

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

125 EMERYVILLE DRIVE  
**Brush Creek Commons II**

C R A N B E R R Y T O W N S H I P , P A 1 6 0 6 6



**76**  
PENNA  
TURN-  
PIKE  
**38,444 ADT**

**19**  
**36,607 ADT**

**Brush Creek Commons II**

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

Brush Creek Commons II 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

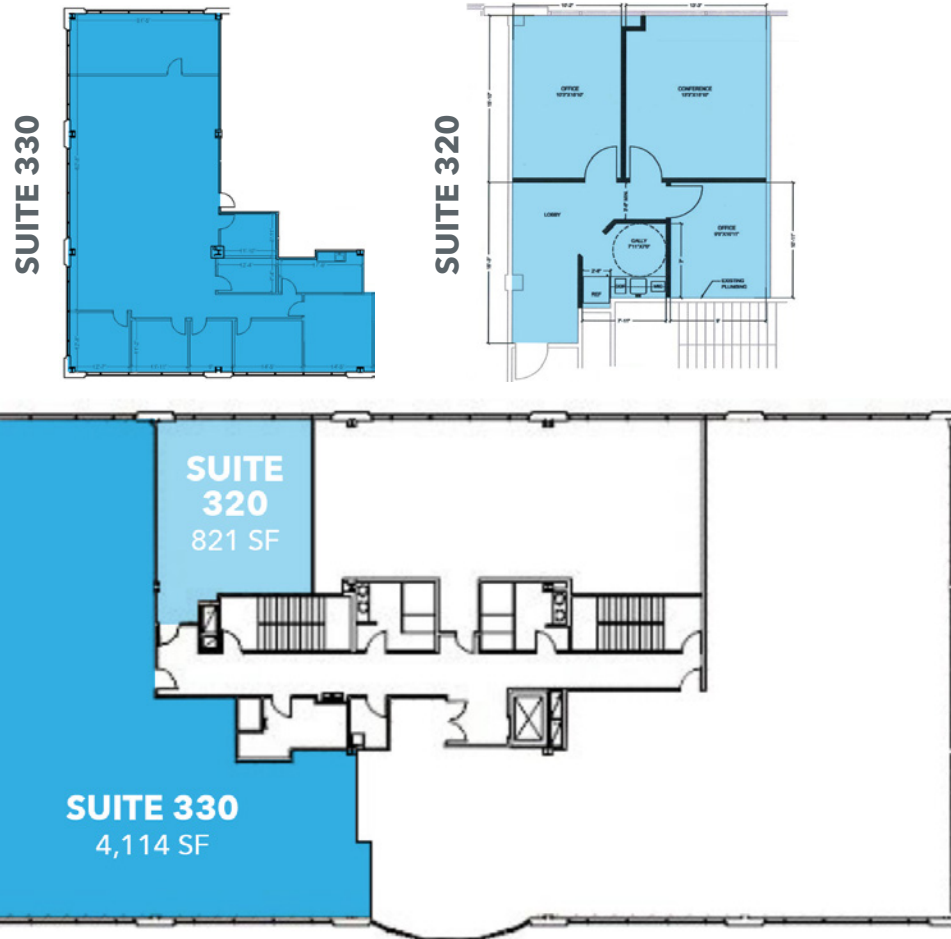
### Suite 330: 4,114 SF

Mix of private offices and open space, and a kitchenette.

### Suite 320: 821 SF

Two private offices, a conference room, and a kitchenette.

Available suites can be combined for a total of 4,935 SF.



