



# Office at Beacon Lakes

12496 NW 25th Street | Miami, FL 33182

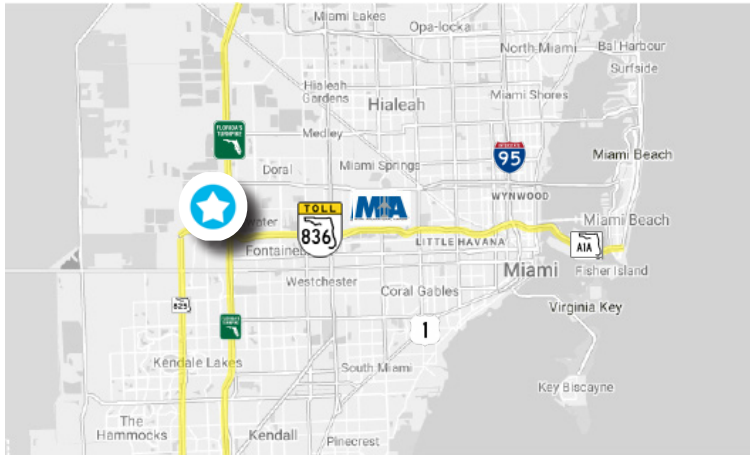
50,000 - 101,634 Square Feet  
Available Office/Flex Space for Lease

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## 50,000 - 101,634 SF

square feet available

## 7.6-acre site

within the Beacon Lakes industrial park

## Direct access to SR 836

and great connectivity to major South Florida highways

## Location



Beacon Lakes is a 600-acre master-planned business park and will contain 7 million square feet of distribution warehouse space, retail space, and office space at full build-out.

Beacon Lakes has frontage on the Florida Turnpike, NW 25th Street, and the planned 836 Extension to 137th Avenue.

## Highway Access

- Unparalleled connectivity with direct access to 836 (Dolphin expressway), Florida's Turnpike and 826 (Palmetto expressway).
- Easy access to Miami International Airport.

## Facility

- 101,634 SF single tenant office building.
- Hurricane Impact Glass and Doors rated to 146 mph
- World class Data Center (approx. 5,000 SF).
- Two Natural Gas Generators
  - 635-690 kw natural gas direct feed generator. 12,000-gallon auxiliary propane tank.
  - Additional propane fuel tank for redundant support in the event Natural Gas Supply is unavailable.
- Fiber providers  

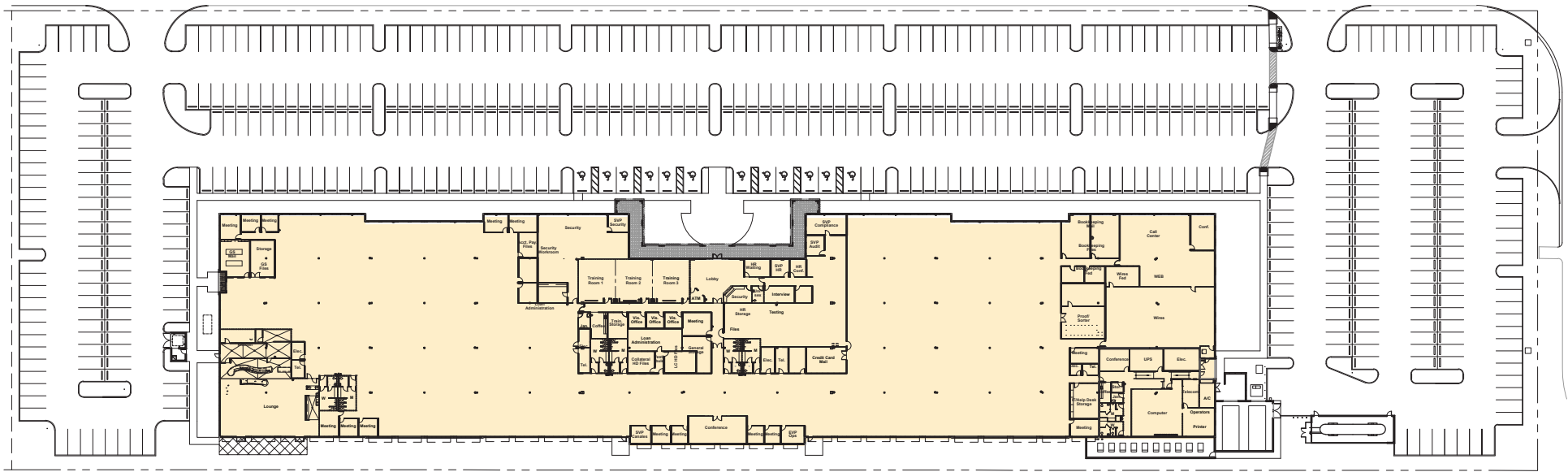
## Advantages and Amenities

- Excellent amenities within the park. The Shoppes at Beacon Lakes consists of 500,000 SF of shopping, dining and entertainment including 5 restaurant, bars, Top Golf, Home Depot, Dicks Sporting Goods and more.
- Warehouse neighbors include UPS, Amazon, XPO Logistics, Ryder Logistics, NBC Universal/Telemundo Networks, Goya and Hyundai among many others.

Office at  
Beacon Lakes



NW 22nd Street



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