

C L A S S A
O F F I C E S P A C E F O R L E A S E

125 EMERYVILLE DRIVE
Brush Creek Commons II

C R A N B E R R Y T O W N S H I P , P A 1 6 0 6 6



76
PENNA
TURN-
PIKE
38,444 ADT

19
36,607 ADT

Brush Creek Commons II

Ideally located in the heart of Cranberry Township with immediate access to Route 19, I-76, and I-79.

Brush Creek Commons II affords tenants excellent access to major highways, while giving them a peaceful campus with proximity to Cranberry's retail amenities.



UNPARALLELED THROUGHWAY ACCESS



WALKABLE CAMPUS SETTING



SURROUNDED BY AMENITIES



Property Highlights

- Locally owned, Class A office property
- Abundant natural light with private balconies
- Energy efficient HVAC systems and windows
- Free on-site parking
- Nestled into a beautiful, walkable campus setting
- Building signage opportunities along I-76



Current Availability

THIRD FLOOR

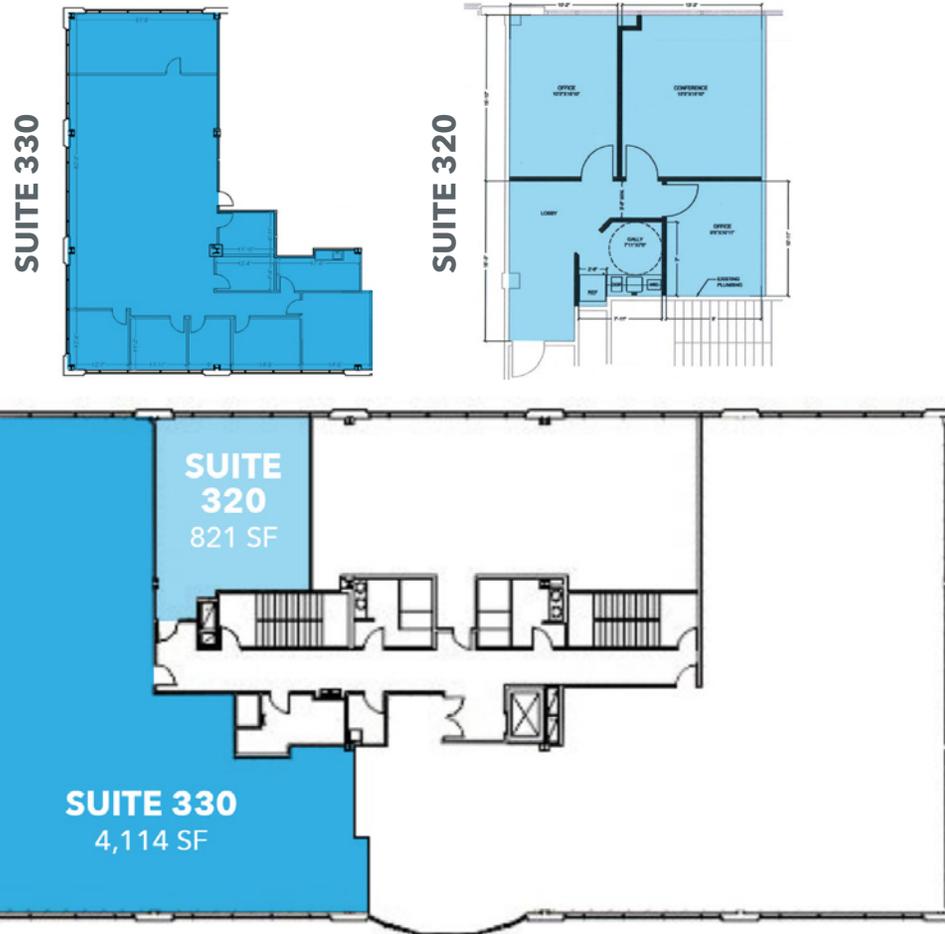
Suite 330: 4,114 SF

Mix of private offices and open space, and a kitchenette.

Suite 320: 821 SF

Two private offices, a conference room, and a kitchenette.

Available suites can be combined for a total of 4,935 SF.



