



Cascades at The Colony | 6240 Morning Star Drive, Suite 120, The Colony, TX

**BUILDING 8**

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:	30,079 SF
AVAILABLE SF:	5,875 SF
OFFICE:	BTS
SHOWROOM:	100%
BUILDING DEPTH:	+/- 125'
CLEAR HEIGHT:	+/- 18'
PARKING SPACES:	3 / 1,000 SF
LOADING:	1 GRADE LEVEL
LOCATION DETAILS:	Prime signage exposure to TX Hwy 121, Direct access to dining, hospitality, retail/entertainment amenities



