

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



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

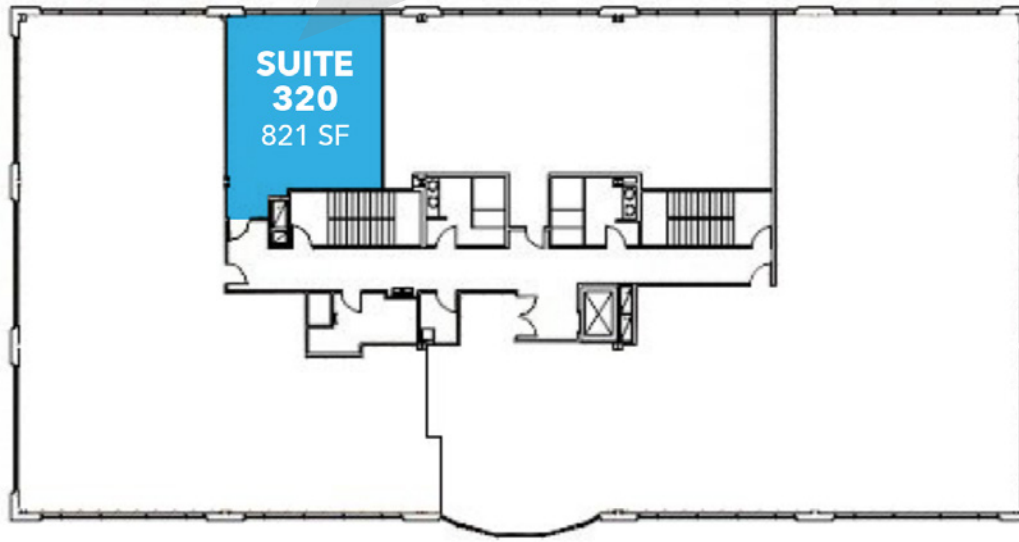
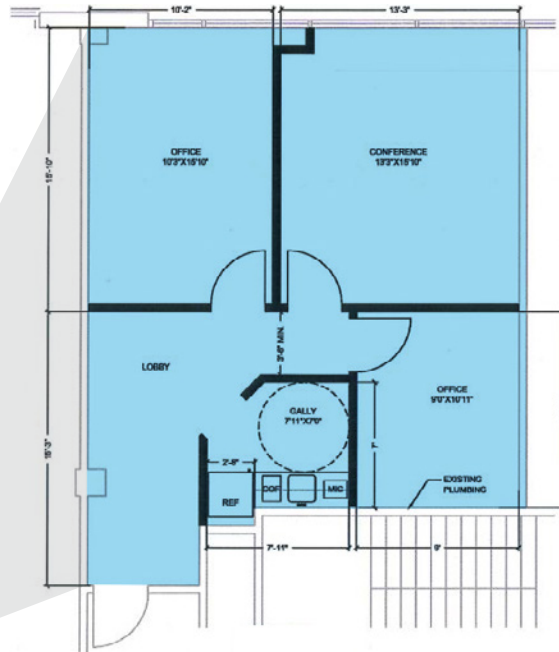


