



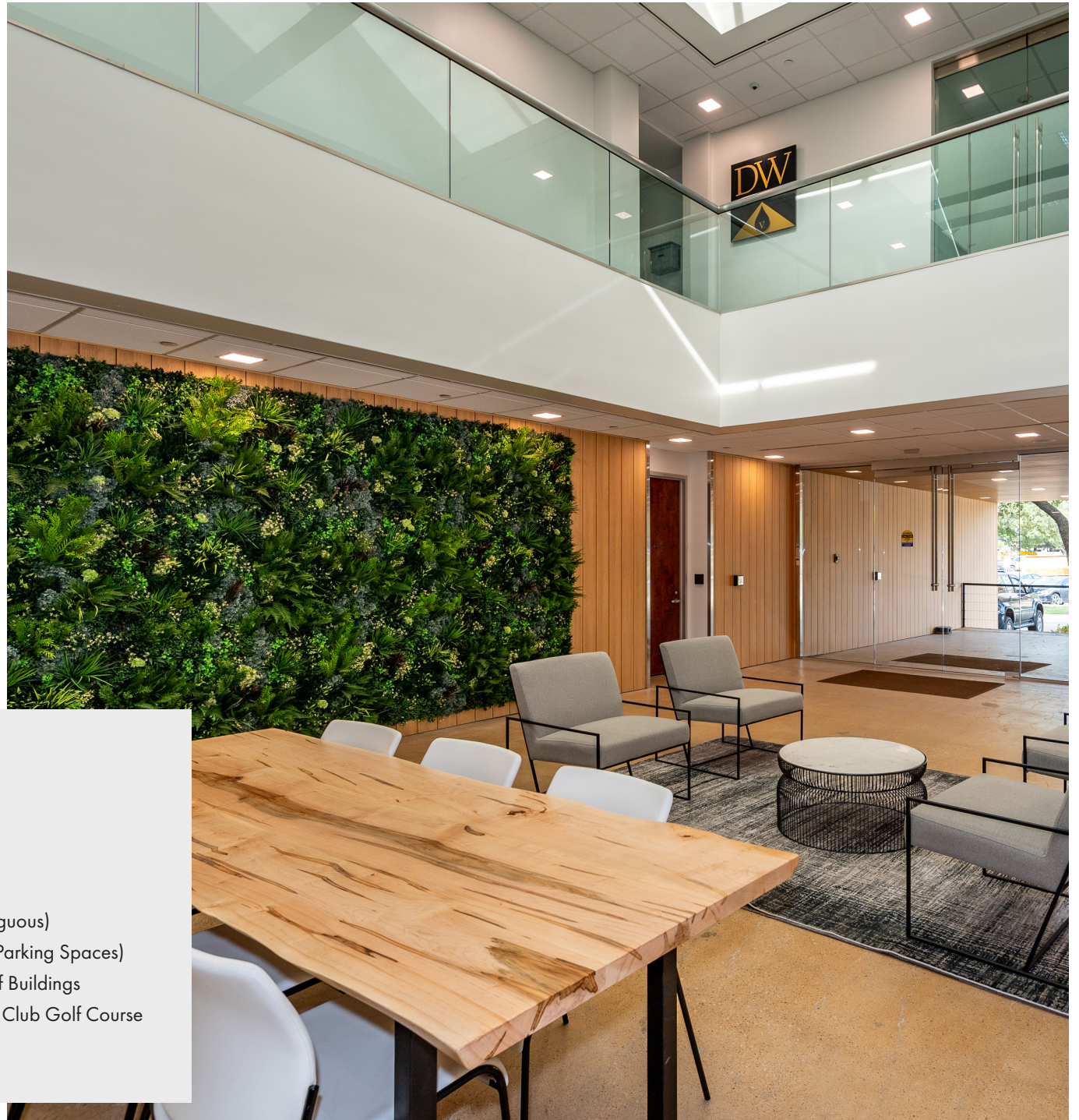
**104 & 106 Decker Court, Irving, TX 75062**



CASCADE is born from a vision to create a place for ingenuity, innovation and growth to thrive. Cascade provides an experience that few can imagine and many aspire to have, offering connectivity to its host city while also serving as a discreet escape with utmost privacy for tenants. Cascade is a place where new ideas are born and coalesce into successful journeys.

