

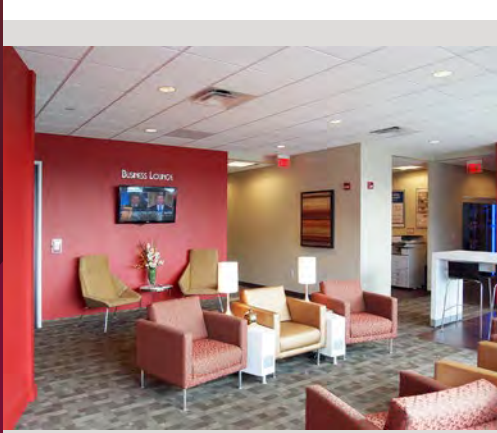
FOR LEASE

CRANBERRY CROSSROADS

2009 Mackenzie Way, Cranberry Twp, PA 16066



UP TO 18,280 RSF AVAILABLE



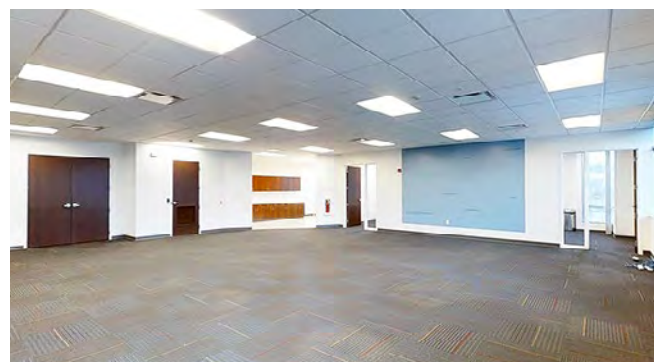
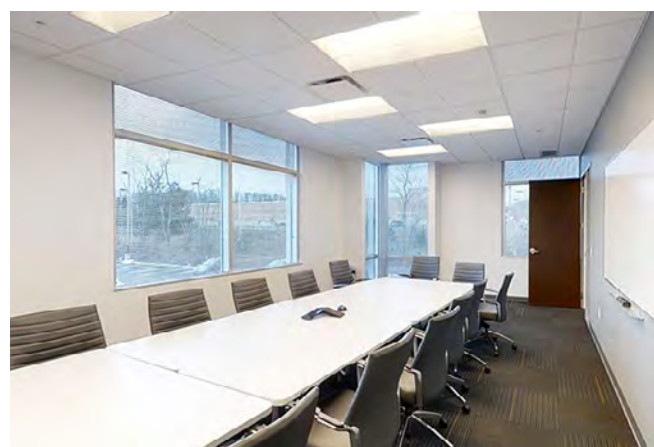


BUILDING DETAILS

- Three story, 90,000 SF, Class A office building, constructed 2013
- 30,000 SF, highly efficient floor plates
- 10 foot finished ceiling height
- State-of-the-art HVAC systems
- 360 surface parking spaces available, with a ratio of 4.0/1,000 SF
- Highly visible signage opportunity facing Route 228

IDEAL LOCATION

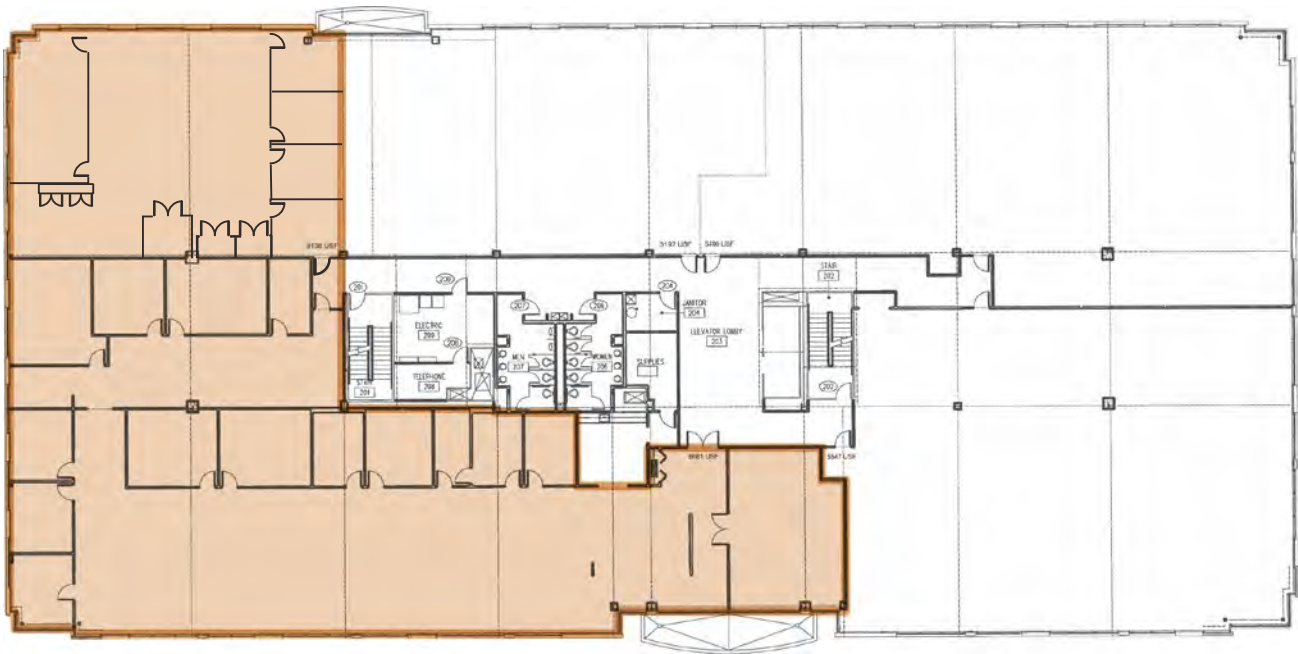
- Located in the heart of Cranberry Township along Route 228
- Less than 1 mile to I-79, 1.5 miles to Route 19, and 2 miles to the PA Turnpike
- Walkable to numerous restaurants and other retail amenities, including Starbucks, Burgatory, Chipotle, Juniper Grill, Anthony's Coal Fired Pizza, Target, and Dick's Sporting Goods in immediate vicinity



