

Find Your Space.

55 Valley Stream Parkway
Malvern, PA 19355

Up to 42,106 SQ. FT.
Available for Lease



Property Highlights

PARK AMENITIES



Park amenities include jogging trails with access to the Chester Valley Trail, restaurants, hotels, daycare facilities, ball fields, tennis courts, sand volleyball courts and Valley Creek Township Park.

TRANSPORTATION



Easy Access to the PA Turnpike, Routes 202, 29, 30 & 401. Public transportation includes SEPTA Route 206 with connection to the Paoli Train Station for the Paoli/Thorndale Regional Line & Amtrak.



TAXES

Located in tax-friendly East Whiteland Township and the Chester County Keystone Innovation Zone.



TECHNOLOGY

Comcast & Verizon available.



SUSTAINABILITY

Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers e-waste recycling twice a year.



WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.

Our Space Works.

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Proposed Common Area Renovations



- New building entrance doors
- New, 2-story monumental stair
- New finishes throughout lobby, hallways, & bathrooms
- New fresh vending & catering area next door

LEASING INFORMATION

5 Great Valley Parkway
Suite 209
Malvern, PA 19355
www.workspaceproperty.com

DIRECTOR OF LEASING
Catherine Bianco
O 484.320.3708
C 484-429.4899
cbianco@workspaceproperty.com

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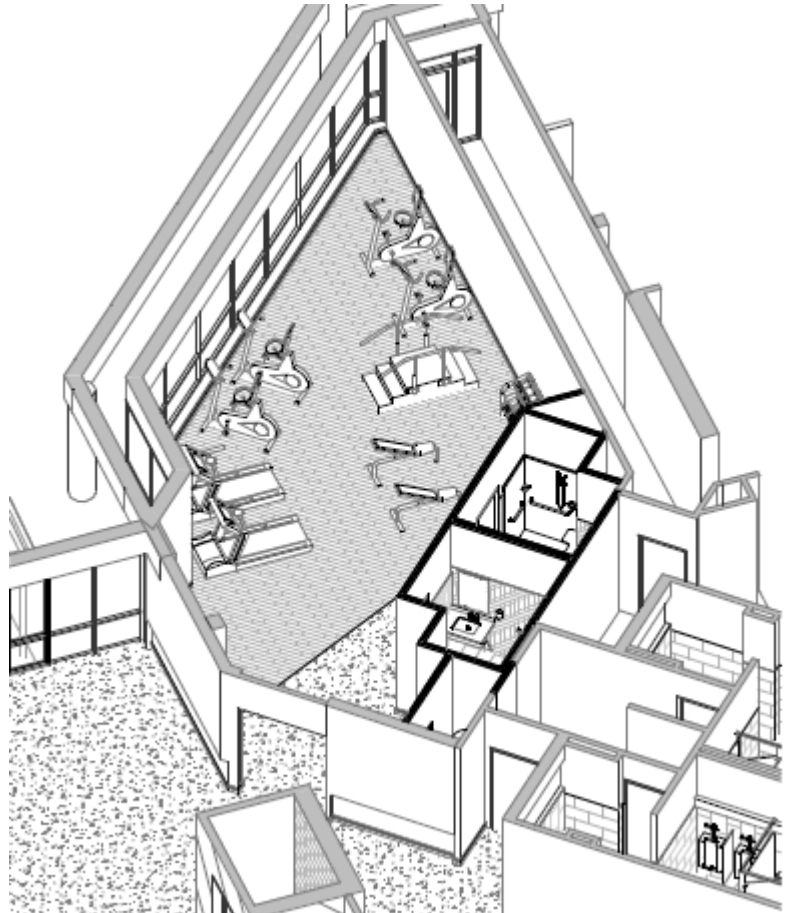
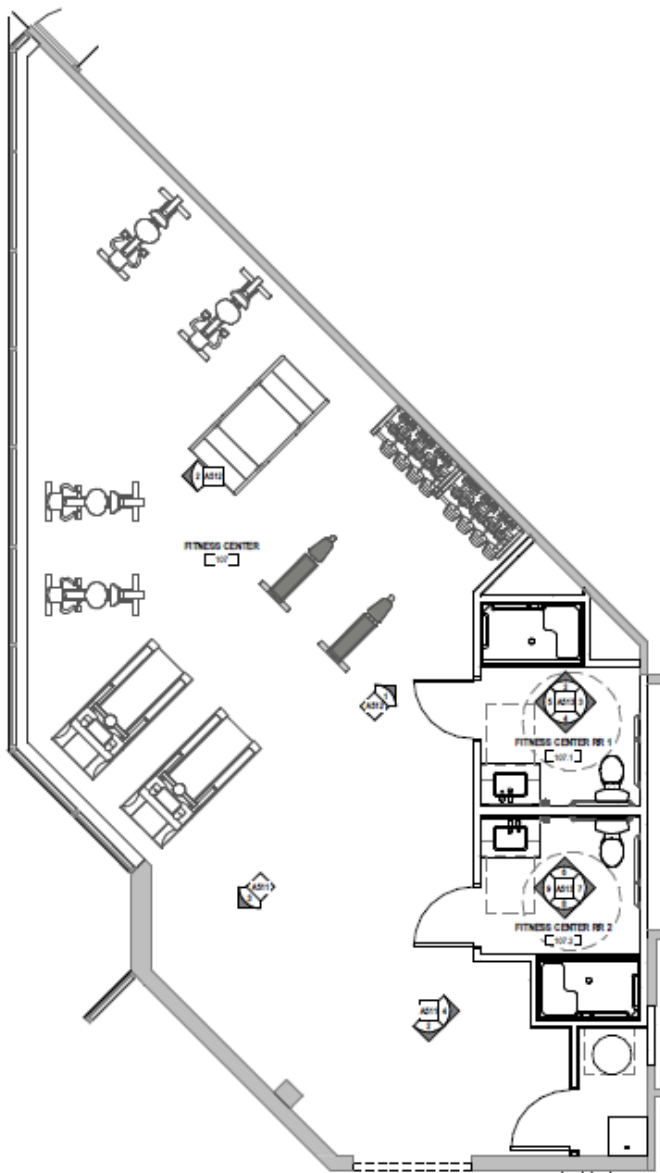