SUITE 330



SUITE 320

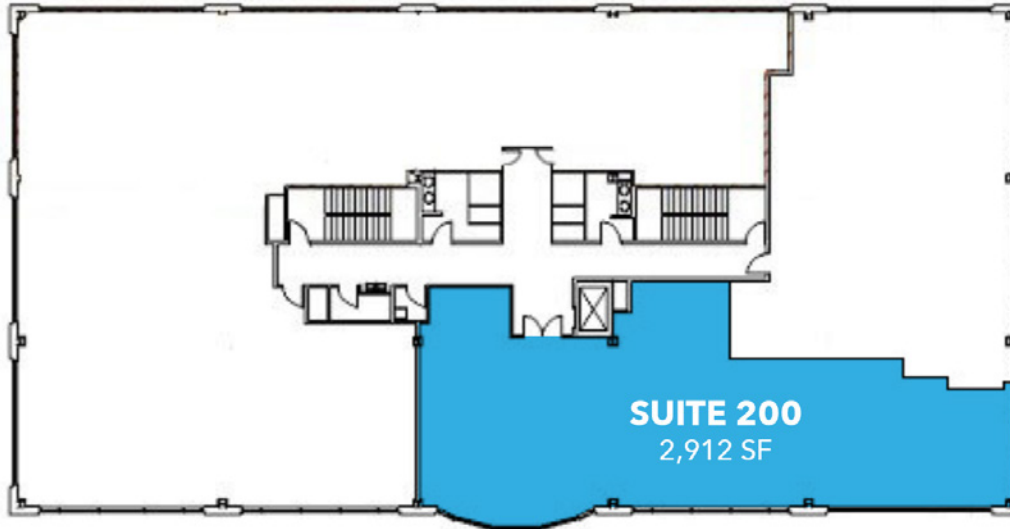


# Current Availability

## SECOND FLOOR

### Suite 200: 2,912 SF

Former optometrist space. Includes multiple partitioned office/exam spaces, an open reception area, kitchen, and dedicated waiting room.

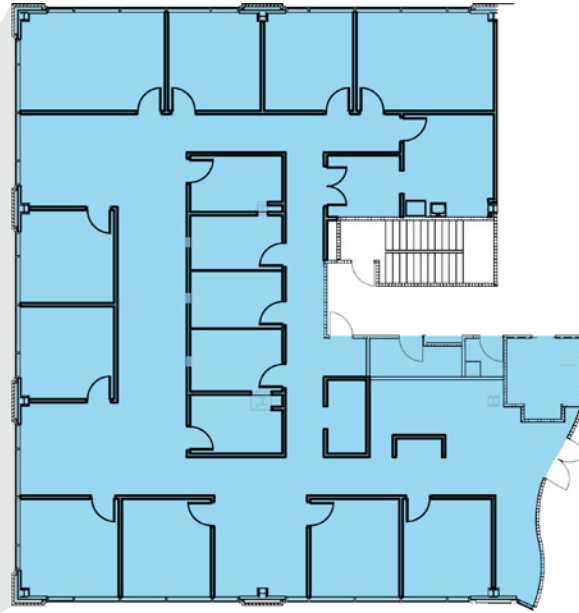


# Current Availability

## FIRST FLOOR

### Suite 100: 5,430 SF

Office intensive space plan with 14 private offices, 1 conference room, and a kitchenette.