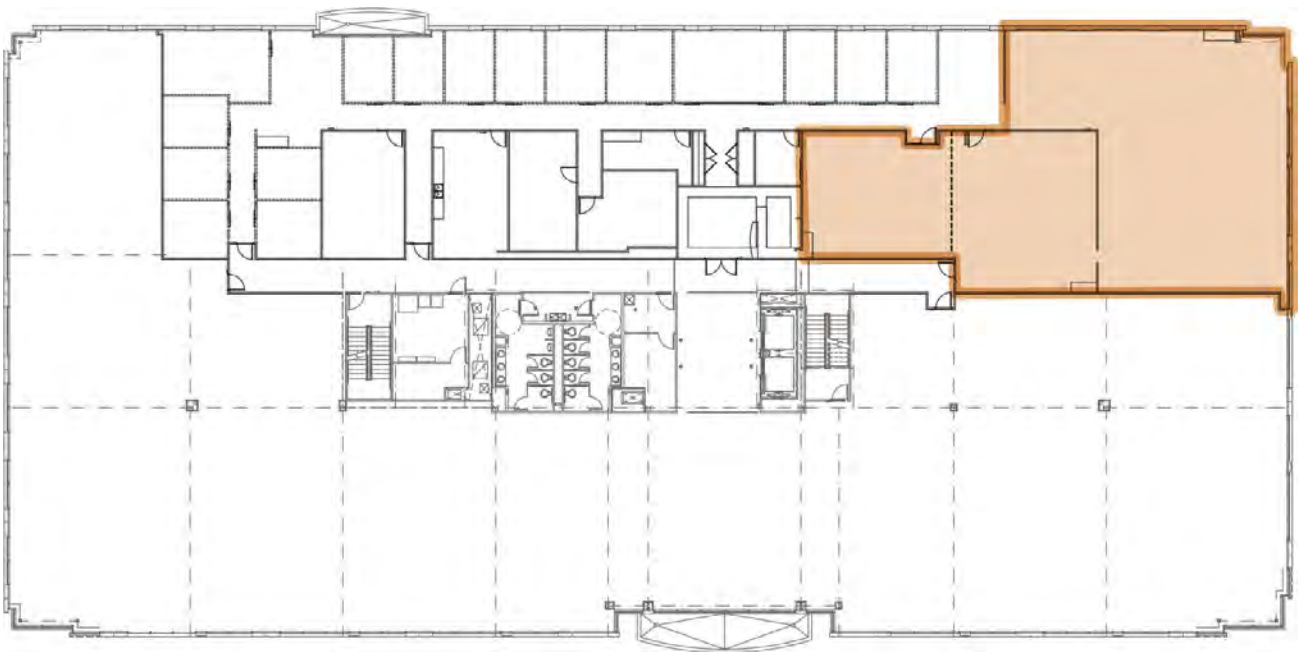
AVAILABILITY: UP TO 18,280 RSF

FLOOR	SQUARE FEET
Second	13,466
Third	4,814

SECOND FLOOR: 13,466 RSF



THIRD FLOOR: 4,814 RSF



LOCATION HIGHLIGHTS





CRANBERRY CROSSROADS

2009 Mackenzie Way, Cranberry Twp, PA 16066

PLEASE CONTACT:

Patrick Greene

Senior Vice President
+1 412 471 3017
pj.greene@cbre.com



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.