

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

144 EMERYVILLE DRIVE
Brush Creek Commons I

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



Brush Creek Commons I

19
36,607 ADT

76
PENNA
TURN-
PIKE
38,444 ADT

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

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



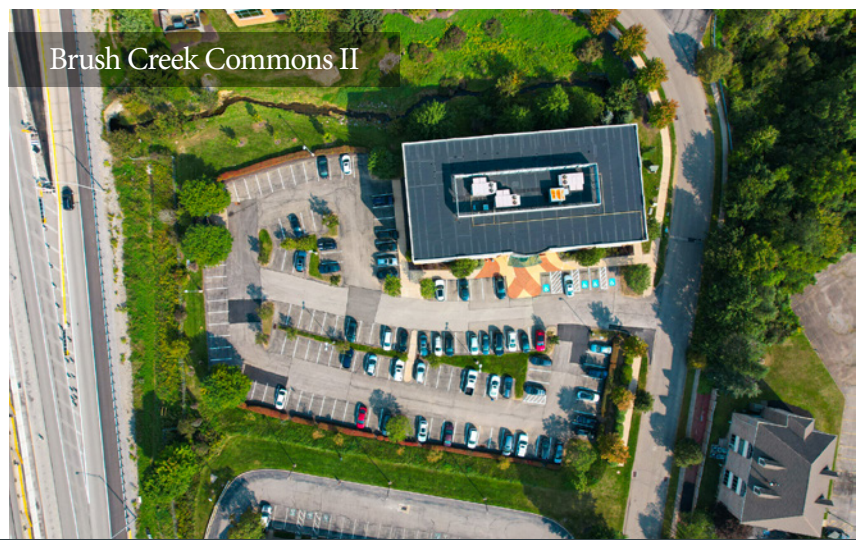
UNPARALLELED
THROUGHWAY ACCESS



WALKABLE
CAMPUS SETTING



SURROUNDED BY
AMENITIES



Brush Creek Commons II

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: 3,365 SF (subdividable)

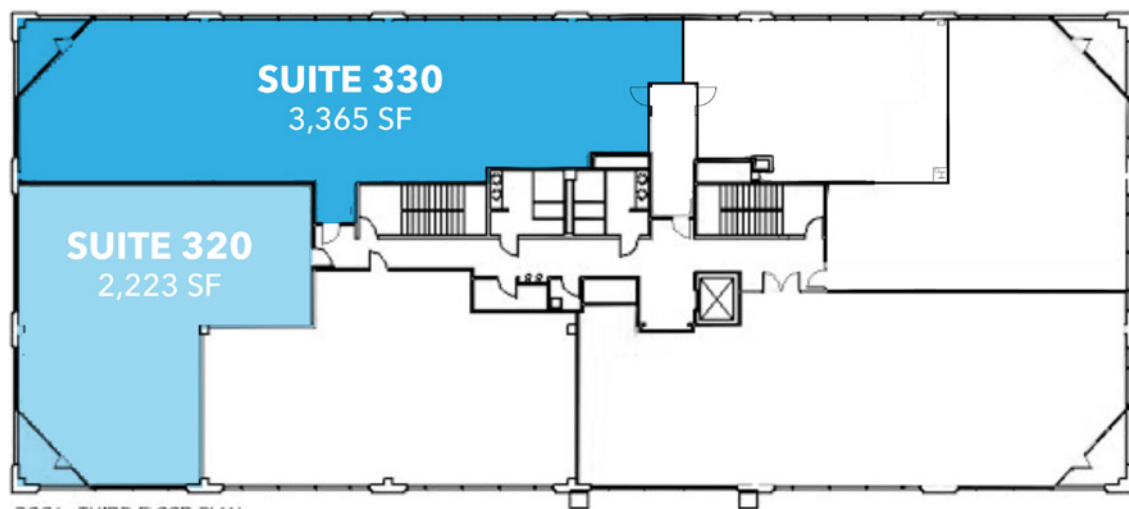
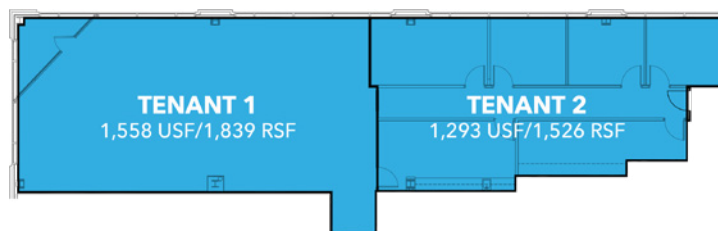
Includes multiple partitioned office spaces, an expansive open office area, large kitchen, break room with built-in counter, and a private balcony.

