



The shortest path to work.

Brought to you by Bridge Commercial Real Estate, **Abridge provides highly curated, flexible-term office space.** Get to work more quickly and efficiently without sacrificing the quality of brand or workspace.

ABRIDGE

Private bespoke suites surround a shared common hub offering robust features including:



Contemporary
Ergonomic
Furniture



High-Speed
Secure IT



Premium
Beverage
Offerings



Regular
Cleaning
Service



Access
Control To
Your Space



Multiple
Conferencing
Rooms



Common
Area Lounge/
Breakroom



Ability to
Brand Your
Space



Brokers
Protected



Immediate
Occupancy

ABRIDGE AMENITIES

- Dedicated on-floor AV / IT enabled meeting and conference space
- High-speed internet access with dedicated bandwidth and robust security options available
- Office lounge and kitchen area
- Premium beverage offerings including local coffees, tea and water service
- Cleaning services in both common areas and private suites

FLAGLER STATION AMENITIES

- Full building renovations completed in 2021
- Strategically located with convenient access to both Miami-Dade and Broward County
- Located directly off the Florida Turnpike, providing unparalleled access to all major transportation arteries
- Free 5.0/1,000 r.s.f. parking available
- Abundance of retail, restaurants, and services in 3-mile radius

**BESPOKE SUITES AVAILABLE FOR
COMPANIES FROM 40 TO 222 PEOPLE**

ABRIDGE @ FLAGLER STATION

Suite A	40 desks
Suite B	48 desks + 2 offices
Suite C	40 desks + 4 offices
Suite D	46 desks + 3 offices
Suite E	40 desks + 1 office

*Abride space options shown can be combined
to meet your individual requirements*

Ready to **ABRIDGE.**



FOR LEASING INFORMATION, PLEASE CONTACT:

Cameron Tallon | cameron.tallon@cbre.com | 407-284-7455
Eric Groffman | eric.groffman@cbre.com | 786-390-7497
Emily Brais | emily.brais@cbre.com | 305-733-4092

FLAGLER STATION

10451 NW 117th Avenue
 Miami, Florida 33178
www.flaglerstationoffices.com

ABRIDGE