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**Proposed
Fitness Center**



- New fitness area off first floor lobby in building next door
- Cardio, Weights, & Benches
- Dedicated showers and restrooms within the fitness area
- Exclusive to 55 & 65 Valley Stream Parkway

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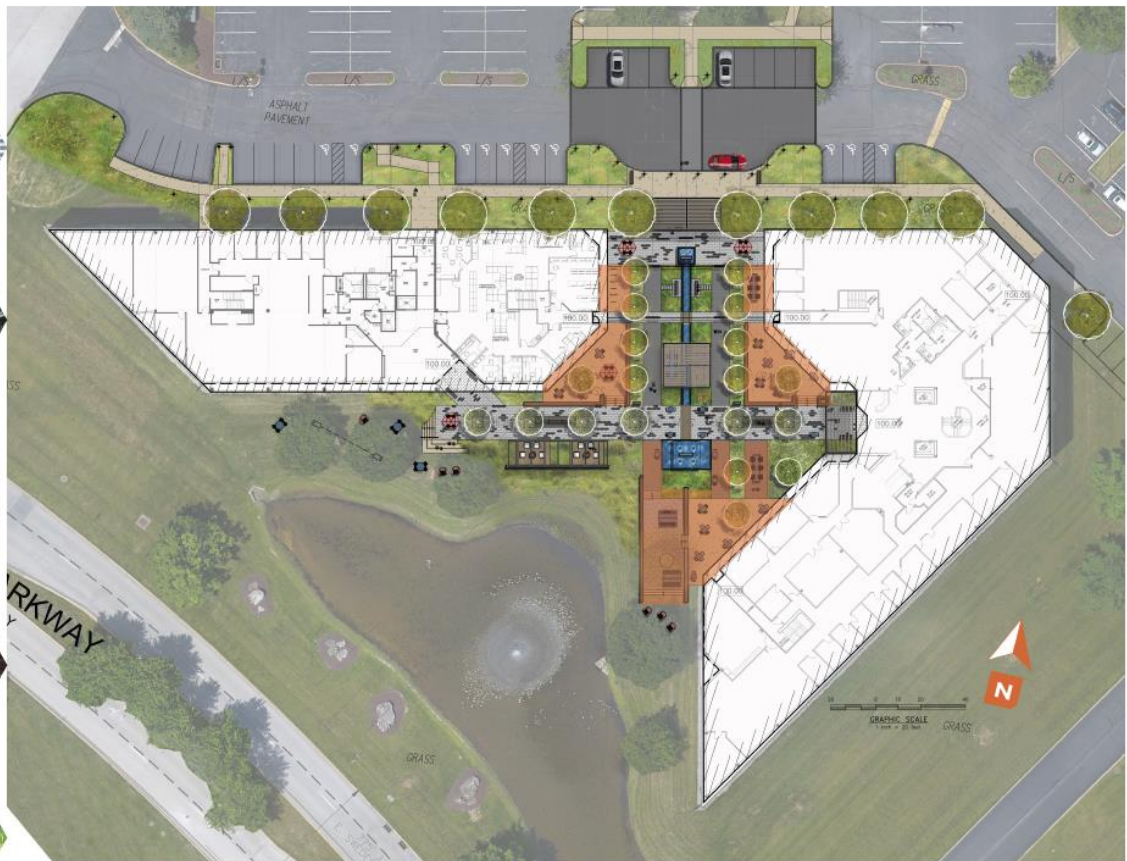
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FOR LEASE

Proposed Courtyard Renovations



- New, centralized visitor parking & drop off area
- Plethora of seating arrangements and outside work areas with overhead trellises
- Fire pits and stadium style seating by the pond and water feature
- New signage opportunities on monuments & building facade

