

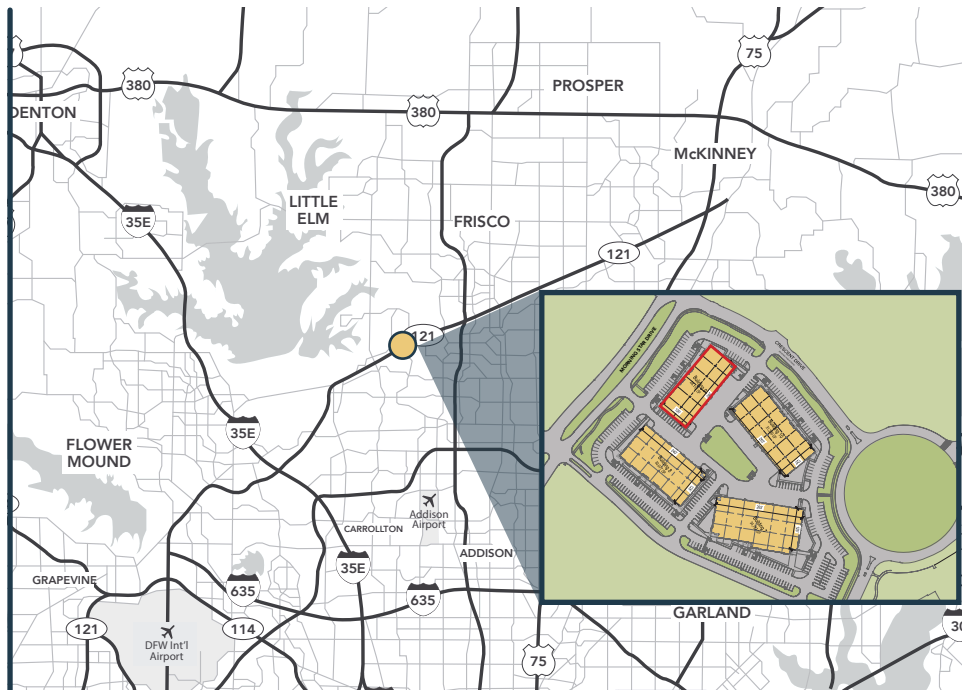


Cascades at The Colony | 6270 Morning Star Drive, Suite 120, The Colony, TX

BUILDING 9

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.

AVAILABLE SF:	12,051 SF
WAREHOUSE SF:	2,832 SF
LOADING:	2 GRADE LEVEL DOORS
CLEAR HEIGHT:	18'
SPRINKLERS:	YES
PARKING RATIO:	3.4/1,000
LOCATION DETAILS:	DIRECT ACCESS TO DINING, HOSPITALITY, & RETAIL/ENTERTAINMENT AMENITIES







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