

FOR LEASE > OFFICE SPACE

125 Emeryville Drive

CRANBERRY TOWNSHIP, PA 16066



Brushcreek Commons II

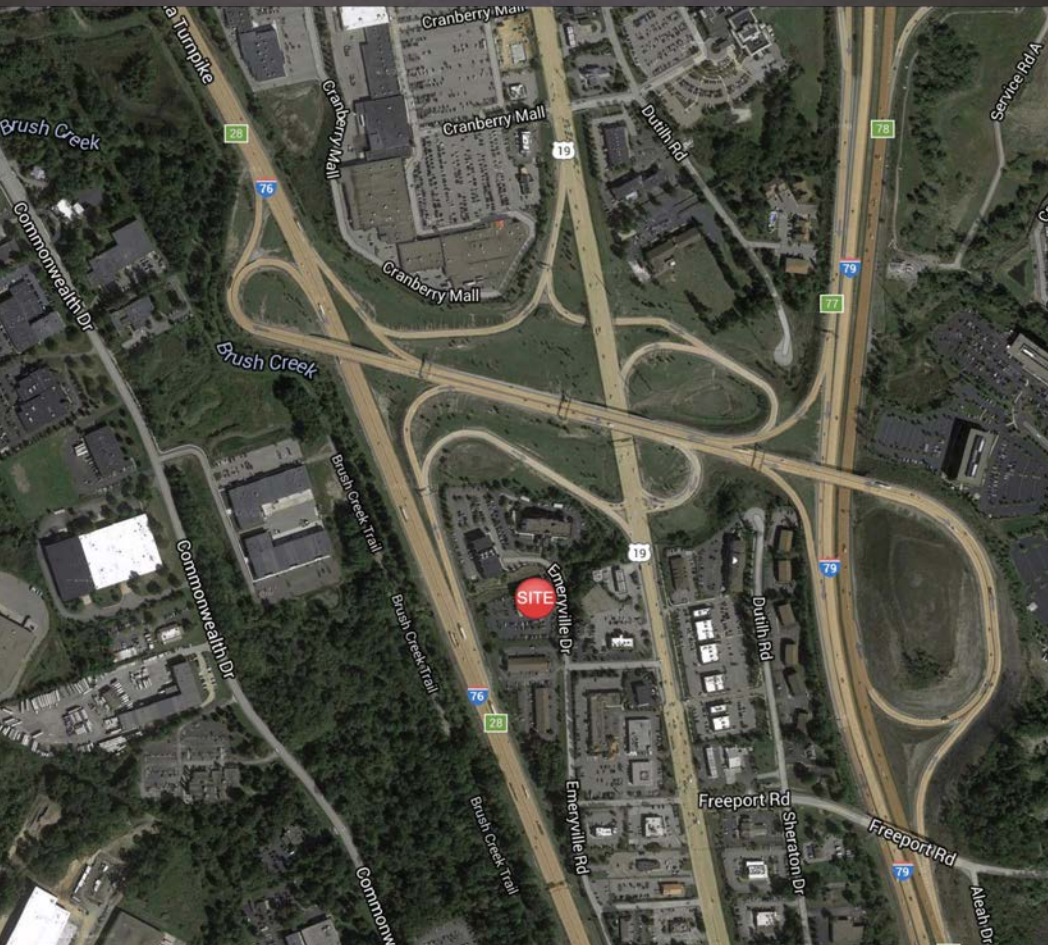
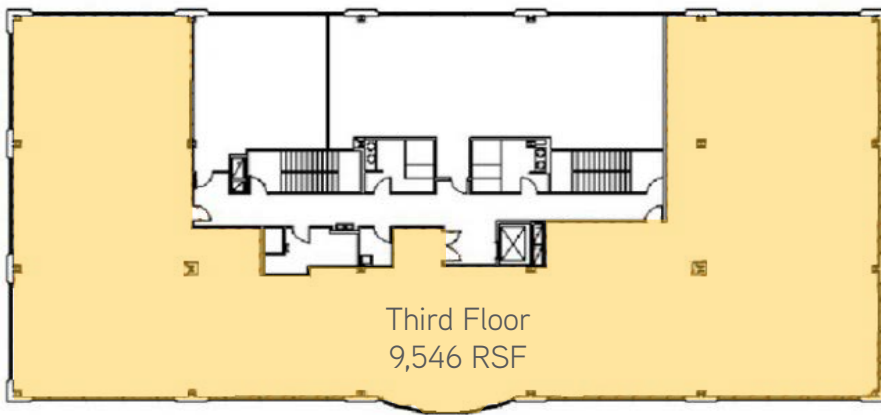
- > 36,000 SF class A office building
- > 9,546 SF available on 3rd floor
- > 3,102 SF on 2nd floor available 8/1/2017
- > Highly visible from PA Turnpike
- > Easy access from I-76, I-79, and Route 19
- > Within walking distance to shops, restaurants, and the Hyatt Place Hotel
- > Abundant free parking
- > Average daily traffic along Route 19 and Emeryville Drive totals 26,500 cars



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