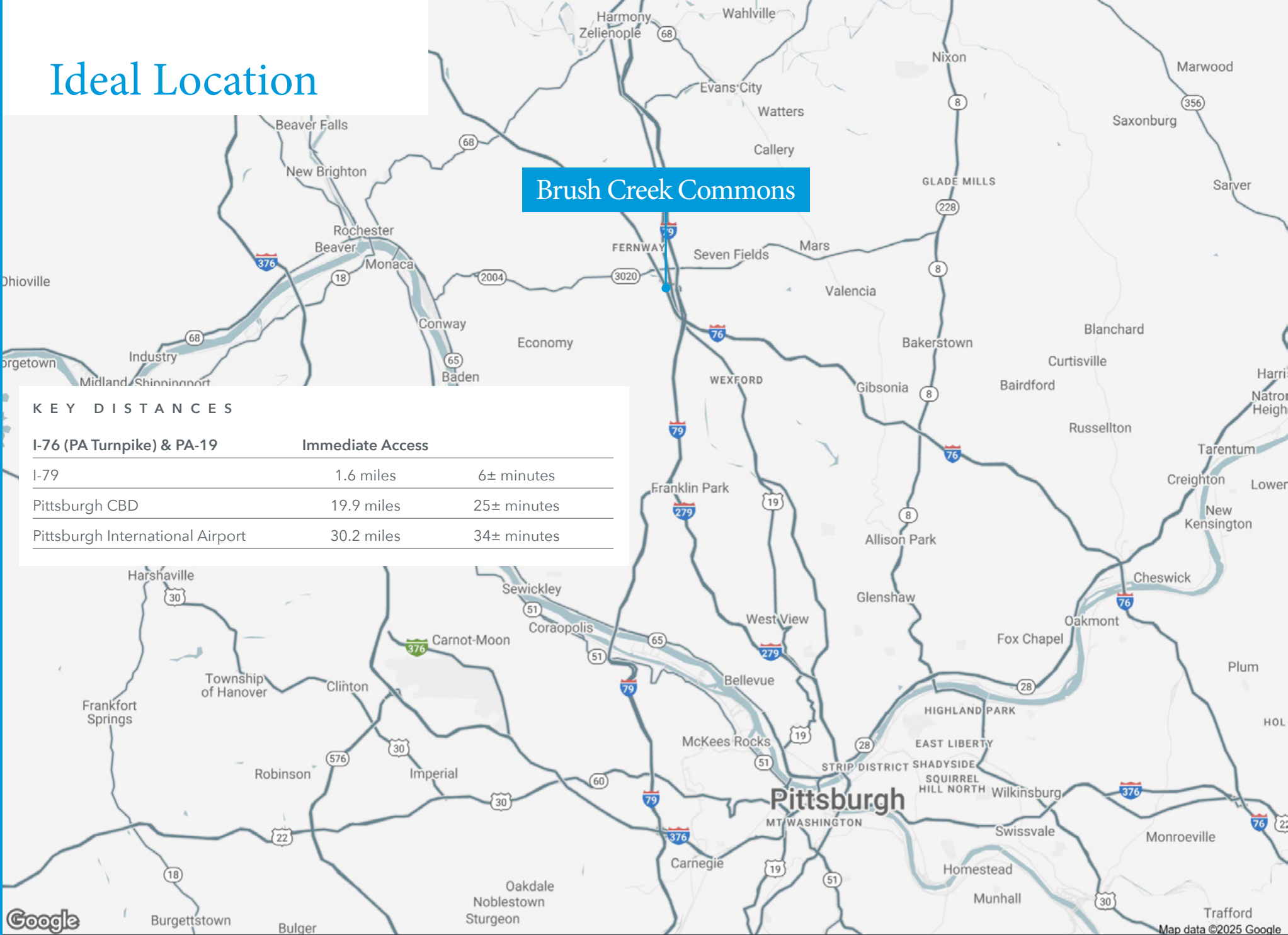


# Ideal Location

## Brush Creek Commons

### KEY DISTANCES

I-76 (PA Turnpike) & PA-19	Immediate Access	
I-79	1.6 miles	6± minutes
Pittsburgh CBD	19.9 miles	25± minutes
Pittsburgh International Airport	30.2 miles	34± minutes



Brush Creek Commons II | 125 EMERYVILLE DRIVE | CRANBERRY TOWNSHIP, PA 15066

# Area Amenities



## OFF OF CRANBERRY SQUARE DR

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

## STREETS OF CRANBERRY

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

## CRANBERRY SPRINGS

- FIREBIRDS WOOD FIRED GRILL
- BURGATORY
- CHIPOTLE
- JUNIPER GRILL
- MILKSHAKE FACTORY
- BARTRAM HOUSE BAKERY

## CRANBERRY COMMONS

- TARGET
- STARBUCKS
- DICK'S SPORTING GOODS
- LONGHORN STEAKHOUSE
- APPLEBEE'S
- GETGO
- PETSMART
- LOWE'S
- CRUMBL COOKIES
- KOHL'S
- MCDONALD'S
- FRESHII

## FUTURE HOME OF



UPMC Lemieux Sports Complex

## CRANBERRY MALL

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

UPMC PASSAVANT



## 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

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CRANBERRY TOWNSHIP, PA  
16066

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