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Park Overview

The Park
Cranberry Corporate Center, a six-building flex office/warehouse complex totaling nearly 215,000 SF, is situated on 21 acres in Butler County, PA. Construction of the buildings took place between 1985 and 1999. Located on Executive Drive in Cranberry Township, PA, Cranberry Corporate Center sits just north of Route 228 and directly west of Route 19. The property’s convenience to I-79 and the Pennsylvania Turnpike offers tenants excellent access to the entire Pittsburgh metropolitan area. The property also offers a wide array of amenities with its proximity to the Cranberry Mall, United States Post Office, Cranberry Square, The Streets of Cranberry, Cranberry Commons and numerous other retailers and services.

The Community
Cranberry Township, 20 minutes north of Pittsburgh, is located in Butler County, just north of the Allegheny County line. Cranberry Township has been recognized by the Wall Street Journal and Money Magazine as one of the 30 fastest-growing communities in the United States, and Butler County was ranked by Demographics Daily as one of the country’s top 500 counties poised for growth. This rapidly increasing population provides a strong labor pool for the area. Additionally, the county offers a favorable tax structure and utility rates which lower occupancy costs for tenants in Cranberry Corporate Center.
The Location

Situated just across the Allegheny County border in Butler County, Cranberry Corporate Center is conveniently located less than 1 mile from the Rt. 228/Cranberry Township Exit of I-79. With the recent completion of the Cranberry Connector, there is also direct access 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. Additionally, numerous hotels, restaurants and retail centers are located nearby – see the amenities section of this package for details.
Building 230 – Photos
# Building 230 – Property Information

## 41,361 SF Available with Opportunity to Expand

| Property Address: | 230 Executive Drive  
Cranberry Twp., PA 16066 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size:</td>
<td>82,066 SF</td>
</tr>
<tr>
<td>Available SF:</td>
<td>30,726 SF</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1989</td>
</tr>
<tr>
<td>Site Area:</td>
<td>5.827 acres</td>
</tr>
<tr>
<td>Parking:</td>
<td>147 parking spaces (1.7 per 1,000)</td>
</tr>
</tbody>
</table>
| Loading Docks:    | 20 dock height doors  
2 ramped drive-in doors |
| Clear Height:     | 19’ 5”                   |
| Construction Overview: | Split face and corduroy concrete block and aluminum windows with insulated glaze |
| Column Spacing:   | 30’ X 30’; 60’ X 30’     |
| Floors:           | Concrete 4” – 6”          |
| Roof:             | Firestone rubber ballast roofing applied over insulation; 1996 addition of Carlisle Rubber Ballast |
| Lighting:         | The interior lighting is a combination of incandescent and 400 watt down lights |
| Electrical Service: | 1600 amps             |
| Fire Protection/Security System: | Wet sprinkler |
| HVAC System:      | Warehouse is heated with suspended gas space heaters; office areas have roof mounted heat pumps. |
Building 260 – Property Information

15,442 SF Available

- Property Address: 260 Executive Drive
  Cranberry Twp., PA 16066
- Building Size: 28,003 SF
- Available SF: 15,442 SF
- Year Built: 1994
- Site Area: 3.976 acres
- Parking: 83 parking spaces (2.96 per 1,000)
- Loading Docks: 5
- Clear Height: 17’
- Construction Overview: Split face, concrete block with insulated glass windows in aluminum frames
- Column Spacing: 30’ X 30’
- Floors: 1; concrete 4” – 6”
- Roof: Rubber ballast over rigid insulation (R-20) on a metal deck; original roof
- Lighting: The interior lighting is a combination of fluorescent and 400 watt HPS fixtures
- Electrical Service: 1600 amps
- Fire Protection/Security System: Wet sprinkler/Tenant system
- HVAC System: Open area has gas-forced air with electric cooling. Warehouse area has overhead mounted gas-fired space heaters.
Building 220 – Property Information

5,525 SF Available

Property Address: 220 Executive Drive
Cranberry Twp., PA 16066

Building Size: 42,075 SF

Available SF: 5,525 SF

Year Built: 1985

Site Area: 4.034 acres

Parking: 149 parking spaces (3.51 per 1,000)

Loading Docks: 10 dock height doors
2 ramped drive-in doors

Clear Height: 17’ 5”

