

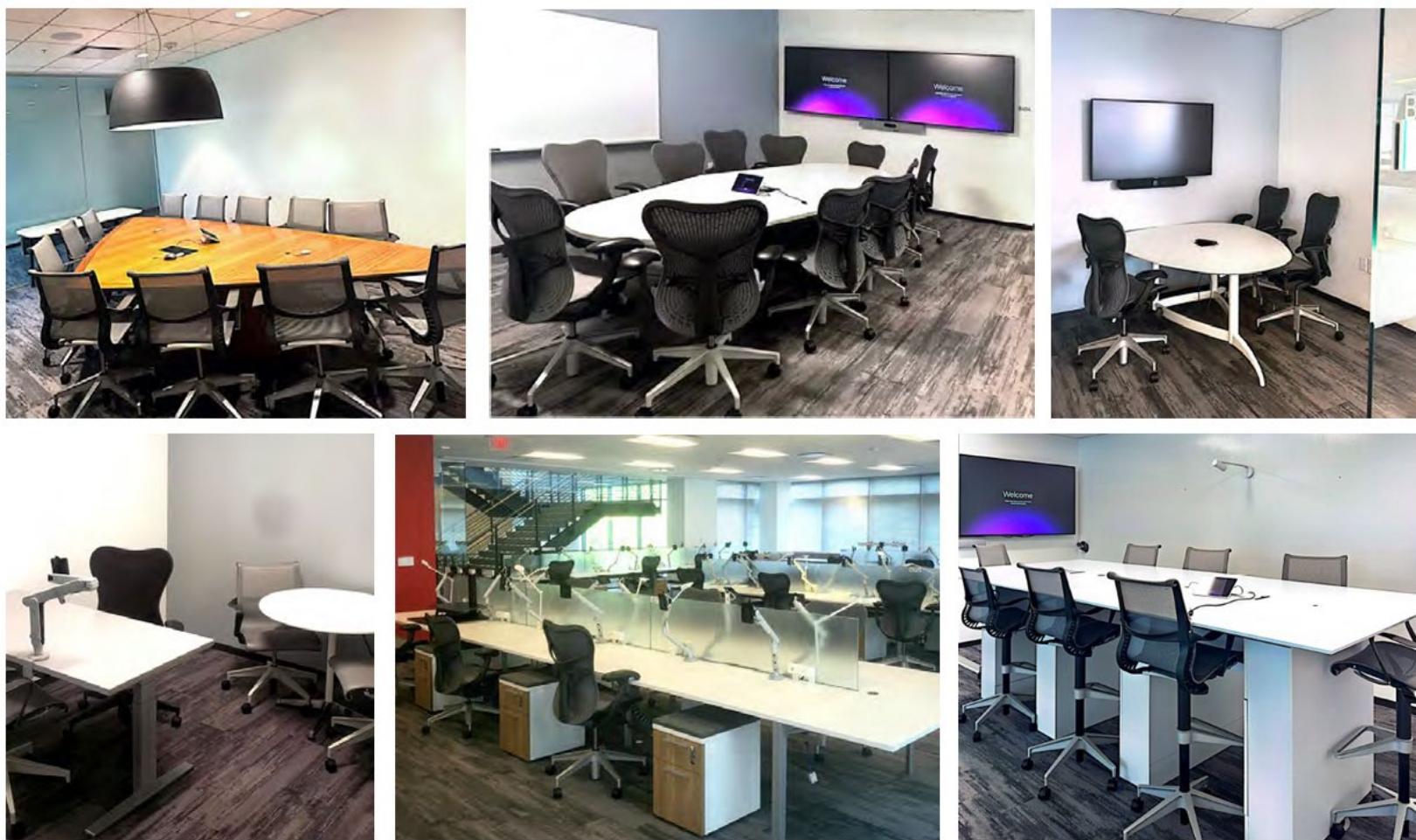
# 2425 CASCADE POINTE BOULEVARD



FOR LEASE ±80,172 SF

# PROPERTY HIGHLIGHTS

- Approximately ±523 seats, furnished plug and play opportunity with high-end finishes
- Ideally located within the beautiful campus setting of LakePointe Corporate Center
- On-site sustainable waste program
- ±4 per 1,000 SF structured parking ratio
- On-site Hilton Garden Inn Hotel
- LEED Gold certified building
- No cost conference and meeting rooms for +/- 150
- Indoor/Outdoor function and conference pavilion with board room
- Full-service cafeteria with daily food service on-site
- No cost upscale gym with locker room
- Building signage opportunities available



