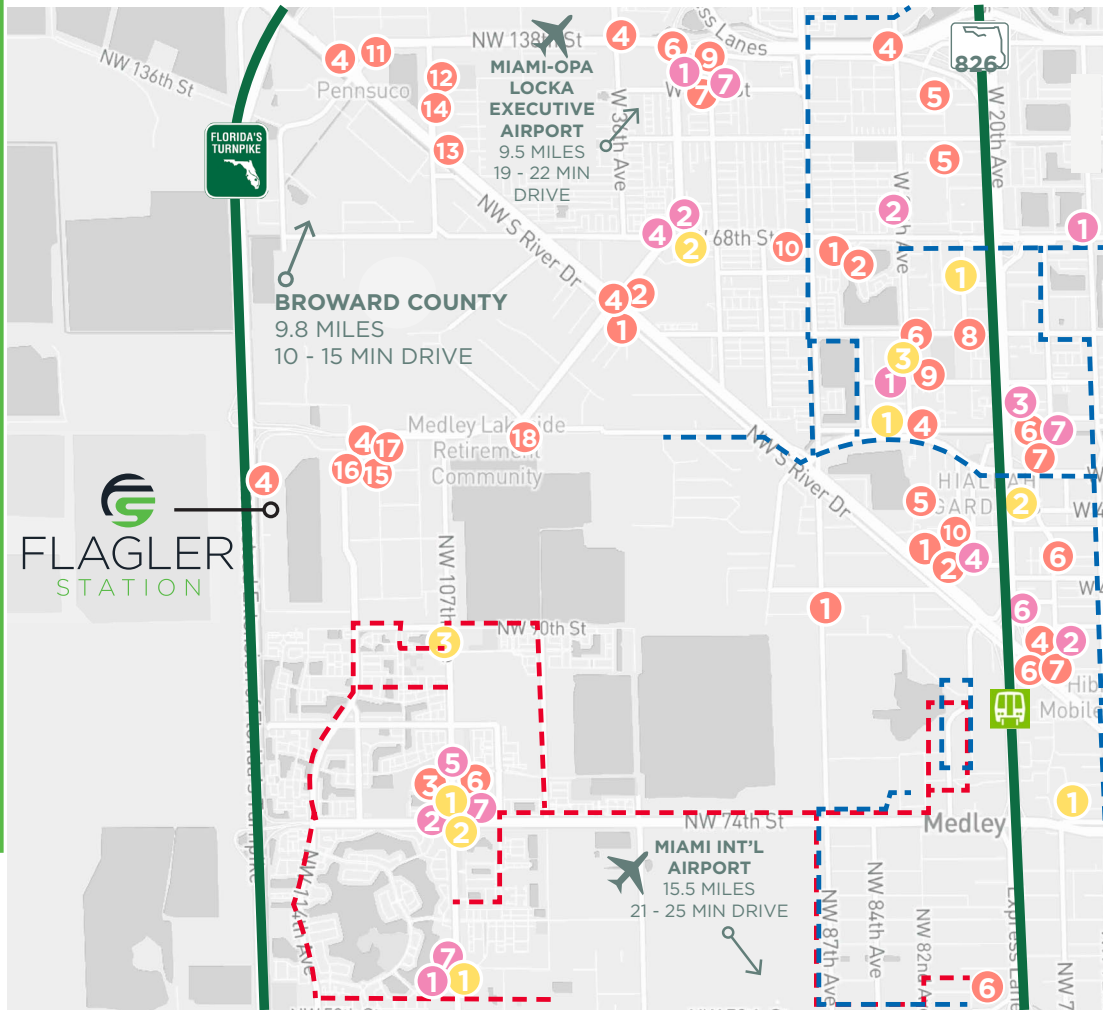
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- Flexible and efficient floor plates
- Full building renovations completed in 2020 to include fitness center, amenity lounge and onsite food and beverage
- Free 5.0/1,000 RSF parking available
- Well capitalized and established institutional ownership
- Frontage along Florida's turnpike allowing for unique exposure and increased accessibility

- Dedicated interchange on Turnpike, which connects to major arteries, such as I-75, I-95, Dolphin Expressway (SR 836) and Okeechobee Road (US Hwy 27)
- Unparalleled proximity to popular residential areas in both Miami-Dade and Broward counties
- Abundance of retail, restaurants and services within a 3-mile radius



BUILDING 1300



RESTAURANTS

1. Burger King
2. Taco Bell
3. Moe's
4. Subway
5. Dunkin'
6. McDonalds
7. Starbucks
8. Dominos
9. Little Ceasars
10. KFC
11. Latin American Food
12. My Hibachi BBQ
13. Adrian Fish Market
14. El Cubanito
15. Loven Ovens
16. Las Mercedes
17. Choi's Kitchen
18. Kamalunch

RETAIL

1. Publix
2. CVS
3. Office Depot
4. Walmart
5. T.J. Maxx
6. Chuck E. Cheese's
7. GNC

BANKS

1. BofA
2. Wells Fargo
3. Suntrust

METROBUS

DORAL TROLLEY



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