## PROPERTY HIGHLIGHTS

- 97,218 SF Total
- 19,695 SF Available (8,092 Max Contiguous)
- 4.00/1,000 Parking (61 Below Grade Parking Spaces)
- Exterior Balconies Along the Perimeter of Buildings
- Scenic Views of the Las Colinas Country Club Golf Course
- Recently Renovated Athletic Club



# BUILDING AMENITIES



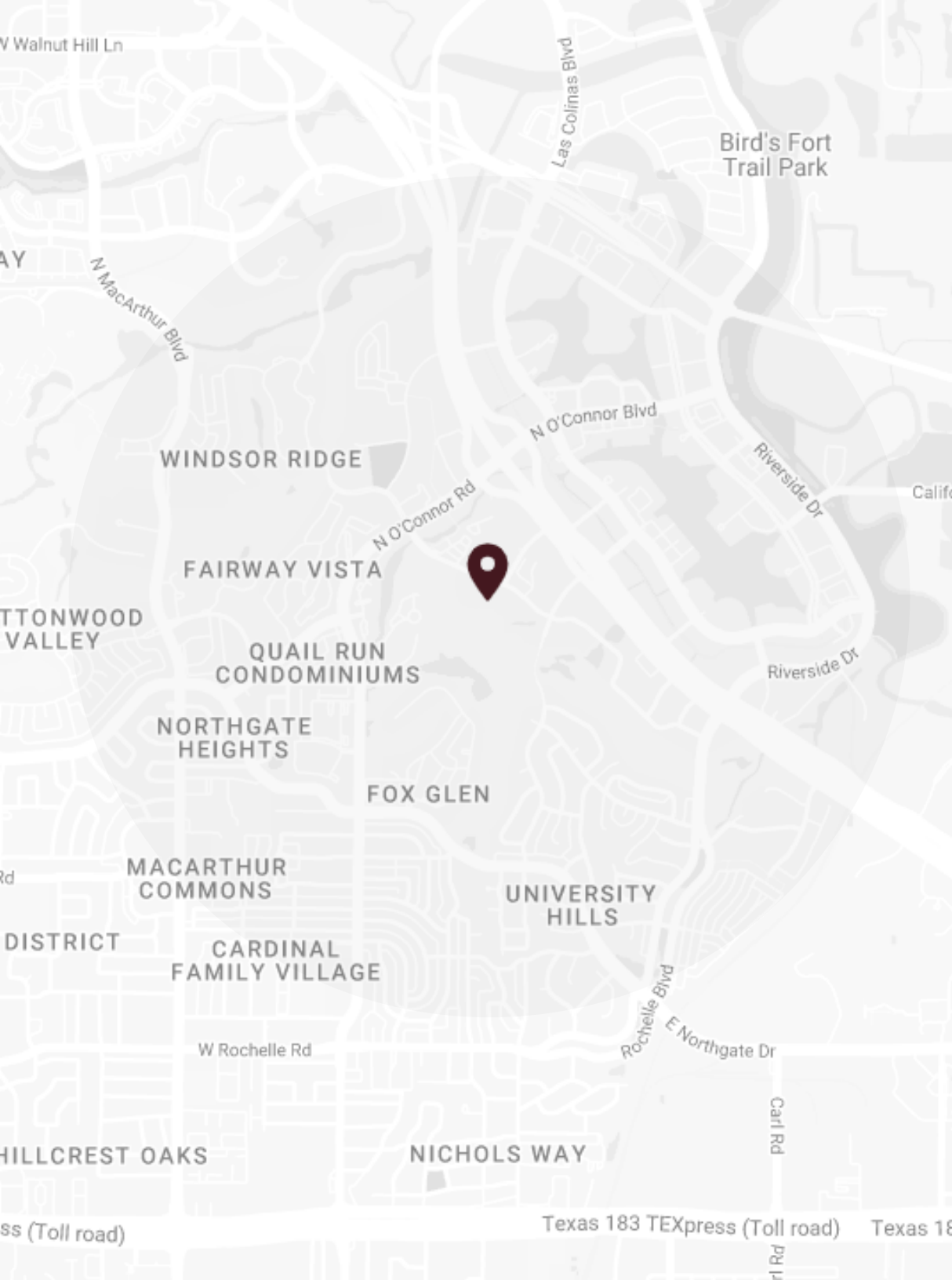
Outdoor Patio



Athletic Club



Conference Center

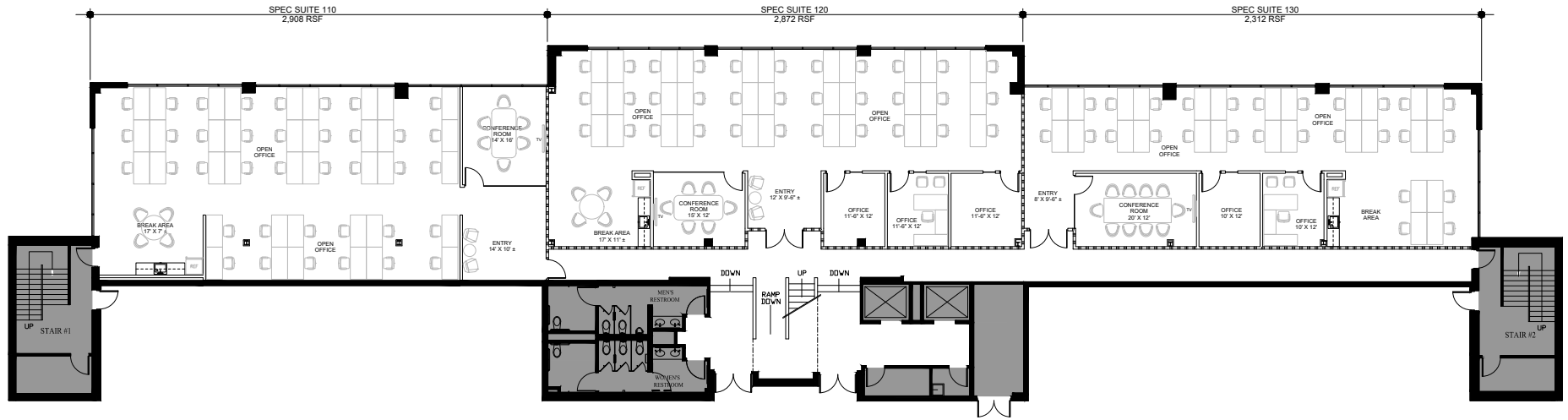


# LOCAL AMENITIES

WITHIN A 1 MILE RADIUS

- |                                |                            |
|--------------------------------|----------------------------|
| Nosh & Bottle                  | Taco Casa                  |
| Thirsty Lion Gastropub & Grill | Dickey's Barbecue Pit      |
| Yard House                     | Fuzzy's Taco Shop          |
| The Ranch                      | McDonalds                  |
| Blaze Brazillian Steakhouse    | Hot Breads                 |
| Via Real                       | Jimmy John's               |
| Zeytin Mediterranean Grill     | Hyderabad House            |
| Freshii                        | Chick-fil-A                |
| Bar Louie                      | Wendy's                    |
| Grimaldi's Pizzeria            | Subway                     |
| Gloria's Latin Cuisine         | Taco Bell                  |
| Irving Kabab N Kurry           | Sarigama Indian Café       |
| LAW                            | Sonic Drive-In             |
| Tacomex Las Colinas            | Jack in the Box            |
| The Blue Fish - Las Colinas    | Pizza Hut                  |
| The Keg Steakhouse + Bar       | Domino's Pizza             |