Suite 320: 2,223 SF

Includes multiple partitioned office spaces, copy/fax room, large conferencing facility, break room/kitchen, and a private balcony.

Available suites can be combined for a total of 5,588 SF.

SUITE 330 POSSIBLE SUBDIVISION



BCC1 - THIRD FLOOR PLAN



Current Availability

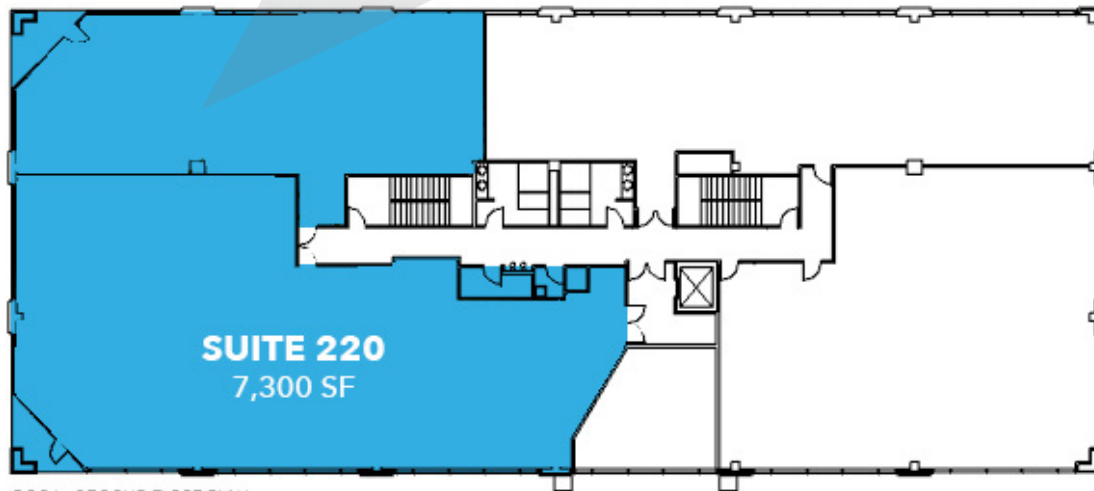
SECOND FLOOR

Suite 220: 7,300 SF

Office intensive suite that includes two private balconies.

Exterior building signage is available.

Suite is available for occupancy 12/1/2025.



