

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.



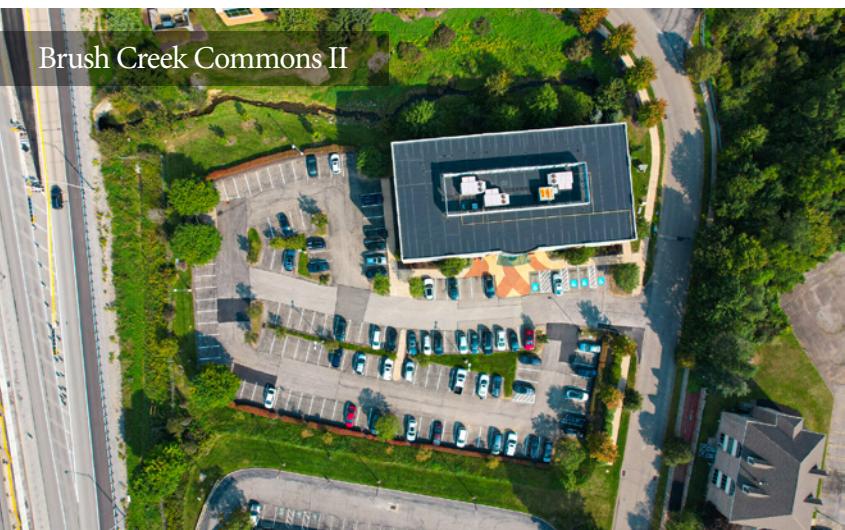
UNPARALLELED
THROUGHWAY ACCESS



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

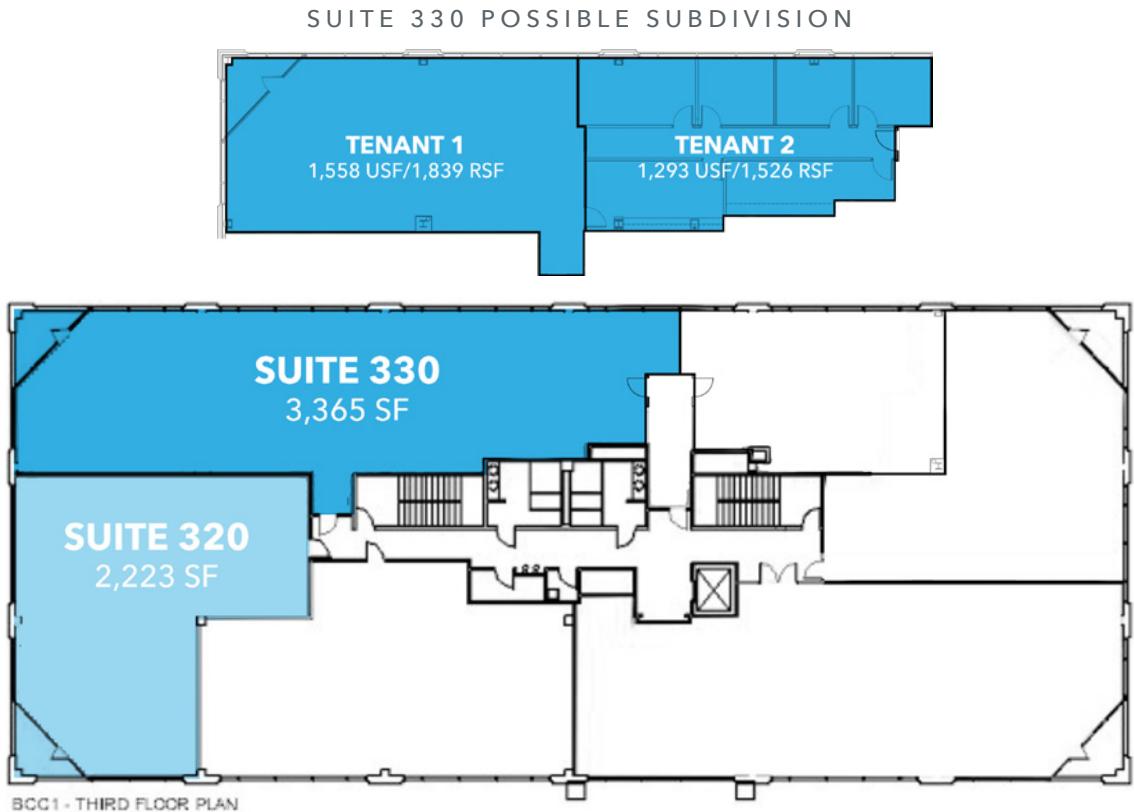
Suite 330: 3,365 SF (subdividable)

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

Suite 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.



