

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



# 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



# 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



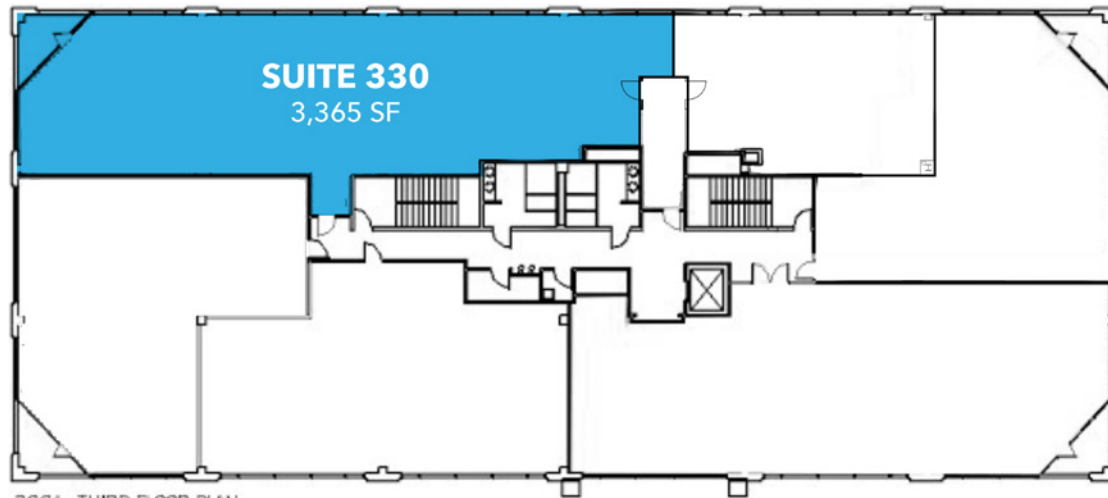
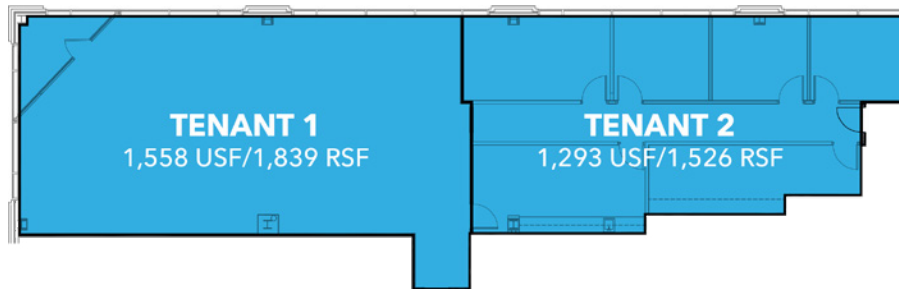
# Current Availability