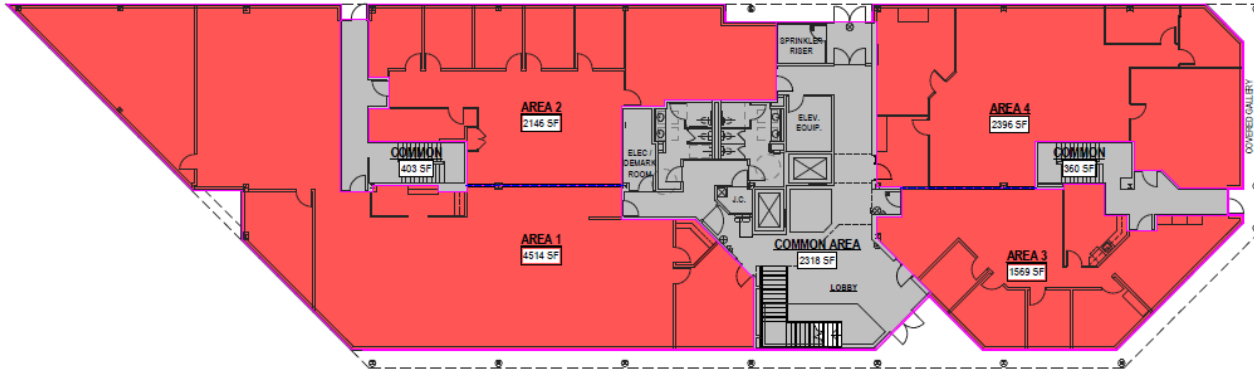


OPTIONAL FUTURE PHASE

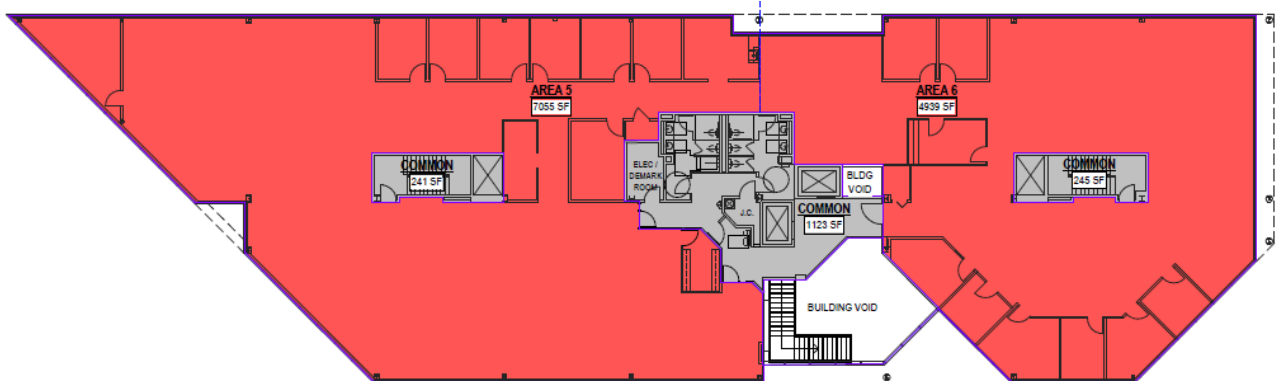
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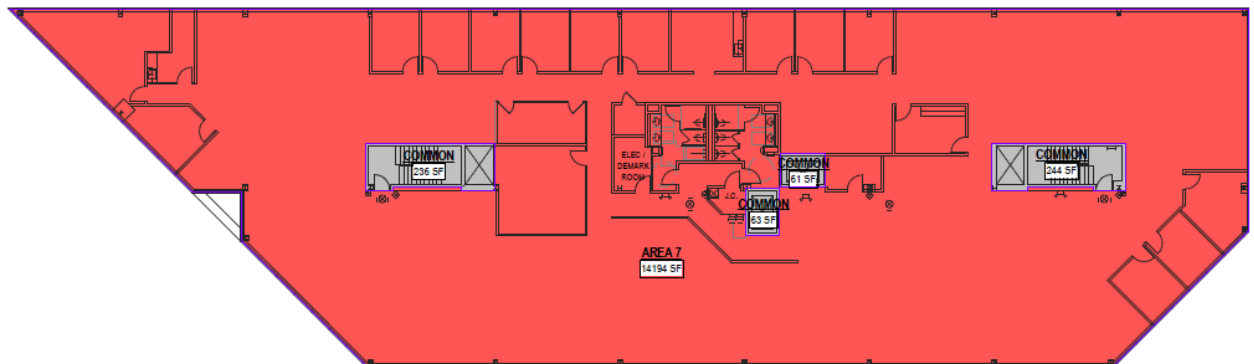
1st Floor – 13,705 SF



2nd Floor – 13,602 SF



3rd Floor – 14,798 SF



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- Rare campus-like setting in the heart of Great Valley
- Walking distance to several eateries including The Grove, which includes Nudy's, Sly Fox Brewery, Chickie's & Pete's, Bomba, and much more...
- Within minutes to several hotels and conferencing centers
- Just down the road from Workspace's Property Management Office, with dedicated personnel for this property including Property Managers, Maintenance Technicians, & Tenant Services Coordinators

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