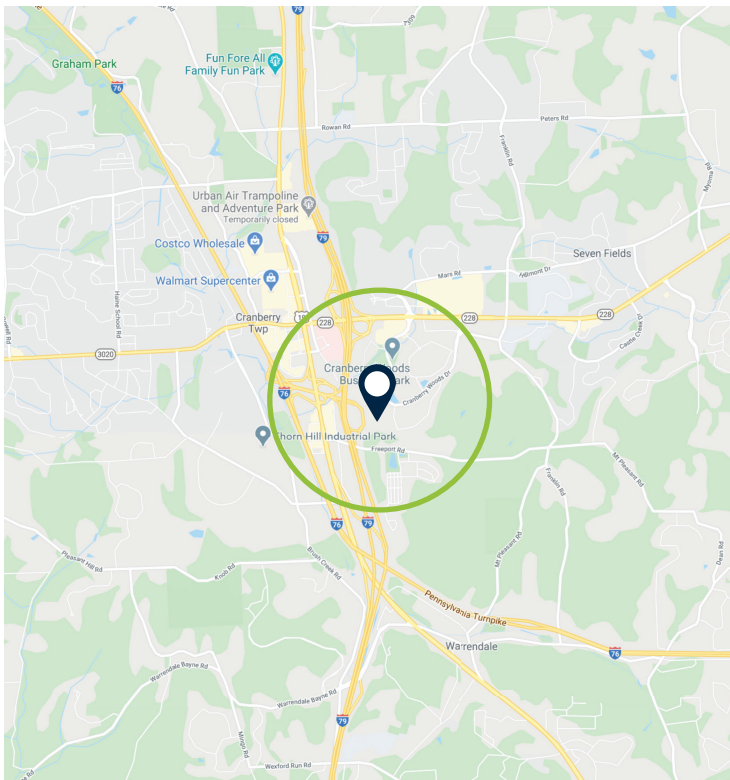


# Office Space For Sublease

700 Cranberry Drive

Cranberry Township, Pennsylvania 16066



**Square Footage** 12,798 square feet available on 2nd Floor - ability to subdivide

**Available** July 1, 2020

**Office Amenities** Furniture Available

**Property Features** Superior location on Rt. 228, with immediate access off of I-79 and the PA Turnpike

State-of-the-art building systems & premium quality construction

2500 KVA Pritchard Brown emergency generator available to support tenant business functions

On-site property management, maintenance personnel & day porters

Lobby and common area recently renovated

Above market parking ratio of 6 stalls per 1,000 SF

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# Office Space For Sublease



## Local Amenities

Extensive building and park landscaping located in a master planned development provides a natural high-quality working environment for employees

Full-service Marriott Hotel and Courtyard by Marriott at park entrance

Access and use of the Regional Learning Alliance Center

302 unit apartment complex, The Haven at Cranberry Woods

Numerous restaurant options and related retail services adjacent to the entrance of the park for tenant convenience



# Second Floor Office for Sublease



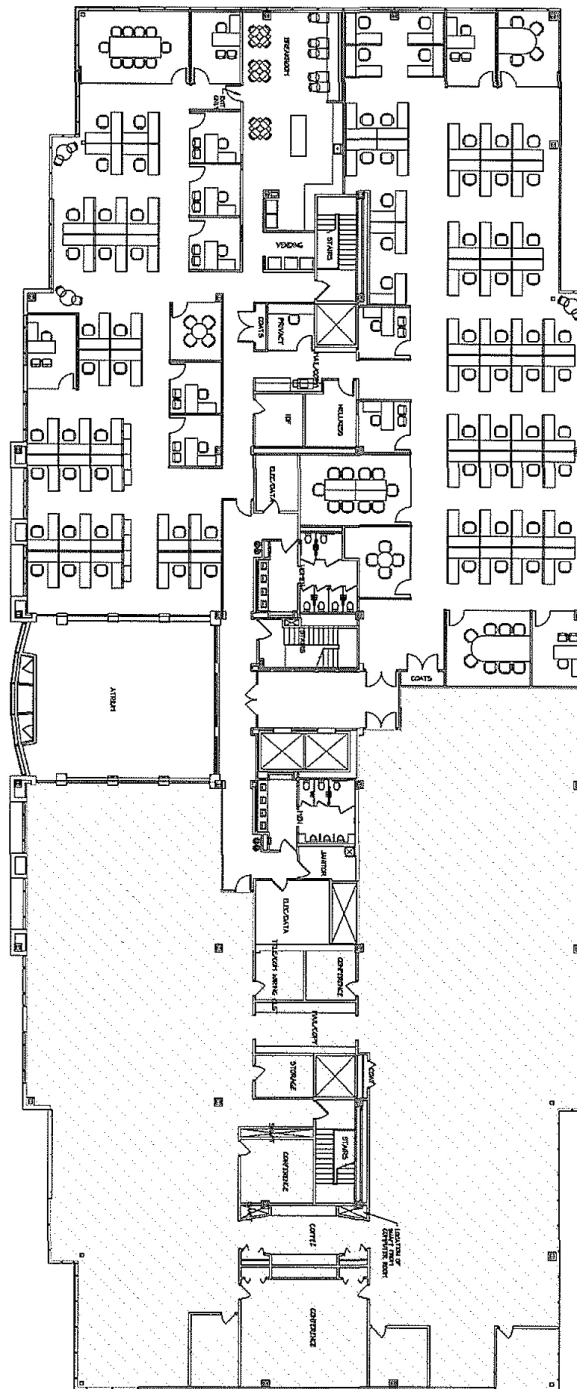
# Second Floor Office for Sublease



# First Floor Common Amenities



# Floor Plan



**SECOND FLOOR**  
12,798 SF

*Information concerning the property described herein has been obtained from other sources other than Fischer and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, and any other specific information are approximate and disclosed to the best of knowledge. The recipient bears the sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Fischer shall have no liability or responsibility to any party for any loss or damage claimed to have arisen from reliance by any party on the information contained herein.*

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