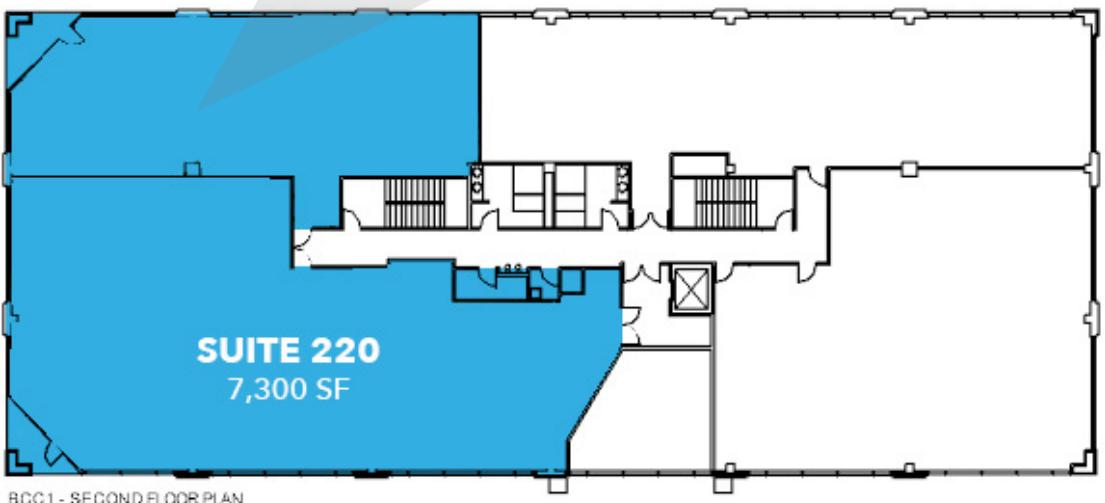
Current Availability

SECOND FLOOR

Suite 220: 7,300 SF

Office intensive suite that includes two private balconies.

Exterior building signage is available.