Current Availability

THIRD FLOOR

Suite 320: 821 SF

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



Current Availability

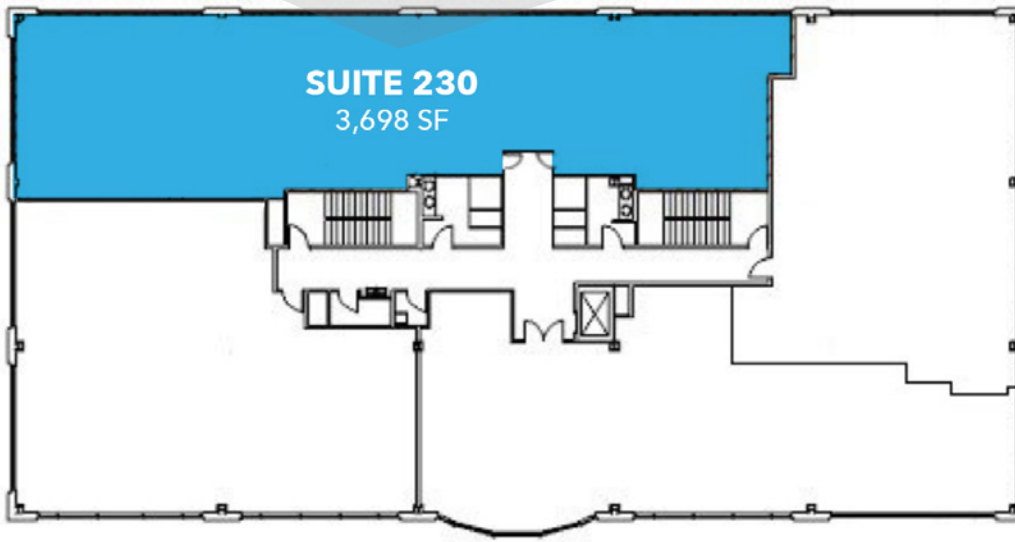
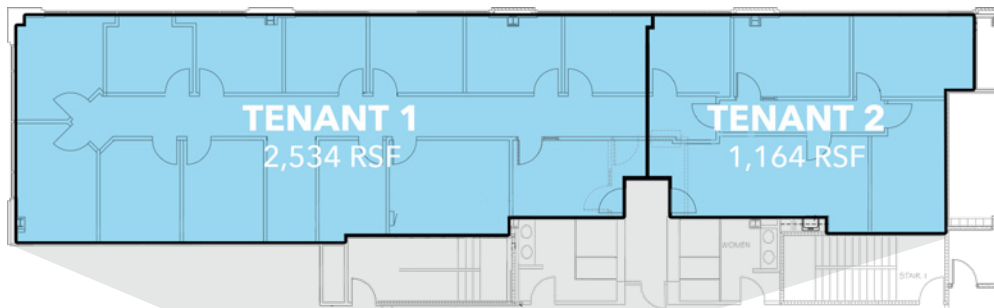
SECOND FLOOR

Suite 230: 3,698 SF (subdividable)

Office intensive, soundproofed space with a kitchenette and conference room.

Suite is available for occupancy 3/1/2027.

