



Cranberry Woods Office Park

THE REGION'S PREMIER
SUBURBAN ADDRESS

Cranberry Township | Pennsylvania



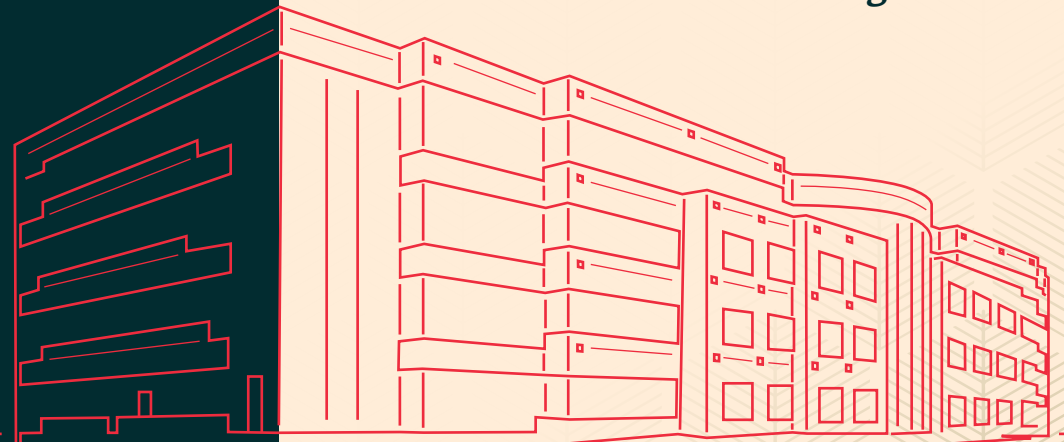
Institutional Quality Design, Construction, and Master Planning

RAISING THE BAR FOR YOUR
FUTURE OFFICE ADDRESS

In the 1990s, Cranberry Township gained attention and name recognition as a fast-growing community attracting high-quality residential and commercial growth. Cranberry Township is now respected as one of the premier municipalities in western Pennsylvania, with continuous and cohesive commercial growth year over year. Cranberry Woods Office Park encompasses:

- + 327 acres of master planned development located at the confluence of I-79, I-76, and Route 228
- + Over 1.8 million square feet of award winning office building development, including two world headquarters
- + Full-service Marriott Hotel and Courtyard by Marriott located at the main entrance.
- + Access to and use of the Regional Learning Alliance Center - [Learn more](#).
- + The Haven at Cranberry Woods, a 302-unit urban inspired and designed apartment complex

+ Corporate appeal
+ Unbeatable amenities
+ Strategic location



Rustic Refuge Steps From Your Desk

Cranberry Woods offers sensational Class A suburban office space in Pittsburgh while promoting excellent building design for tenant space planning, having top-of-the-line energy efficient mechanical systems, and insisting on construction that utilizes the highest quality materials. Additional building features considered standard for Buildings 500 through 800 include dramatic two-story lobby atriums, parking ratios of at least 5 per 1,000 SF, extensively landscaped grounds, and paved, secured walking and jogging trails through the entire park.



