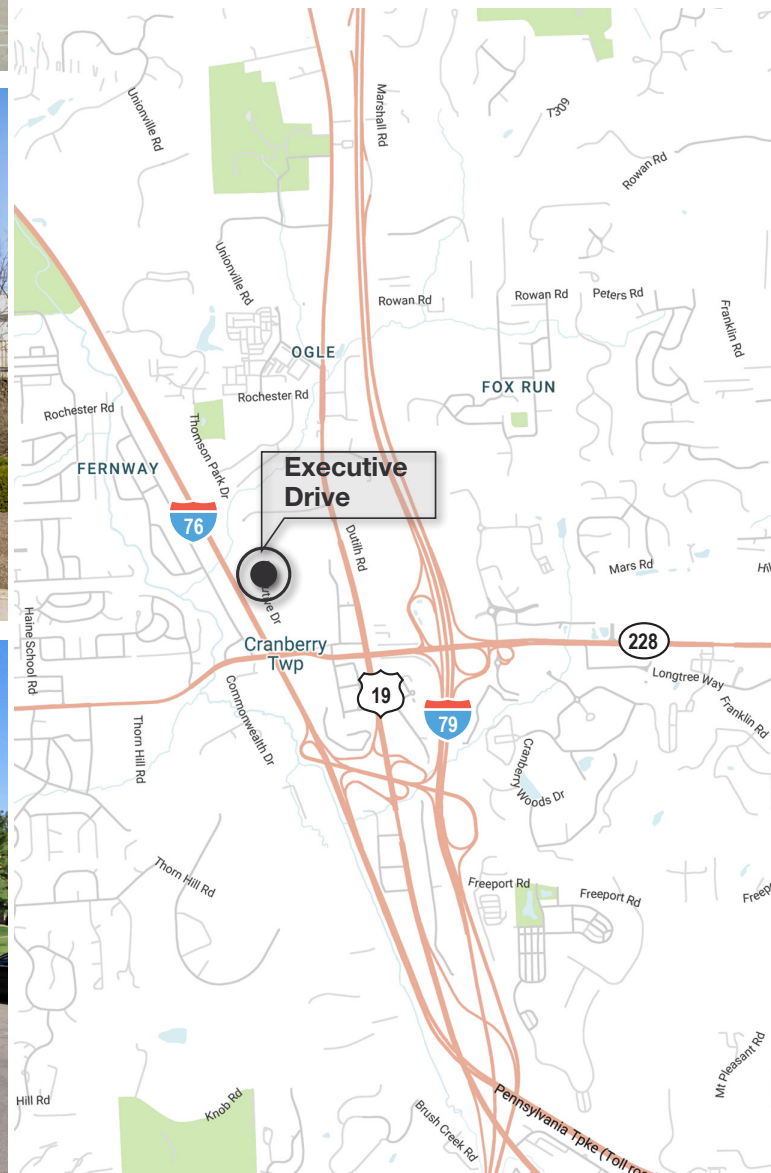


## Property Features

- Rare Owner Occupier / Investment Opportunity
- Building Signage
- Ample Parking
- Walking distance to restaurants, hotels & retail
- Easy access to I-79, PA Turnpike, Routes 19 & 228



<b>Rentable Area</b>	12,624 RSF	<b>Water</b>	Cranberry Township
<b>Floors</b>	3	<b>Roof</b>	Replaced 2023
<b>Site Area</b>	2.07 Acres	<b>Electric</b>	First Energy
<b>Parcel ID</b>	130-4F110-5A3B	<b>County</b>	Butler
<b>Parking</b>	5.00 / 1,000 RSF	<b>Sale Type</b>	Owner Occupier Opportunity
<b>Zoning</b>	C1	<b>Year Built</b>	1984



**215 Executive Drive**

<b>Rentable Area</b>	12,624 RSF	<b>Water</b>	Cranberry Township
<b>Floors</b>	3	<b>Roof</b>	Replaced 2023
<b>Site Area</b>	2.07 Acres	<b>Electric</b>	First Energy
<b>Parcel ID</b>	130-4F110-5A3B	<b>County</b>	Butler
<b>Parking</b>	5.00 / 1,000 RSF	<b>Sale Type</b>	Owner Occupier Opportunity
<b>Zoning</b>	C1	<b>Year Built</b>	1984



**217 Executive Drive**

<b>Rentable Area</b>	24,000 RSF	<b>Water</b>	Cranberry Township
<b>Floors</b>	3 Elevator	<b>Gas</b>	
<b>Site Area</b>	1.73 Acres	<b>Electric</b>	First Energy
<b>Parcel ID</b>	130-4F110-5A3A	<b>County</b>	Butler
<b>Parking</b>	4.17 / 1,000 RSF	<b>Sale Type</b>	Investment Opportunity
<b>Zoning</b>	C1	<b>Year Built</b>	1986



**213 Executive Drive**

## 215 Executive Drive



## 217 Executive Drive



## 213 Executive Drive



## NEARBY AMENITIES WITHIN 1 MILE:

- Aldi
- Bed Bath & Beyond
- Buffalo Wild Wings
- Burgatory
- Chase Bank
- Costco Wholesale
- Denny's
- Emiliano's Mexican
- Firebirds Wood Fired Grill
- Giant Eagle
- Home Depot
- Homegoods
- Kirkland's Home
- Lumber Jaxes Axe Throwing
- Marshalls
- PetCo
- Planet Fitness
- PNC Bank
- Primanti Bros
- Public Lands
- Residence Inn by Marriott Pittsburgh
- Sheetz
- Starbucks
- UPMC Lemieux Sport Complex
- UPMC Passavant Cranberry
- Walmart Supercenter
- Wingate by Wyndham Cranberry

