

Class A

Office Space For Lease



Brush Creek Commons II

125 Emeryville Drive, Cranberry Township PA 16066

2,912 SF
Suite #200

Colliers

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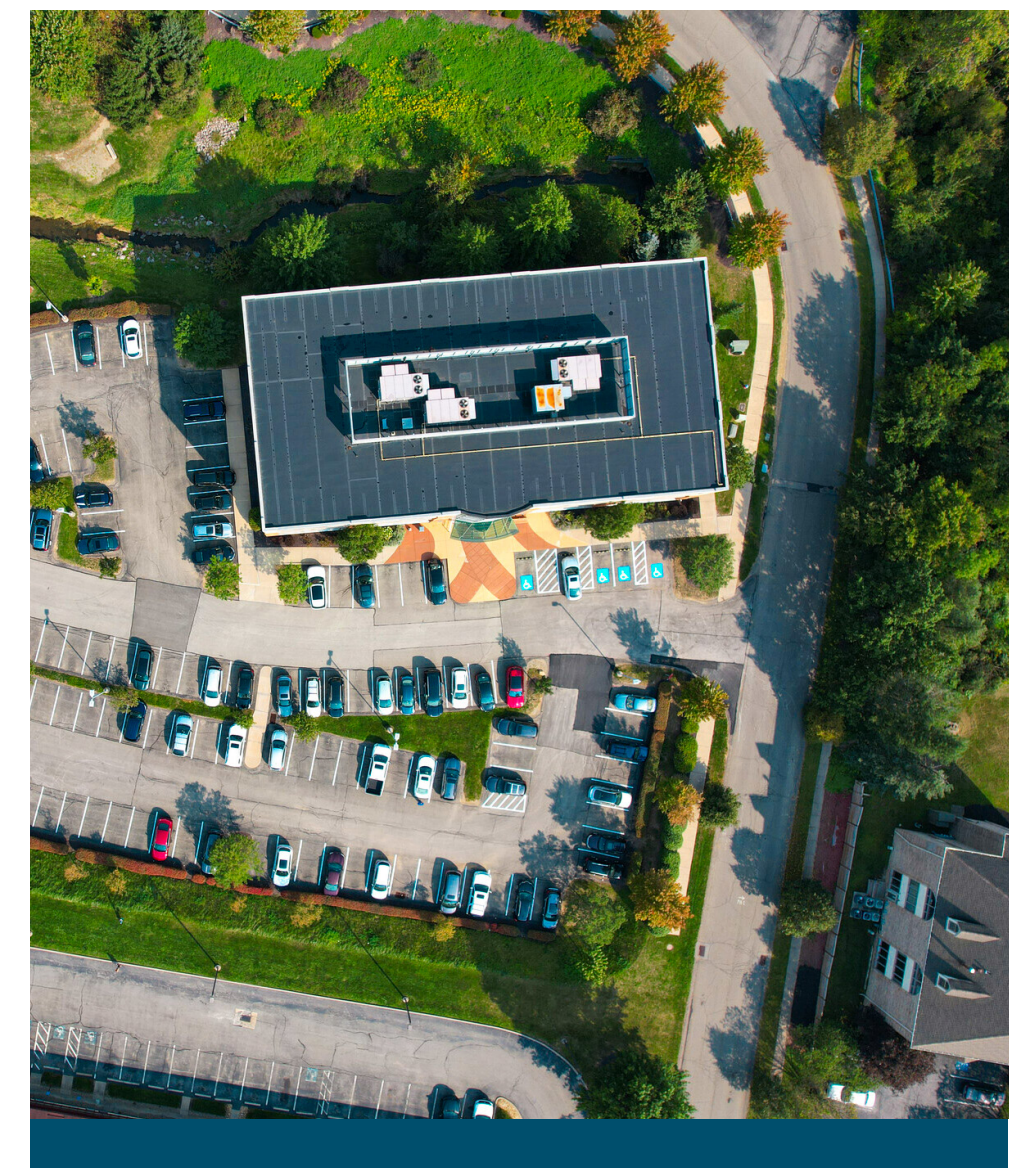
525 William Penn Pl.
Suite #3510
colliers.com/pittsburgh

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



Brush Creek Commons II is scenically nestled adjacent to Brush Creek, offering tenants close proximity to recreational access via the Brush Creek Trail, dozens of nearby restaurants and retailers, and prominent visibility from I-76.

Commuting made easy: Brushcreek Commons is just a 23-minute drivetime from Downtown Pittsburgh, a 30-minute drive from the Pittsburgh Intl. Airport, and 10 minutes from Cranberry Township's commercial strip.





Property Features

- Class A, 36,000-square-foot building
- Located in park-like setting with outdoor seating and walking paths
- Sleek building lobby with unique interior design, lighting fixtures, and interior fountain
- 24-hour tenant access via keypad entry
- Energy efficient building systems and windows
- Vending room for tenant convenience
- Modern offices with high-end finishes
- Ample onsite parking for tenants and guests
- Building signage opportunity along I-76

Amenities within a 2-minute drive:



- 1** **STREETS OF CRANBERRY**
Condado Tacos, Old Navy, UPS Store, First Watch, Maxine's Coffee, Omaha Steaks, Firehouse Subs
- 2** **CRANBERRY SQUARE**
Walmart Supercenter, Costco, Best Buy, Public Lands, Barnes & Noble, Pure Hockey, The Vitamin Shoppe
- 3** **CRANBERRY MALL**
Marshalls, Michaels, Aldi, Five Below, Giant Eagle, Starbucks, Hallmark, Versona, Great Clips, KeyBank
- 4** **CRANBERRY SPRINGS DEVELOPMENT**
Juniper Grill, Burgatory, Firebirds Grill, Chipotle, Bartram House Bakery
- 5** **CRANBERRY COMMONS**
Target, Kohls, Lowes's, T.J.Maxx, PetSmart, Staples, Starbucks, Freshii, Applebee's, McDonalds



AREA AMENITIES

Enjoy dozens of restaurants, bars, and cafes within a 3-mile radius, including:





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Schedule a tour to view your new office today!

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