## 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 330 POSSIBLE SUBDIVISION



BCC1 - THIRD FLOOR PLAN

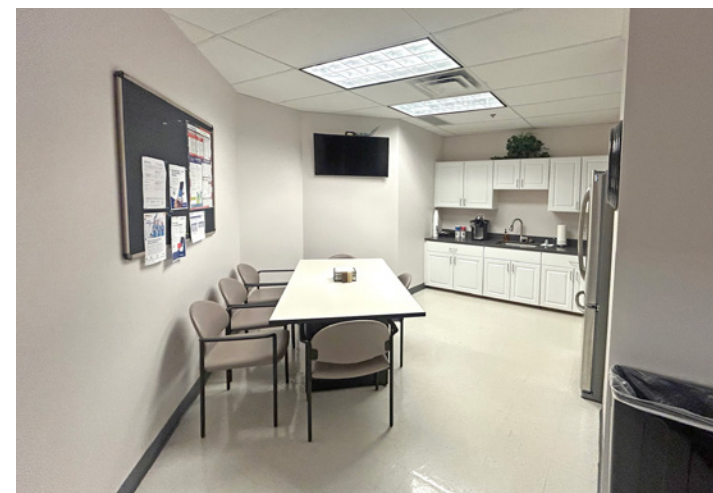
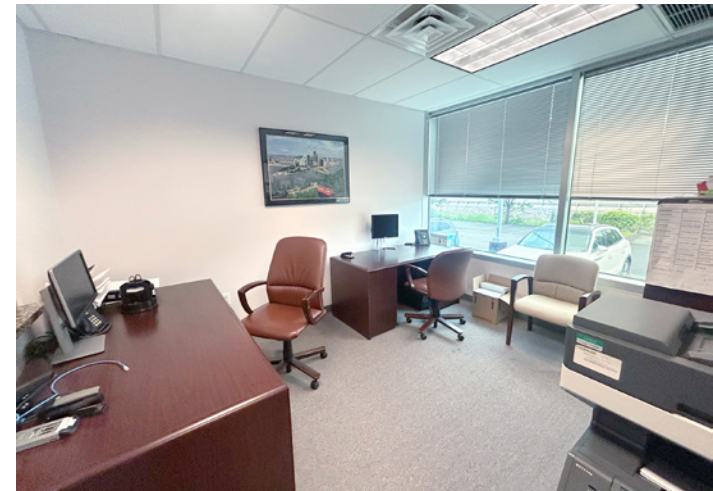
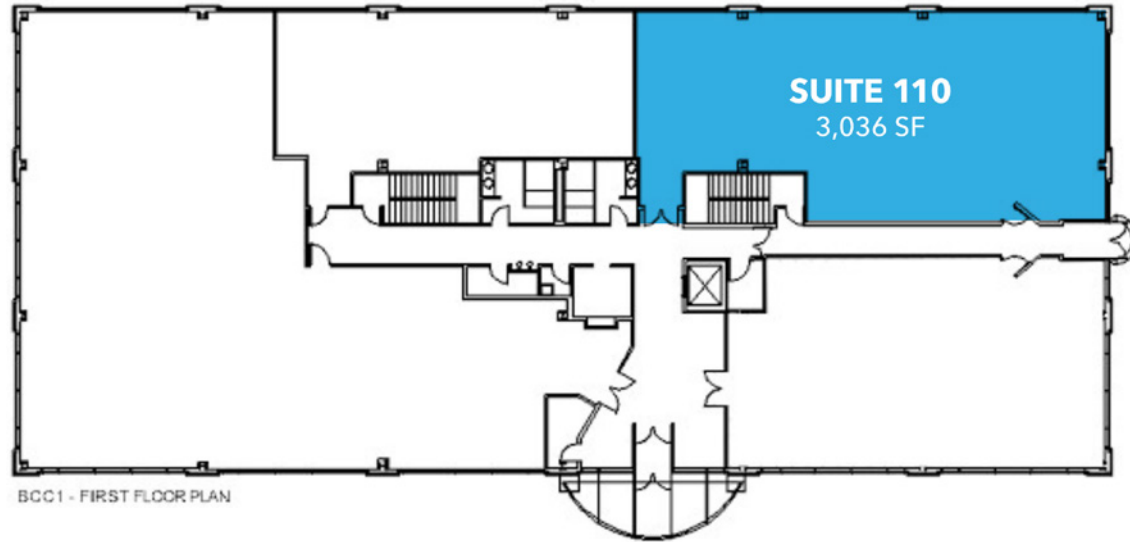


# Current Availability

## FIRST FLOOR

### Suite 110: 3,036 SF

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





# Area Amenities



## OFF OF CRANBERRY SQUARE DR

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

## STREETS OF CRANBERRY

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

## 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
- PETSMART
- CRUMBL COOKIES
- MCDONALD'S
- STARBUCKS
- GETGO
- LOWE'S
- KOHL'S
- FRESHII

## FUTURE HOME OF



UPMC Lemieux Sports Complex

## CRANBERRY MALL

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

## OFF OF PA-228/CRANBERRY WOODS DR

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

## Brush Creek Commons

I II



## 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

144 EMERYVILLE DRIVE

CRANBERRY TOWNSHIP, PA  
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