SUITE 330



SUITE 320

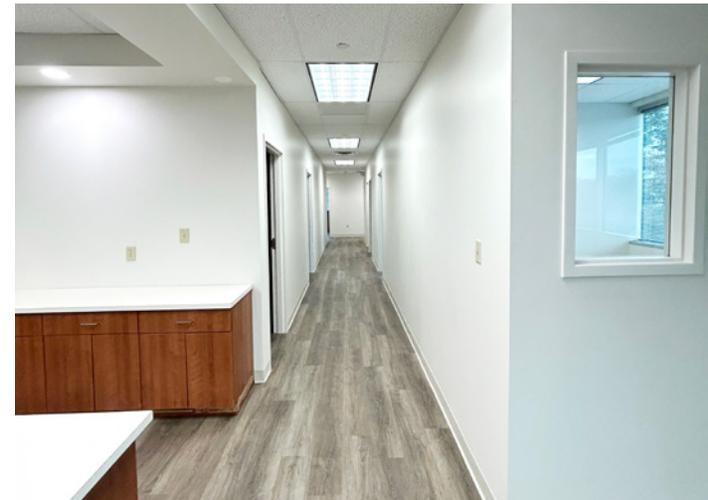
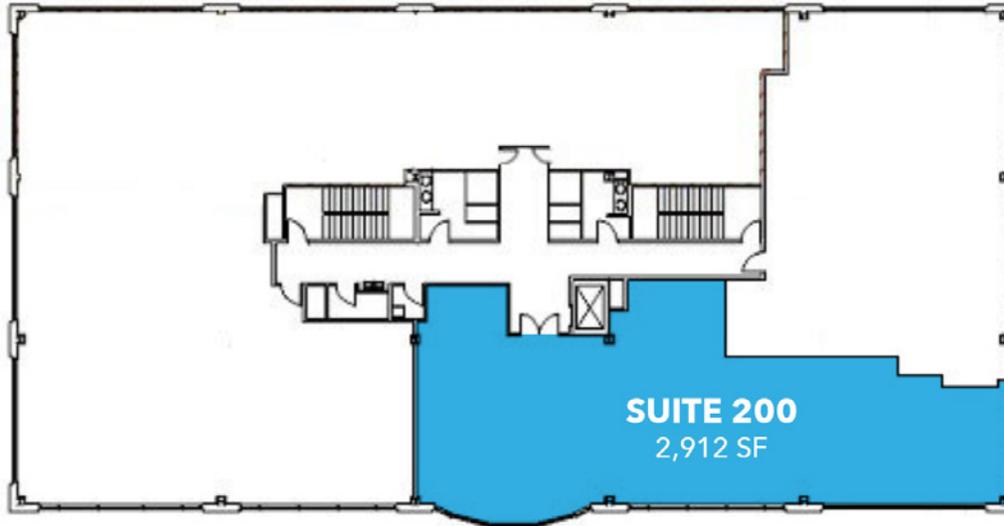


Current Availability

SECOND FLOOR

Suite 200: 2,912 SF

Former optometrist space. Includes multiple partitioned office/exam spaces, an open reception area, kitchen, and dedicated waiting room.

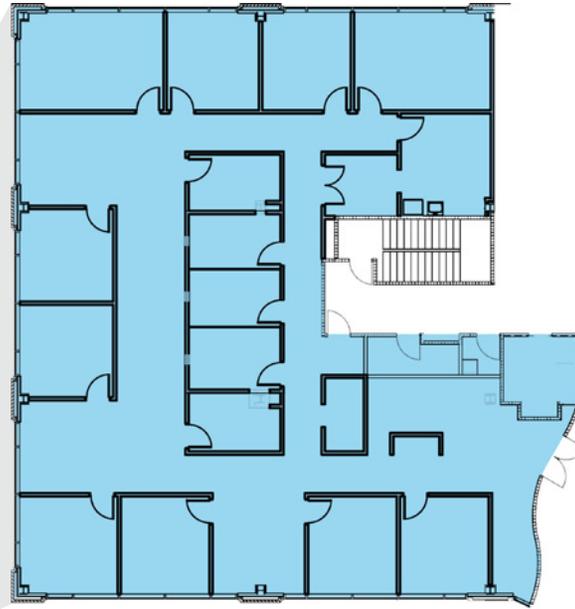


Current Availability

FIRST FLOOR

Suite 100: 5,430 SF

Office intensive space plan with 14 private offices, 1 conference room, and a kitchenette.

