



Cascades at The Colony | 6304 Fallwater Trail, Suite 120, The Colony, Texas

**BUILDING 2**

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:	18,566 SF
AVAILABLE SF:	7,637 SF
OFFICE:	5,082 SF
WAREHOUSE:	2,555 SF
CLEAR HEIGHT:	18'
SPRINKLERS:	YES
HVAC:	YES
PARKING SPACES:	3.7 / 1,000 SF
LOADING:	3 GRADE LEVEL DOORS
LOCATION DETAILS:	Direct access to dining, hospitality, retail/entertainment amenities



