

SAMPSON·MORRIS GROUP

CRANBERRY COMMERCE CENTER

405 CRANBERRY COMMERCE CENTER, CRANBERRY TWP, PA 16066
FLEX SPACE FOR LEASE

Where smart design meets a strategic location. Cranberry Commerce Center offers versatile office-flex space just minutes from I-76 and I-79. Customize your space, streamline operations, and grow alongside a strong, complementary tenant mix.

Take a look at our
website!



WHAT WE DO?

Sampson Morris Group delivers value through ground-up construction, adaptive reuse, custom turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive and functional spaces, allowing our clients to focus on their business while we handle their space needs.



PROPERTY DESCRIPTION

Cranberry Commerce Center is a modern office-flex property designed to accommodate a wide range of users. The building offers flexible layouts that can support office or flex operations, with dock-high and drive-in options available.

PROPERTY HIGHLIGHTS

- Zoned SU-1 (Special Use)
- Dock High and Drive-in Possible
- Located off Route 19
- Minutes from I-76 PA Turnpike and I-79
- Healthy Tenant Mix
- Abundant parking

SPACES

405 Cranberry Commerce Center, Cranberry PA 16066 \$10.30 - 24.30 SF/yr 7,000 SF

LEASE RATE

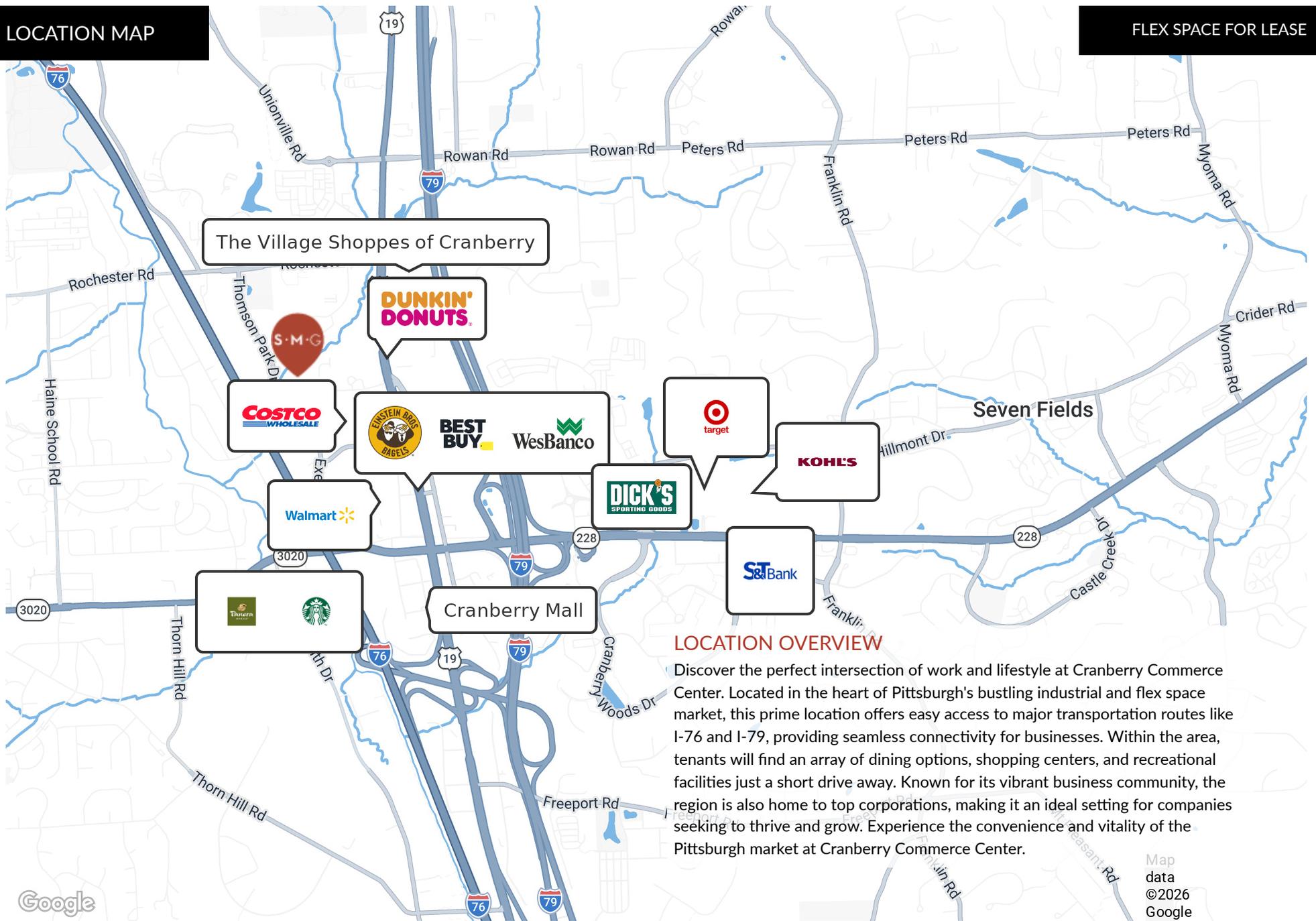
SPACE SIZE

5 YEAR LEASE RATES:

Office \$24.30 per SF/NNN

Warehouse \$10.30 per SF/NNN

Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.