## AVAILABILITIES:

### 2nd Floor - ±24,099 RSF

- ±132 DESKS
- ±20 OFFICES & HUDDLE ROOMS
- ±5 CONFERENCE ROOMS

### 3rd Floor - ±28,045 RSF

- ±162 DESKS
- ±22 OFFICES & HUDDLE ROOMS
- ±6 CONFERENCE ROOMS

### 4th Floor - ±28,028 RSF

- ±168 DESKS
- ±19 OFFICES & HUDDLE ROOMS
- ±6 CONFERENCE ROOMS

# FLOOR PLANS

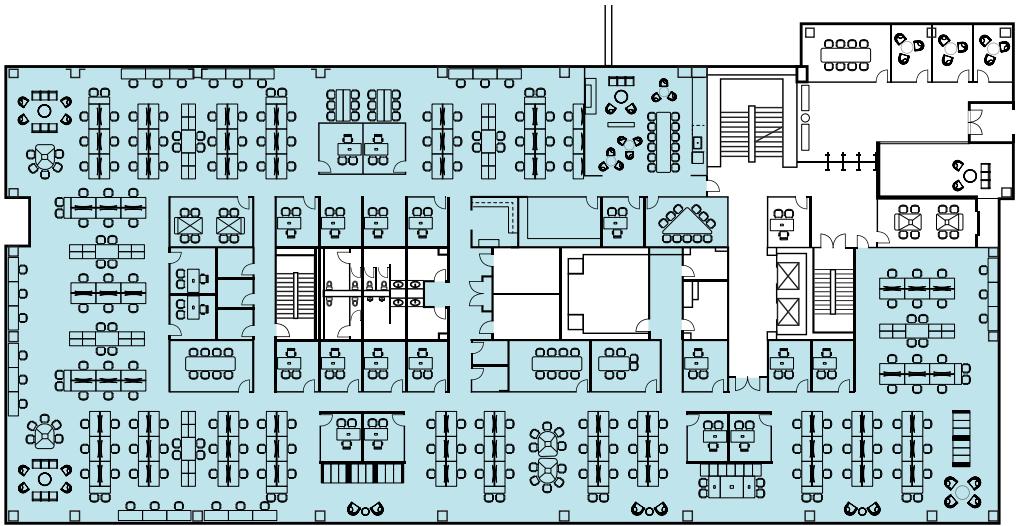
*First Floor is currently occupied\**

## 2ND FLOOR

±24,099 RSF

±132 DESKS

±20 OFFICES & HUDDLE ROOMS  
±5 CONFERENCE ROOMS

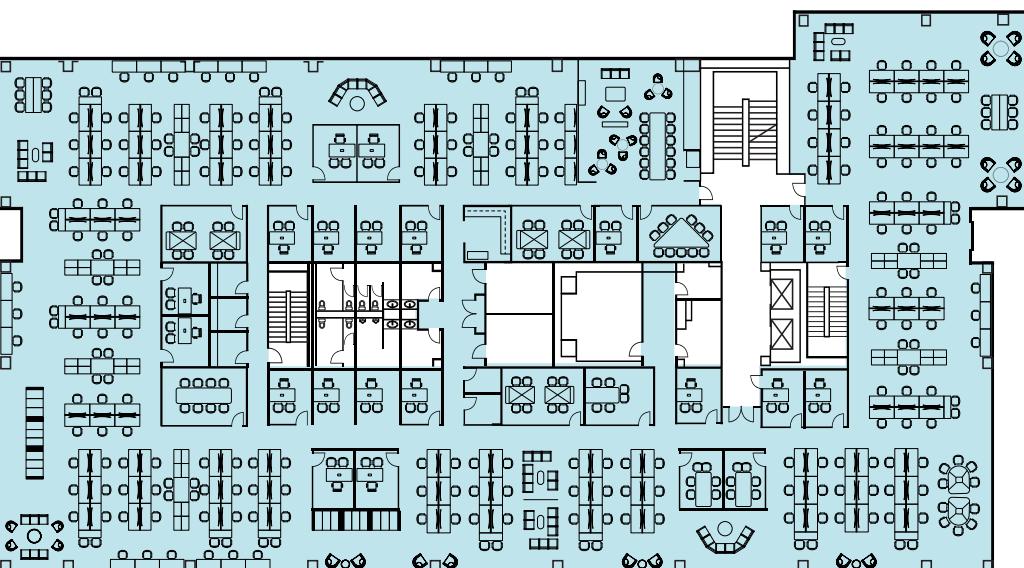


## 3RD FLOOR

±28,045 RSF

±162 DESKS

±22 OFFICES & HUDDLE ROOMS  
±6 CONFERENCE ROOMS

