

PRICE DROP!!!



RARE OPPORTUNITY
SUBLEASE

The Cascades at The Colony - Building 6

5916 STONE CREEK DRIVE
THE COLONY, TX 75056

SUBLEASE SPACE

Suite 50: 15,574 SF (Office: 5,258 SF)

LEASE RATE

\$14.50/SF + NNN

OCCUPANCY

60 Days

SUBLEASE TERM

Through April 30, 2028

PROPERTY HIGHLIGHTS

- Clear Height: 24'
- Furniture & Racking Available
- 5 Dock High Doors (1 Pit Leveler)
- 1 Oversized Drive In
- Rear Load
- IT Lab
- Static Flooring
- HVAC Warehouse

For more information, please contact:

Tristan Stalker

Associate Director

t 972-715-4324

tristan.stalker@nmrk.com

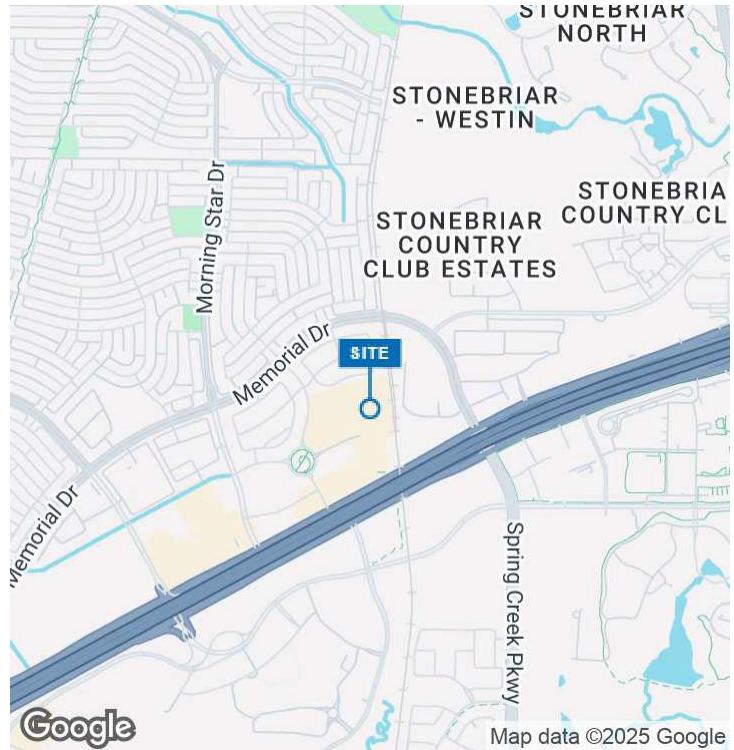
2601 Olive St, Suite 1600
Dallas, TX 75201



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THE CASCADES AT THE COLONY / 5916 STONE CREEK DRIVE, THE COLONY, TX 75056



PROPERTY DESCRIPTION

Rare opportunity to sublease a high-spec, fully conditioned 15,574 SF flex space in The Cascades at The Colony. The space features 5,258 SF of well-appointed office, an IT lab with static flooring, and a climate-controlled warehouse ideal for tech, light assembly, or distribution users. Unique to the park, the warehouse offers 5 dock-high doors (including 1 with a pit leveler), plus 1 oversized drive-in door for flexible loading. Access to heavy power is available, saving significant capital for power-intensive operations. Space also comes with access control and a surveillance system available. Office furniture and warehouse racking can remain, offering a plug-and-play solution for the next user. Located in one of North Dallas' fastest-growing corporate hubs, this sublease combines rare functionality with unmatched convenience.

OFFERING SUMMARY

Lease Rate:	\$14.50/SF + NNN
Available SF:	15,574 SF
Building Size:	46,955 SF

Tristan Stalker

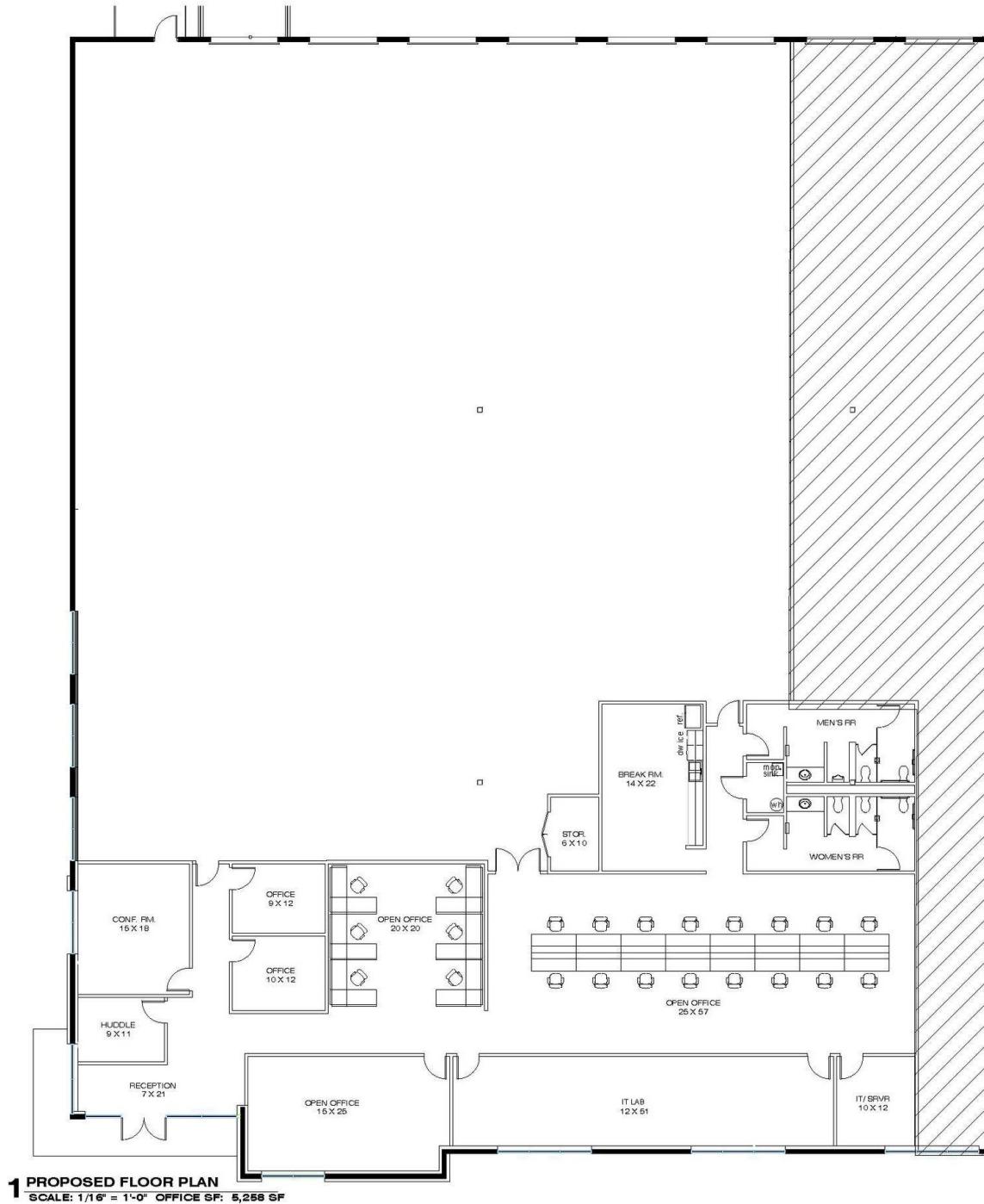
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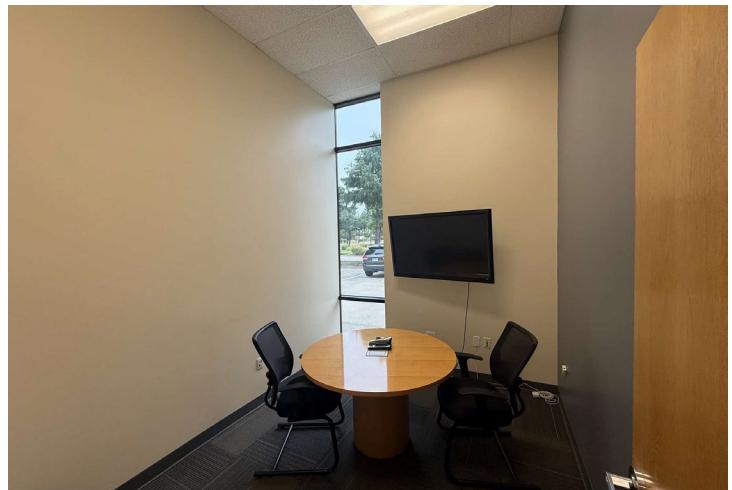
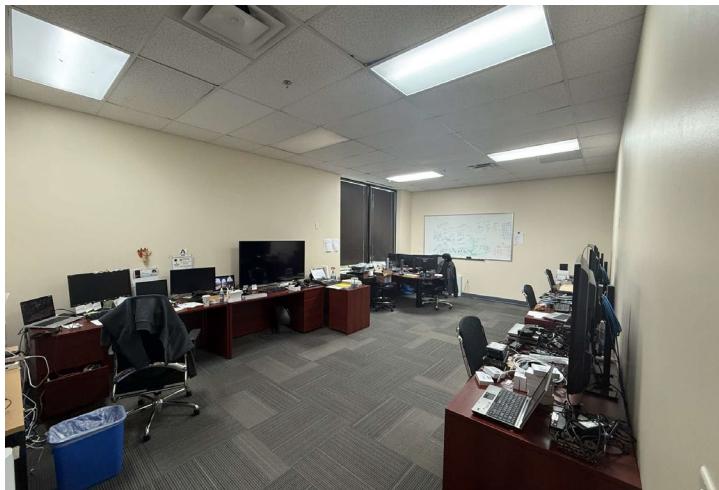
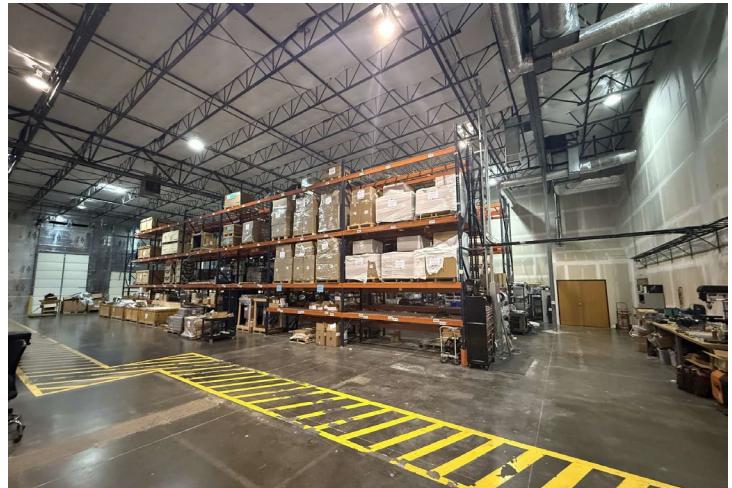
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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William Tristan Stalker	729084	tristan.stalker@nmrk.com	972-715-4324
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date