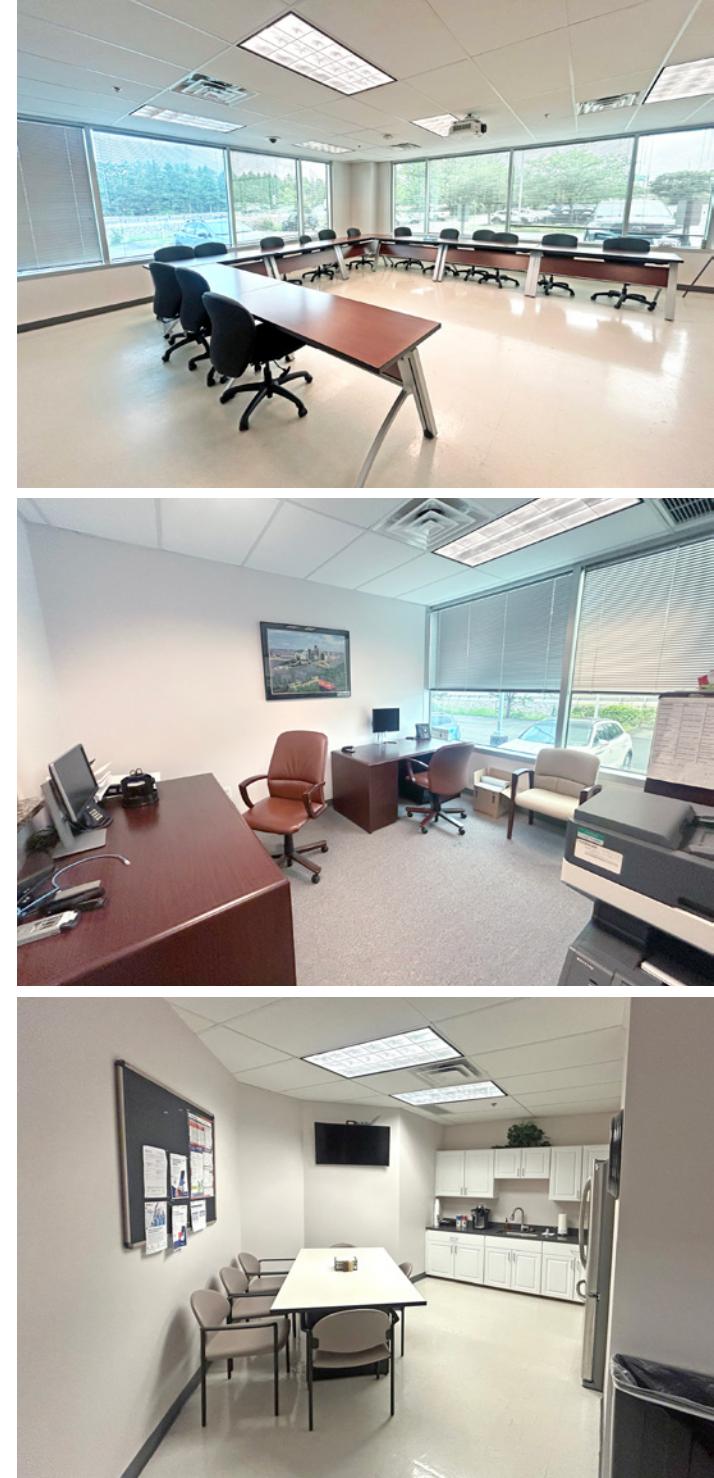
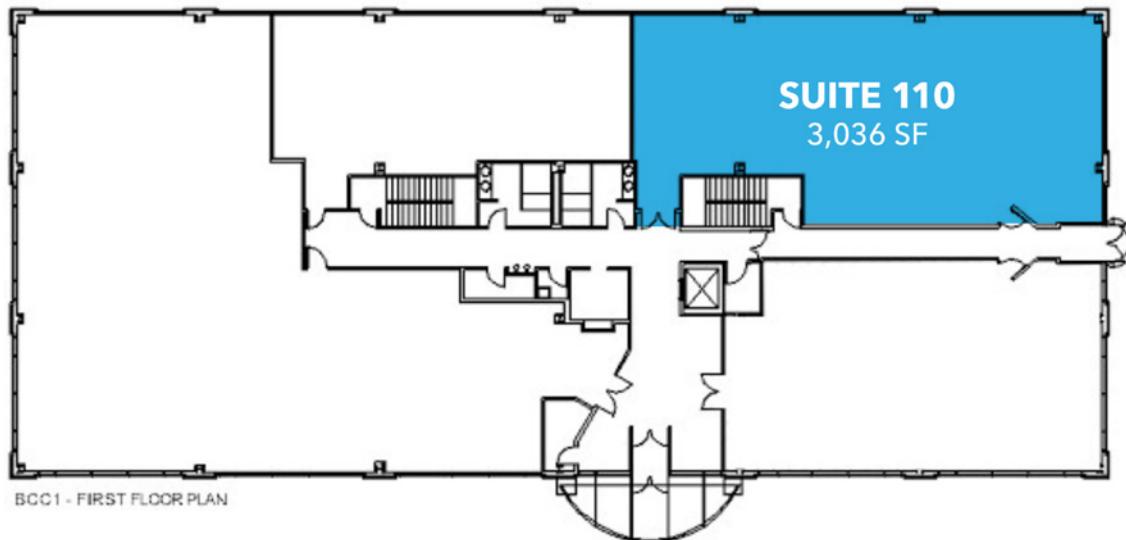
Current Availability