Resetting the Bar for Class A Office Space

**Headquarters-quality
finishes**

Efficient floor plates
with low common area factors

**9' finished ceiling
heights**

Customizable spaces
that meet tenant requirements

Dramatic lobbies
with two-story atriums

High glass line ratio
that provides abundant natural light

Access & use
of the RLA Learning and Conference Center

Walking and jogging trails
throughout the park



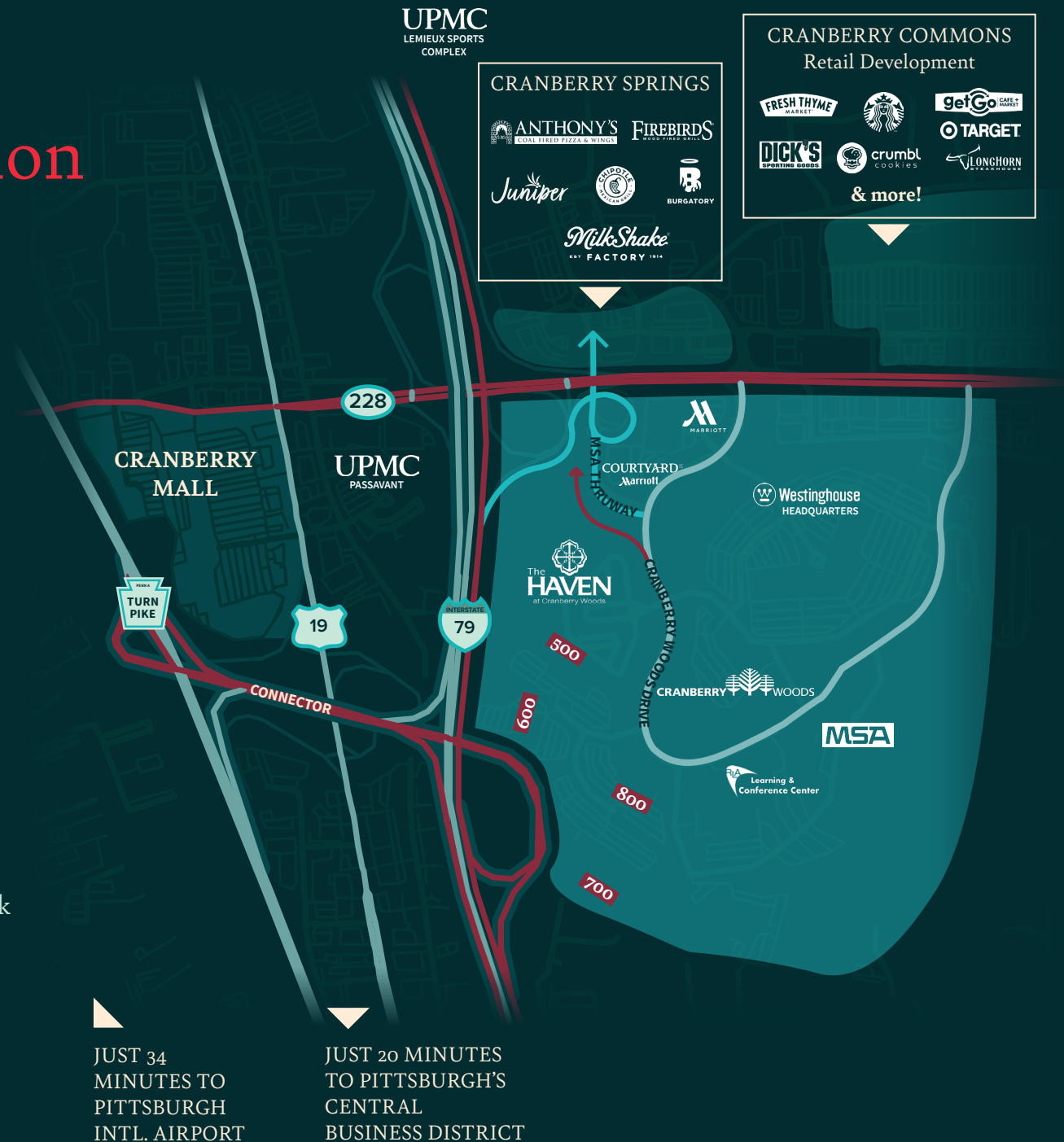
Unparalleled Access and Location

Cranberry Woods is located just twenty minutes north of Pittsburgh and situated right across the Allegheny County border in Butler County, the Rt. 228/Cranberry Township Exit of I-79. This location also provides direct access to and from I-76 (the PA Turnpike). These three main arteries provide excellent access to all key areas of Pittsburgh, including the Greater Pittsburgh International Airport, without necessitating travel through any of the tunnels that are part of Pittsburgh's transportation infrastructure.