BCC1 - SECOND FLOOR PLAN



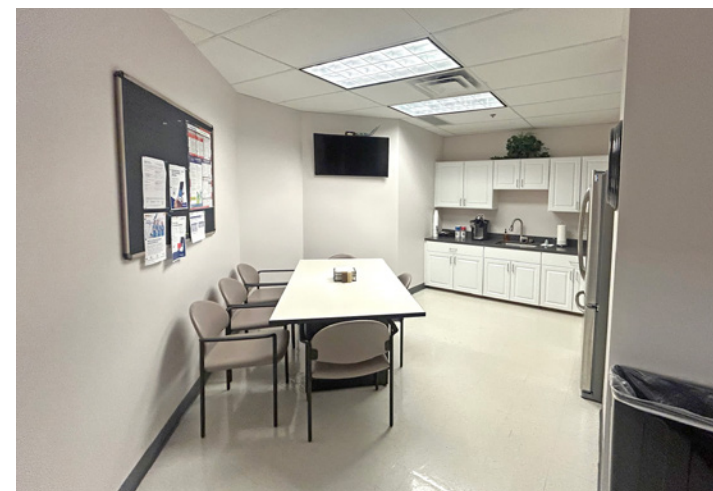
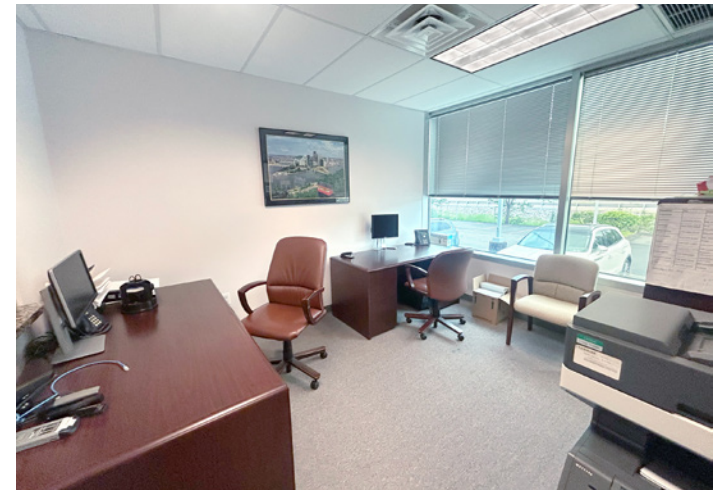
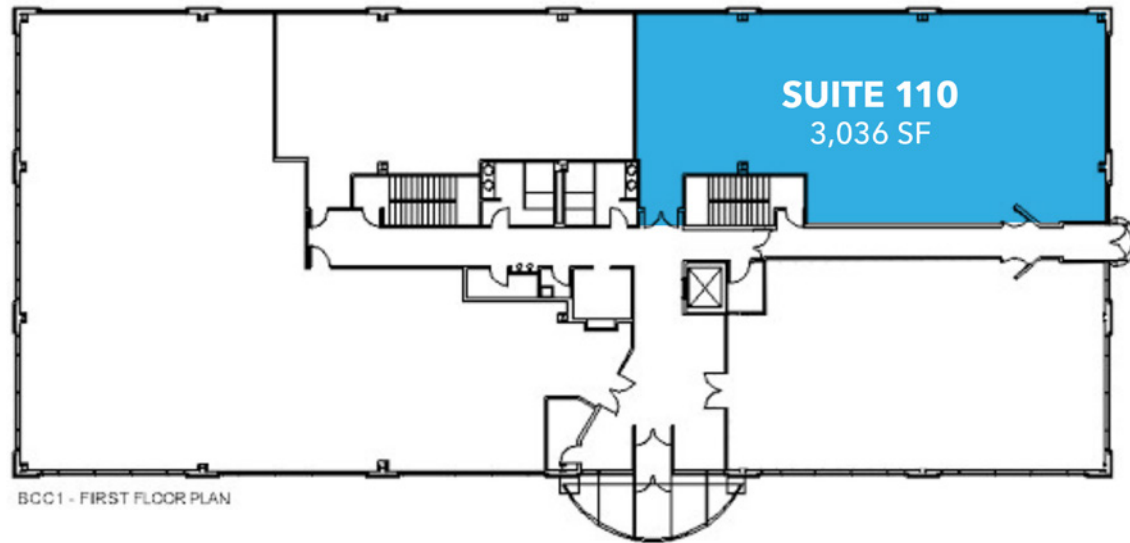
Current Availability