SUITE 230 POSSIBLE SUBDIVISION

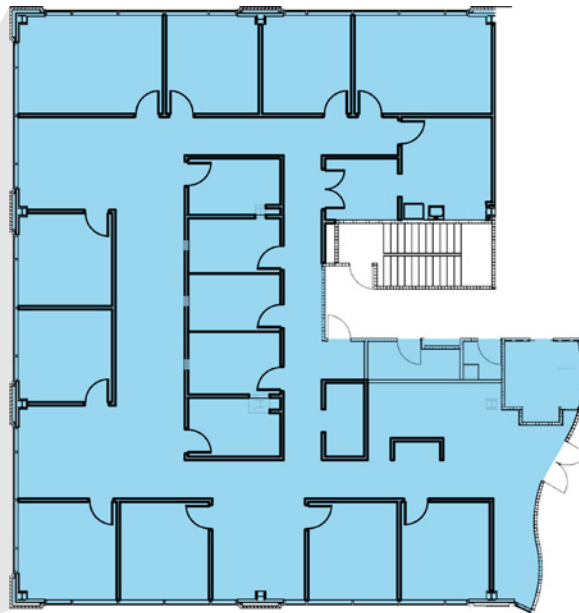


Current Availability

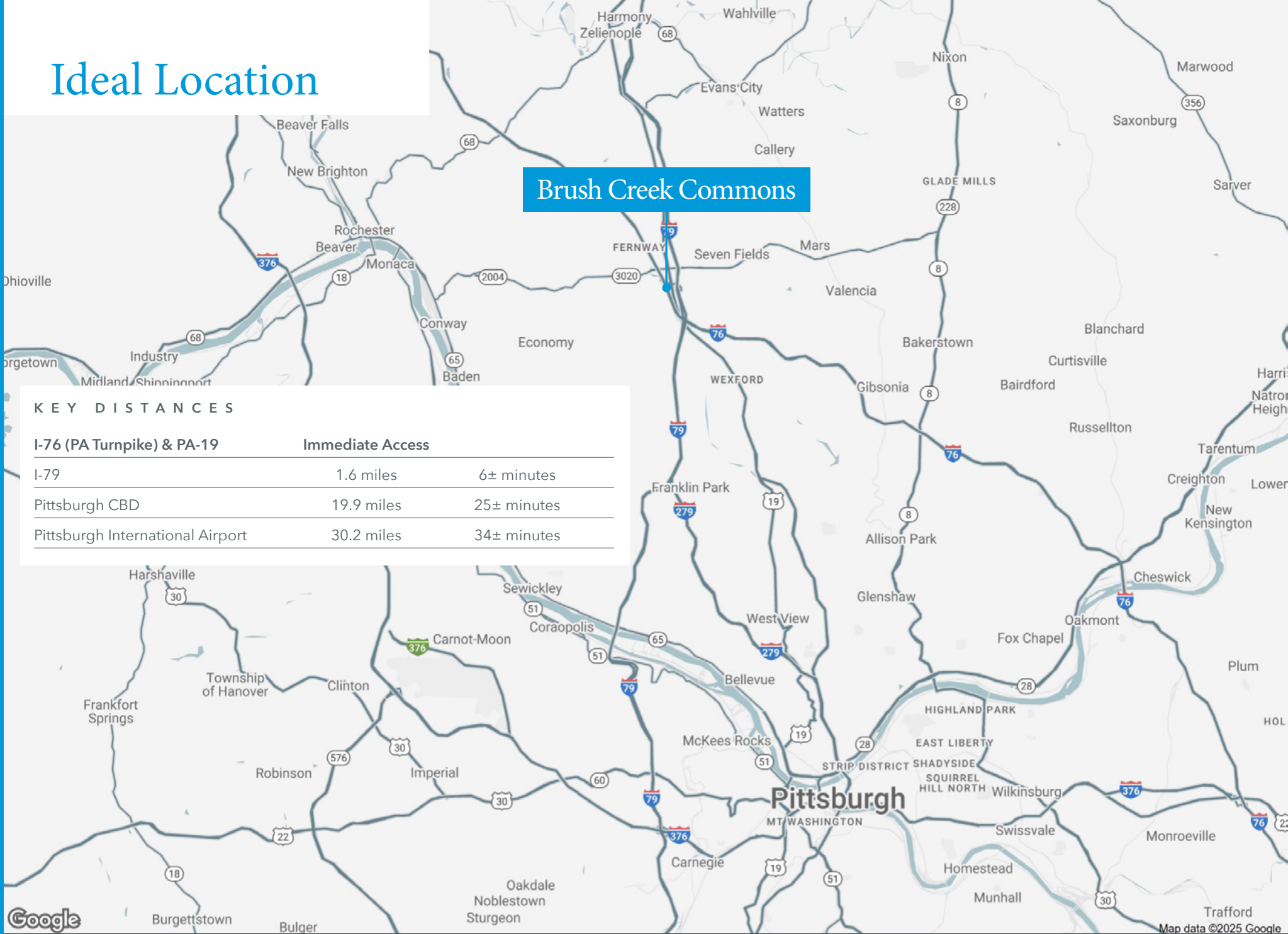
FIRST FLOOR

Suite 100: 5,430 SF

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



Ideal Location



Area Amenities



Brush Creek Commons II

125 EMERYVILLE DRIVE

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