F I R S T F L O O R

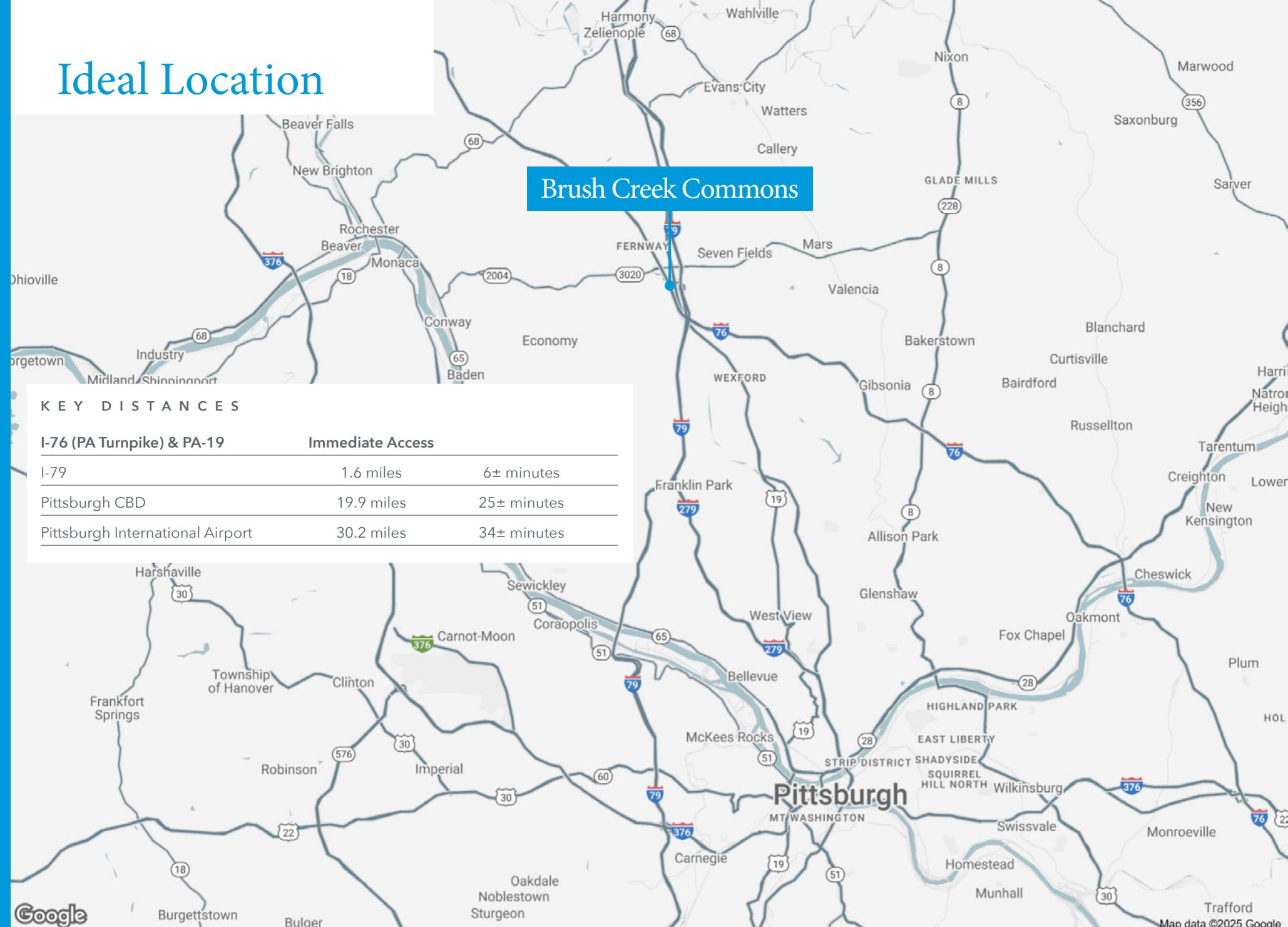
Suite 110: 3,036 SF

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



Area Amenities





Brush Creek Commons I

144 EMERYVILLE DRIVE

CRANBERRY TOWNSHIP, PA
16066

CAROLINE MUSE

cmuse@lee-associates.com
412.339.1962

JEB BERLIN

jberlin@lee-associates.com
412.339.2442

Lee & Associates of Western Pennsylvania LLC
11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222
412.339.2424 | lee-westernpa.com

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