| Inihaw Avenue Filipino Kitchen | Bank of America            |
| Italian Café                   | Chase Bank                 |
| Venitian Terrace               | Capita One Bank            |
| La Cima Club                   | Wells Fargo Bank           |
| Corner Bakery Café             | Geico Federal Credit Union |
| Cajun Crab Pub & Grill         | PNC                        |
| Le Peep                        | TIB                        |
| Benihana                       | Corporate America Family   |
| The Spirit Grille              | Credit Union               |
| Classic Pizza Las Colinas      | Comerica Bank              |
| Schlotzsky's                   | Urban Towers Gym           |
| Amaravati Indian Fine Dine     | CrossFit Luna              |
| I Fratelli Pizza Las Colinas   | Pure Barre - Las Colinas   |
| Urban Eatz                     | LA Fitness                 |
| Midori Sushi                   | Club Pilates               |
| Chipotle Mexican Grill         | Anytime Fitness            |
| Waterway Café                  | New Wave Fitness           |
| Red Hot & Blue                 | SunstoneFIT - Las Colinas  |
| Samosa Hut & Grill             | Village                    |
| Masons Café                    | Cindy's Pilates            |
| The Café at Williams Square    | Mind Body & Soul Fitness   |
|                                | Four Seasons Golf and      |
|                                | Sports Club                |

# SPEC SUITES



Suite 110 - 2,908 SF

Suite 120 - 2,872 SF

Suite 130 - 2,312 SF





# CASCADE

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A PROPERTY OF:



LEASED BY:

