

Summary

Suites:	201 & 202
Available SF:	2,642 SF
Sale Price:	\$528,000.00 (\$199.85/SF)
Condo Fee:	\$753.76/month
2024 Taxes:	\$4,685.88

Property Highlights

- 2,642 SF office condominium for sale at Cascades Office Center.
- Adjacent to Cascades Marketplace planned revitalization.
- Extensive amenity base nearby: retail, restaurants, hotels.
- Easy access via interchange at Rt. 7 and Cascades Parkway.
- Features: reception area, 11 offices, 2 restrooms and galley kitchen.
- Current tenant's lease expires 3/31/2025.

Demographics

2 Mile

5 Mile

10 Mile

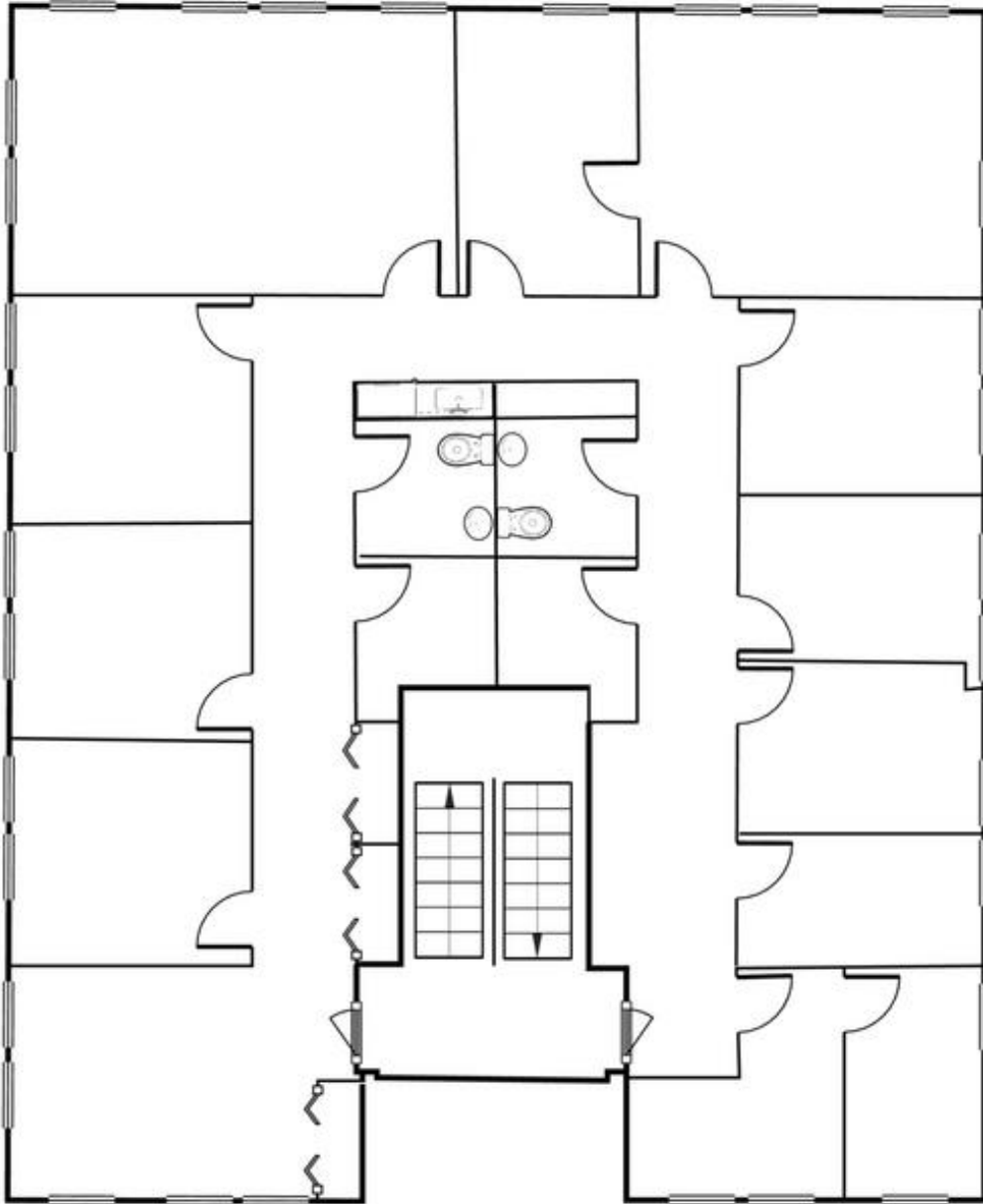
Total Households:	18,739	63,717	186,322
Total Population:	54,626	181,388	536,444
Average HH Income:	\$131,261	\$134,592	\$151,778

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Floor Plan



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Suite Photos



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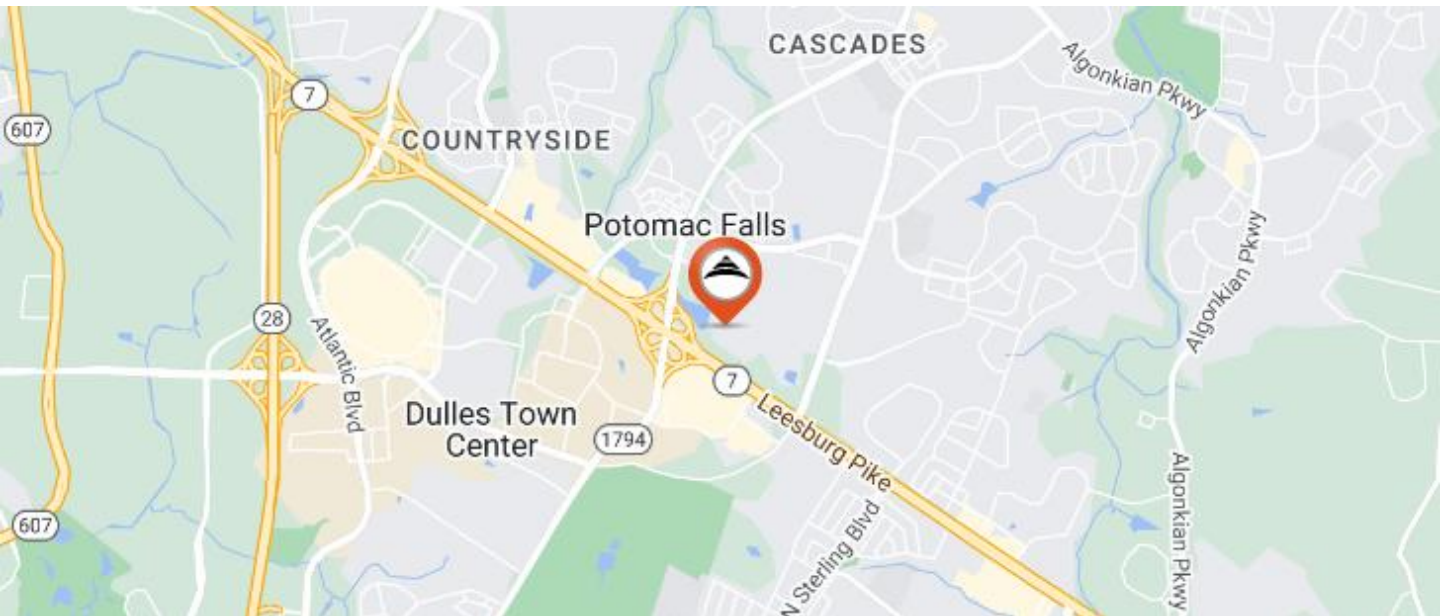
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Retail Map



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Maps



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