- + **Unmatched Convenience**
for commuters from all directions
- + **Easy Access**
through multiple entrances to the park
- + **Direct Link**
From the new MSA Thruway under Route 228 to Cranberry Springs and Cranberry Commons

JUST 34
MINUTES TO
PITTSBURGH
INTL. AIRPORT

JUST 20 MINUTES
TO PITTSBURGH'S
CENTRAL
BUSINESS DISTRICT



Cranberry Township offers highly desirable amenities to residents and attractive opportunities for businesses. The Township sits at the intersection of I-76 (the PA Turnpike), I-79, and State Routes 19 and 228, providing easy access to a transportation network that is accessible from virtually anywhere in the region. Getting to and from Cranberry Township has enabled businesses to flourish, making it a commercial center for the retail, office, and service industries and offering regional residents and employees a wide range of employment options.

Abundant Amenities Inside and Out

RLA access
to learning &
conference center



Full-service hotels
including Marriott
Hotel and Courtyard
by Marriott right at the
park entrance

Campus security
provided by the
Cranberry Woods
Owners' Association



**327 acres of
Cranberry Woods**
of walking and
jogging trails

Dining at your Doorstep
only minutes away from
various dining options



**The Haven at
Cranberry Woods**
a complex of 302
apartments offering
an incredible on-site
residential opportunity

Tripp Merchant

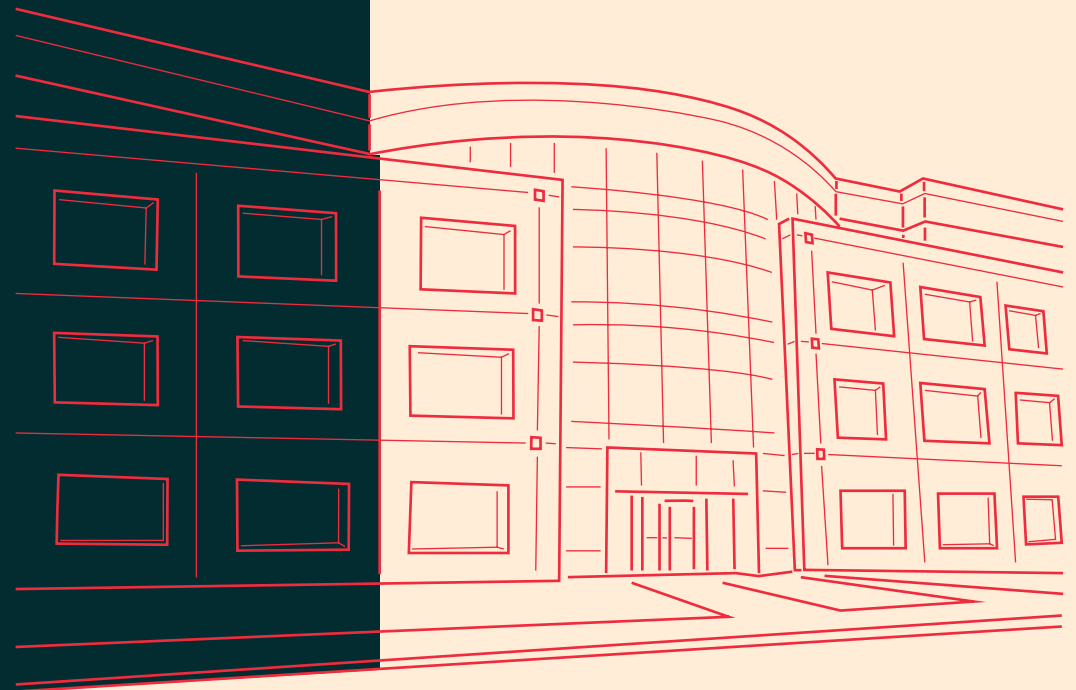
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