



Cascades at The Colony | 5908 Stone Creek Dr, Suite 100, The Colony, Texas

**BUILDING 3**

The Cascades Business Park located in The Colony, is a 10 building flex-office project containing approximately 320,000 square feet in a Class A business park. Situated along the Sam Rayburn Tollway, access to the high growth educated labor communities of Frisco, Plano, The Colony, Allen and Lewisville. Hotels, restaurants, entertainment venues, shopping and Nebraska Furniture Market surround the project. These amenities provide both clients and employees with a sense of community and convenience.

BUILDING SF:	24,959 SF
AVAILABLE SF:	6,725
OFFICE:	5,900
WAREHOUSE:	825 SF
CLEAR HEIGHT:	18'
SPRINKLERS:	YES
HVAC:	YES
PARKING SPACES:	3.3 / 1,000 SF
LOADING:	2 GRADE LEVEL DOORS
LOCATION DETAILS:	Direct access to dining, hospitality, retail/entertainment amenities



