



Summary

Suites:	201 & 202
Available SF:	2,642 SF
Sale Price:	\$396,300.00 (\$150/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

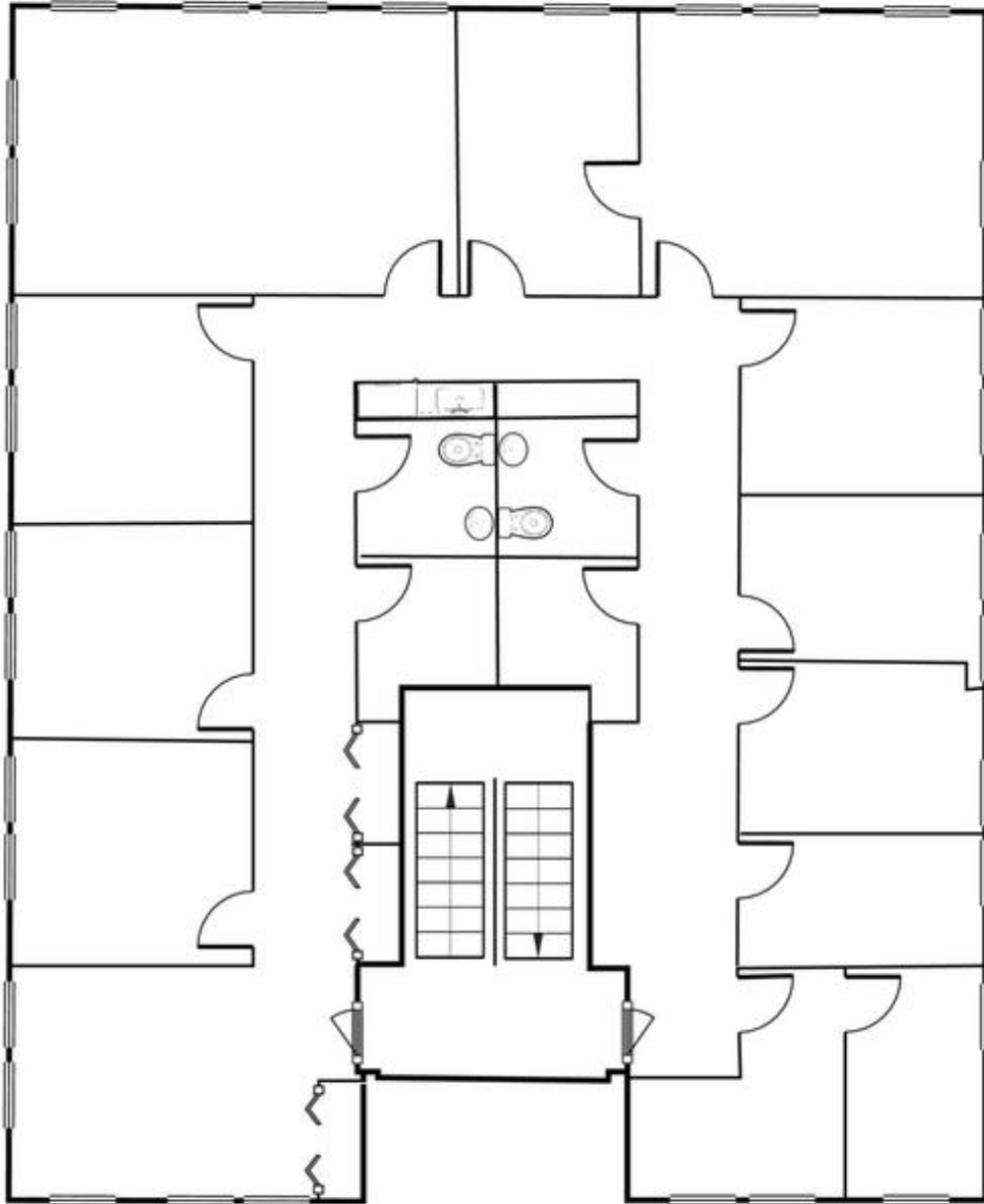
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Floor Plan



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Suite Photos



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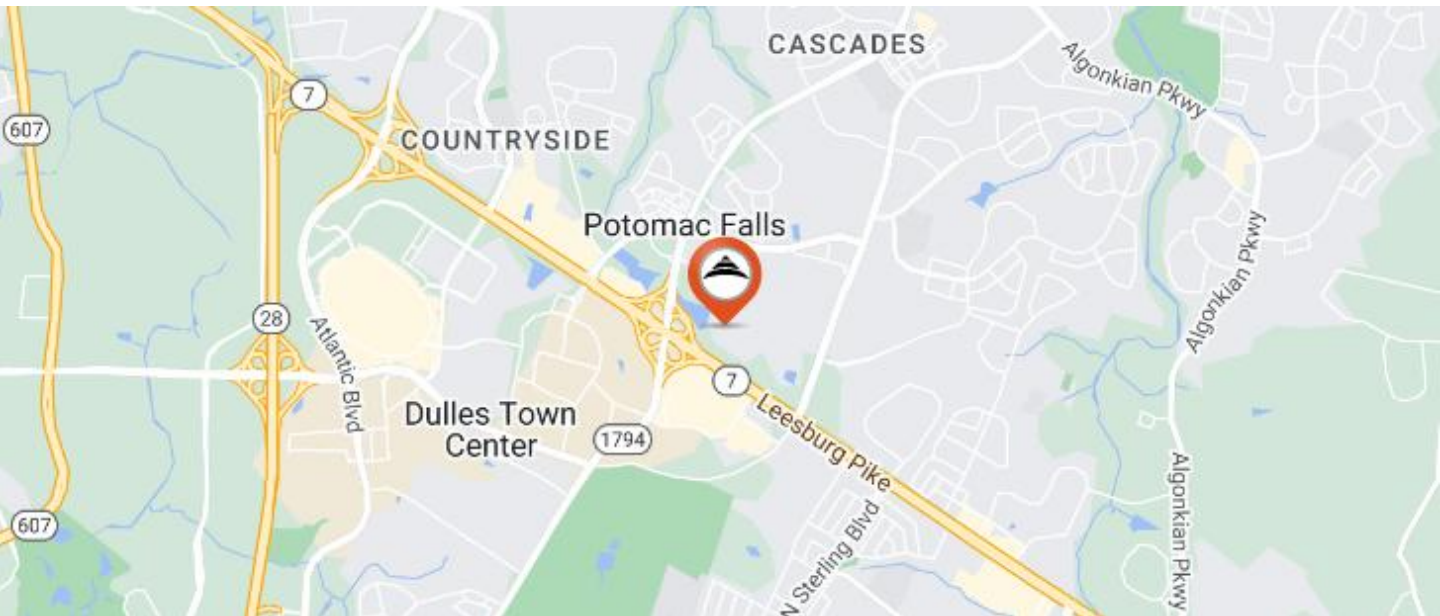
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Retail Map



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Maps



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