Construction Overview: Ribbed concrete block exterior walls with anodized aluminum windows with insulated glazing

Column Spacing: 50’ X 40’

Floors: 1; concrete 4” – 6”

Roof: Low pitch metal roof with 4” rigid insulation; metal utters and downspouts; original roof

Lighting: The interior lighting is a combination of fluorescent and 400 watt down lights

Electrical Service: 1600 amps, separated meters at 200 amps each

Fire Protection/Security System: Not sprinklered; tenant security systems

HVAC System: Varies by tenant but generally consists of ceiling mounted gas-fired space units heating the warehouse space; gas-fired forced-air furnaces and electric central air conditioning units heating and cooling of office spaces.
Amenities

The following is a partial list of amenities located within a 2-mile radius of Cranberry Corporate Center:

**Shopping**
- Giant Eagle (2)
- Kuhn’s
- American Eagle Outfitters
- JoAnn Stores
- Eckerd Drugs
- Starbucks (2)
- Lowe’s Home Improvement
- Kohl’s
- Staples Office Supply
- PETsMART
- T•J•Maxx
- Target
- Famous Footwear
- Payless Shoes
- Party City
- Beauty First
- GNC
- Home Depot
- Michael’s
- Wal-Mart
- Toys ‘R Us
- Babies ‘R Us
- Office Max
- Best Buy
- Barnes N Noble
- Pier One Imports
- Dick’s Sporting Goods

**Restaurants**
- Adrian’s Pizza
- Applebee’s
- Arby’s
- Braddock’s Steak & Seafood
- Brighton Hot Dog Shoppe
- Bob Evans
- Boston Market
- Bravo
- Brusters
- Burger King
- Chick-Fil-A
- CiCi’s Pizza
- Climo’s Pizza & Chicken
- Denny’s
- DiBella’s Old Fashioned Submarines
- Domenico’s Ristorante & Pizzeria
- Domino’s Pizza
- Eat ‘N Park
- Einstein Bros. Bagels
- Hartner’s Restaurant
- Hereford & Hops
- House of Chen
- Jersey Mikes Subs
- King’s
- Krispy Kreme
- Loafer’s Bread Company
- Long John Silvers/R&W Rootbeer
- Mariani’s Restaurant
- Max & Erma’s
- McDonald’s
- Moe’s Southwest Grill
- Monte Cello’s
- Olive Garden
- Panera Bread Company
- Papa John’s Pizza
- Perkins
- Pizza Hut
- Pizza Roma
- Primanti Brothers
- Quaker Steak & Lube
- Quizno’s Subs
- Red Robin
- River City Grille
- Schezuan Taste
- Smokey Bones
- Subway (2)
- Uno Chicago Grill
- Vocelli Pizza
Amenities

The following is a partial list of amenities located within a 2-mile radius of Cranberry Corporate Center:

Hotels
- Marriott Hotel at Cranberry Woods
- Four Points Sheraton
- Fairfield Inn
- Holiday Inn Express
- Comfort Inn
- AmeriSuites
- Hampton Inn
- Residence Inn

Banks
- Parkvale Savings Bank
- S&T Bank
- PNC Bank
- National City Bank
- First National Bank
- Citizens National Bank
- Dollar Bank
- Sky Bank

Daycare
- Tender Care
- Kinder Care

Medical Care
- UPMC Medical Center

Health Clubs
- The Fitness Factory Health Club
- at Seven Fields

Service Stations
- Union 76
- Gulf
- Sunoco
- BP
- Texaco
- Sheetz
- Exxon
- GetGo

Golf Courses
- Venango Trails
- Cranberry Highlands
- Treesdale (private)
The Silk and Stewart Development Group was founded in 1989 by Leonard Silk and Andrew Stewart. Silk and Stewart develops, leases and manages commercial properties. Their principal objective is capital preservation and appreciation through the purchase and development of high quality commercial properties. These properties typically generate current income from operations and realize appreciation in value from resale. Properties are located in well-established growth markets, including the western Pennsylvania metropolitan area, middle and western Tennessee and the greater Phoenix, Arizona metropolitan market. Messrs. Silk and Stewart are responsible for the development and management of approximately 40 properties comprising over 1,000,000 square feet of space. Projects that are currently under development include retail community shopping centers in western Pennsylvania, Arizona and Tennessee.
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