FIRST FLOOR

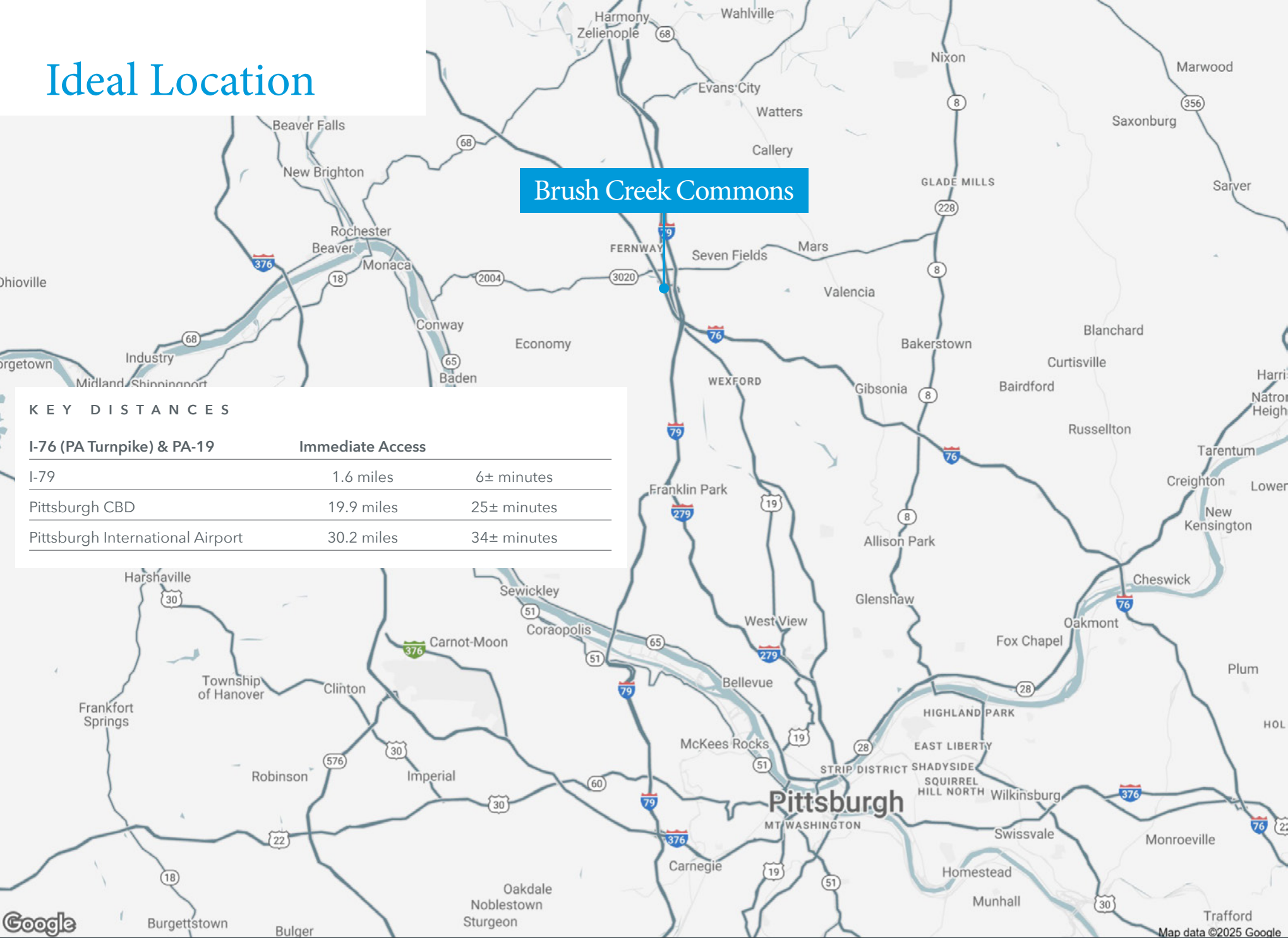
Suite 110: 3,036 SF

Includes waiting area, front desk, private offices, a kitchenette, and a large training/conference room.

Suite is available for occupancy 4/1/2026.



Ideal Location



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

STREETS OF CRANBERRY

CONDADO
MAXINE'S COFFEE
ALADDIN'S EATERY
OLD NAVY
URBAN AIR TRAMPOLINE PARK

CYCLEBAR
FIRST WATCH
FIREHOUSE SUBS
UPS STORE
FUTURE HOME OF
Wegmans
UPMC Lemieux Sports Complex

CRANBERRY SPRINGS

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

CRANBERRY COMMONS

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

OFF OF CRANBERRY SQUARE DR

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

CRANBERRY MALL

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

Brush Creek Commons

OFF OF PA-228/CRANBERRY WOODS DR

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

ALONG US-19, WITHIN 5 MINUTES OF THE PROPERTY

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

Brush Creek Commons I

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