LOCATION OVERVIEW

Discover the perfect intersection of work and lifestyle at Cranberry Commerce Center. Located in the heart of Pittsburgh's bustling industrial and flex space market, this prime location offers easy access to major transportation routes like I-76 and I-79, providing seamless connectivity for businesses. Within the area, tenants will find an array of dining options, shopping centers, and recreational facilities just a short drive away. Known for its vibrant business community, the region is also home to top corporations, making it an ideal setting for companies seeking to thrive and grow. Experience the convenience and vitality of the Pittsburgh market at Cranberry Commerce Center.

Map
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Google



DEMOGRAPHICS MAP & REPORT

POPULATION

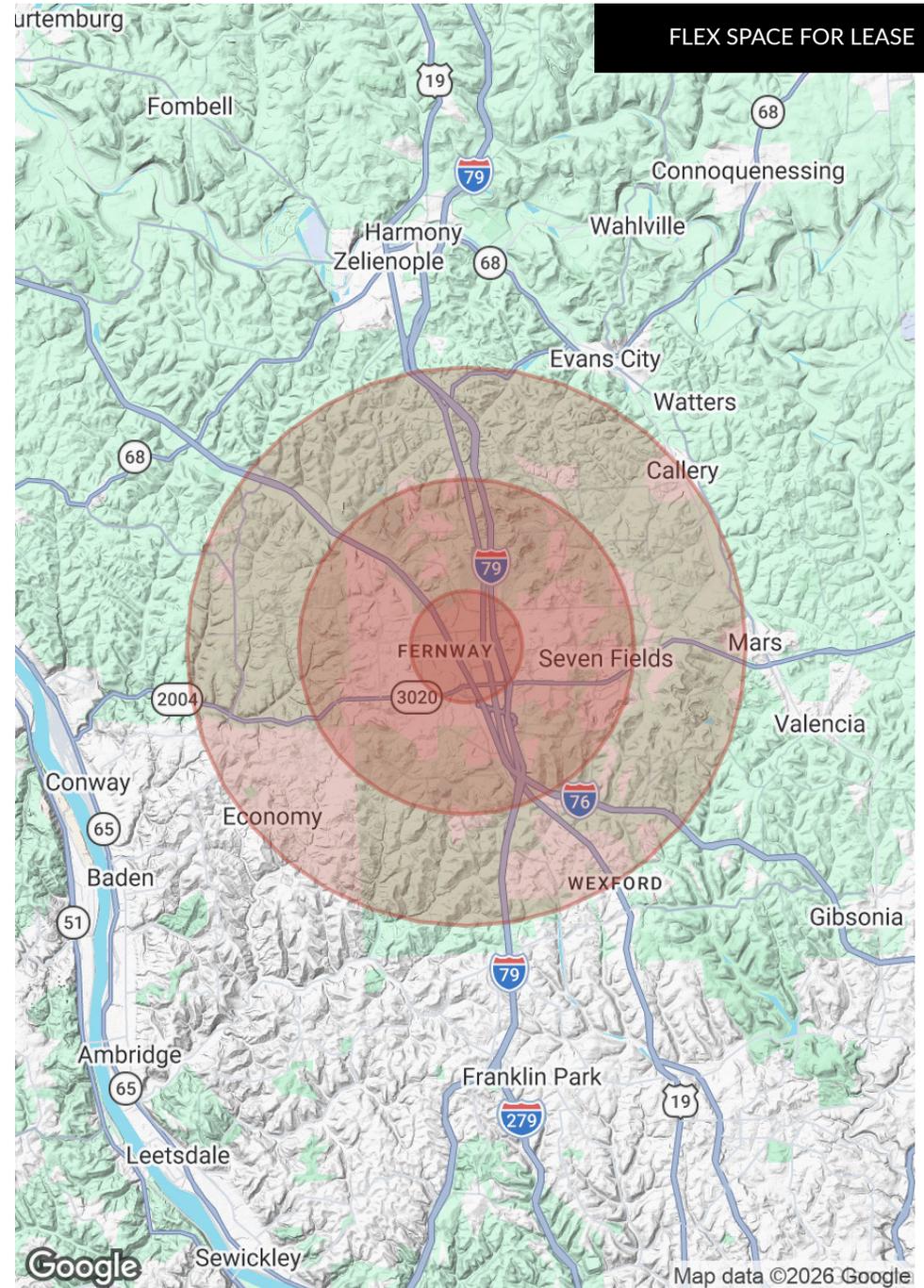
	1 MILE	3 MILES	5 MILES
Total Population	3,557	33,295	61,534
Average Age	38.3	37.6	38.7
Average Age (Male)	37.3	36.9	38.2
Average Age (Female)	39.1	38.0	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,335	12,362	22,417
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$98,674	\$105,462	\$116,890
Average House Value	\$245,220	\$243,301	\$290,742

2020 American Community Survey (ACS)

FLEX SPACE FOR LEASE





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TERMS AND CONDITIONS

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.