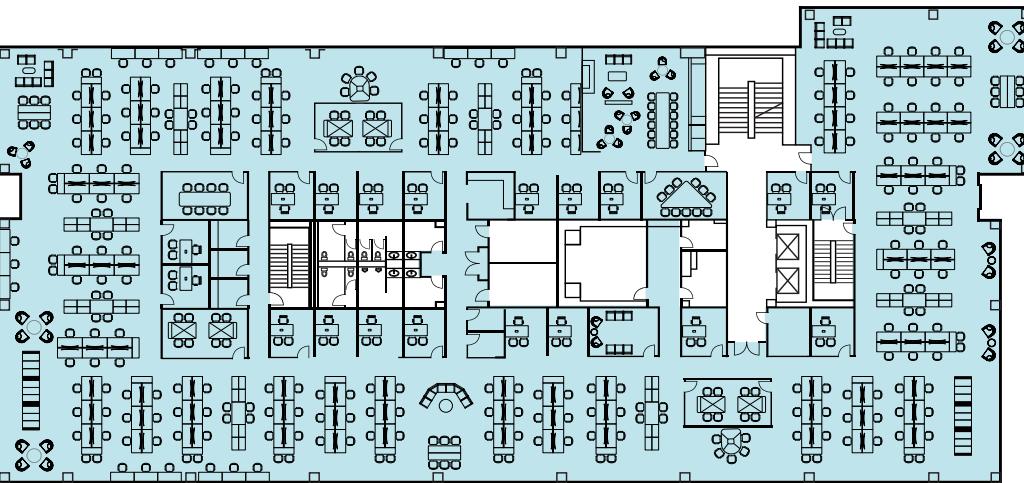


## 4TH FLOOR

±28,028 RSF

±168 DESKS

±19 OFFICES & HUDDLE ROOMS  
±6 CONFERENCE ROOMS



# AREA OVERVIEW



LOCATION	DISTANCE	DRIVE TIME
I-85	3 MILES	8 MIN
I-77	2.5 MILES	9 MIN
CLT AIRPORT	3.5 MILES	6 MIN
CBD	6 MILES	14 MIN

# SITE PLAN



## CONTACT

**KEITH BELL, SIOR**  
Executive Managing Director  
+1 704 519 7500  
[keith.bell@cushwake.com](mailto:keith.bell@cushwake.com)

**ERIC DONALDSON**  
Director  
+1 540 481 7307  
[eric.donaldson@cushwake.com](mailto:eric.donaldson@cushwake.com)

**TULLY COYLE**  
Associate  
+1 980 900 7438  
[tully.coyle@cushwake.com](mailto:tully.coyle@cushwake.com)