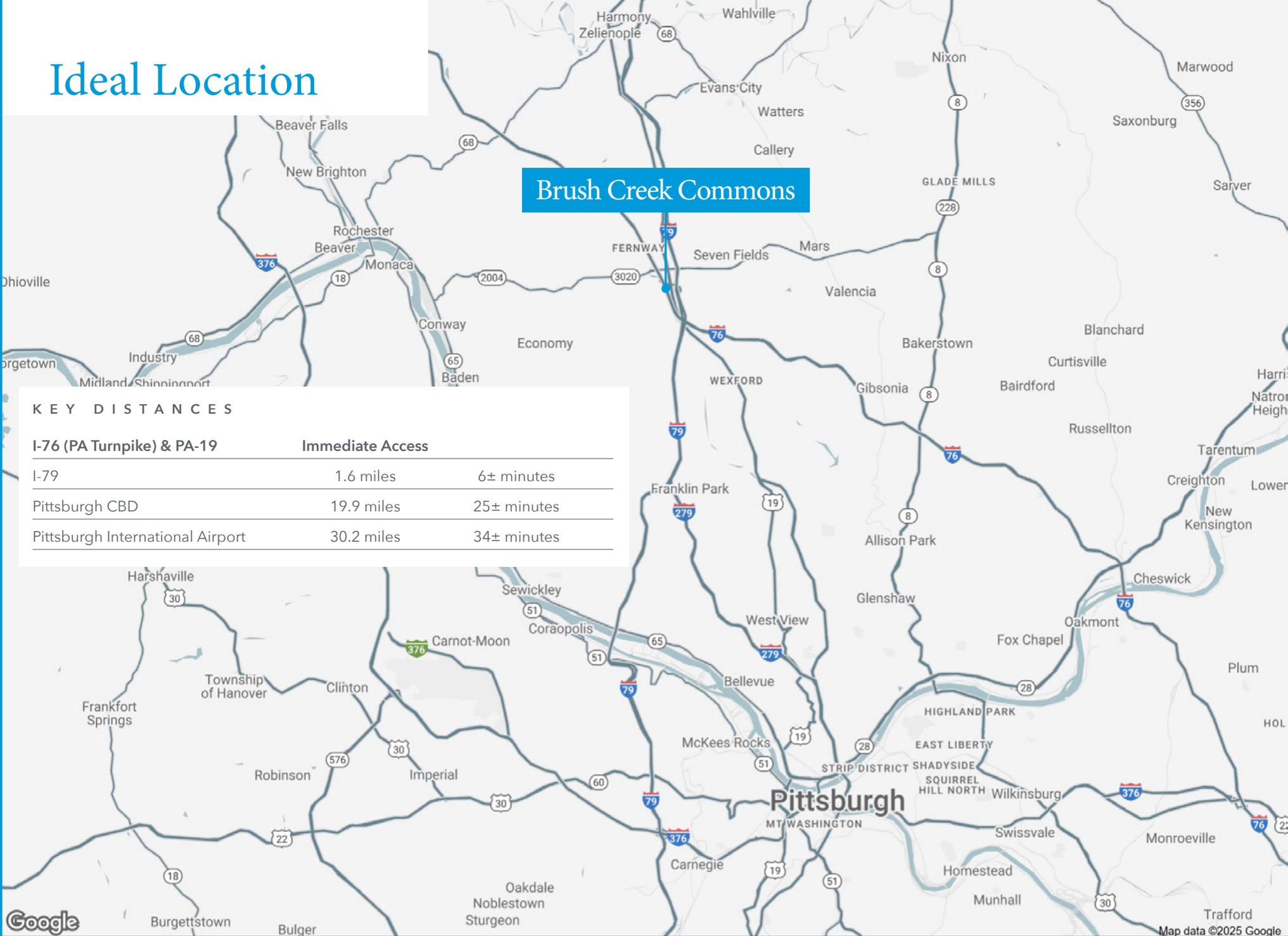


Ideal Location

Brush Creek Commons

KEY DISTANCES

I-76 (PA Turnpike) & PA-19	Immediate Access	
I-79	1.6 miles	6± minutes
Pittsburgh CBD	19.9 miles	25± minutes
Pittsburgh International Airport	30.2 miles	34± minutes



Area Amenities



OFF OF CRANBERRY SQUARE DR

COSTCO	BEST BUY
WALMART	BARNES & NOBLE
PUBLIC LANDS	MONTE CELLO'S
EINSTEIN BROS BAGELS	

STREETS OF CRANBERRY

CONDADO	CYCLEBAR
MAXINE'S COFFEE	FIRST WATCH
ALADDIN'S EATERY	FIREHOUSE SUBS
OLD NAVY	UPS STORE
URBAN AIR TRAMPOLINE PARK	

CRANBERRY SPRINGS

FIREBIRDS WOOD FIRED GRILL
 BURGATORY
 CHIPOTLE
 JUNIPER GRILL
 MILKSHAKE FACTORY
 BARTRAM HOUSE BAKERY

CRANBERRY COMMONS

TARGET	STARBUCKS
DICK'S SPORTING GOODS	
LONGHORN STEAKHOUSE	
APPLEBEE'S	GETGO
PETSMART	LOWE'S
CRUMBL COOKIES	KOHL'S
MCDONALD'S	FRESHII

FUTURE HOME OF



UPMC Lemieux Sports Complex

CRANBERRY MALL

GIANT EAGLE	ALDI
MARSHALLS	MICHAELS
PANERA	EMILIANO'S
WENDY'S	BLAZE PIZZA
MOVIESCOOP CINEMAS	

UPMC PASSAVANT



OFF OF PA-228/CRANBERRY WOODS DR

JIMMY WAN'S RESTAURANT AND LOUNGE	SMOKEY BONES
MR. MISTER SUPPER CLUB	THE WING EXPERIENCE
CHICK-FIL-A	PATRON MEXICAN GRILL
OLIVE GARDEN	DIBELLA'S SUBS
CRACKER BARREL	RED ROBIN
CENCI'S PIZZERIA	HOME2 SUITES BY HILTON
HILTON GARDEN INN	COURTYARD BY MARRIOTT
MARRIOTT	

Brush Creek Commons

I
II



ALONG US-19, WITHIN 5 MINUTES OF THE PROPERTY

EAT'N PARK	BRAVO ITALIAN KITCHEN	SAGA HIBACHI
BOB EVANS	BRIGHTON HOT DOG SHOPPE	FIVE GUYS
MCDONALD'S	TEPACHE MEXICAN KITCHEN	AMERICAN NATURAL

Brush Creek Commons II

125 EMERYVILLE DRIVE

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