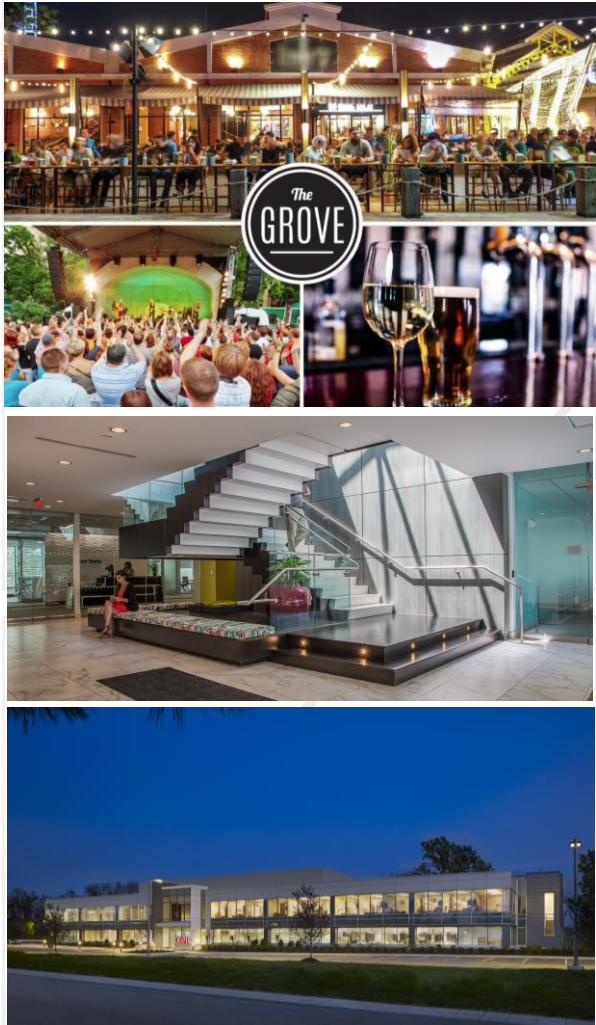


Find Your Space.

1 Country View Road
Malvern, PA 19355

Up to 23,155 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 throughout the building.



SUSTAINABILITY

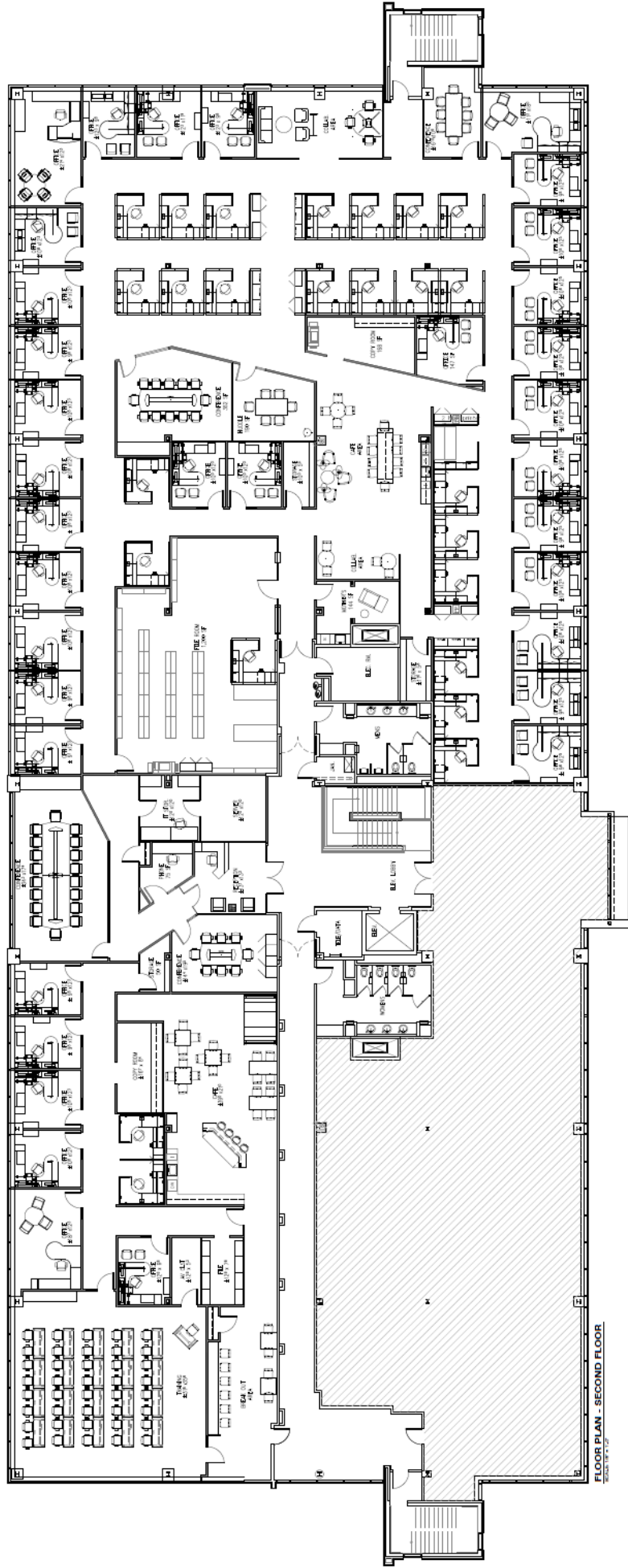
Building core & shell renovation completed to achieve LEED Gold Certification. Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers e-waste recycling twice a year.



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.



- Fully furnished office space w/ wiring in place
- Ribbon glass windows with gorgeous views over Valley Creek Park
- State-of-the-art Training Center Suite
- Fitness Center & Fresh Vending located on 1st floor
- Prominent lobby suite entrance

LEASING INFORMATION

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

DIRECTOR OF LEASING
Catherine Bianco
O 484.320.3708
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cbianco@workspaceproperty.com

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FOR LEASE

Plug & Play Opportunity



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FOR LEASE



- Within minutes to several eateries, hotels, and conferencing centers.
- Walking distance to Valley Creek Township Park, which hosts the annual Summer Concert Series and provides amenities such as tennis courts, walking trails, and amphitheater.
- ½ Mile from the Turnpike Interchange.
- Electric car charging station on site.
- Within walking distance of Workspace's Property Management Office, with dedicated personnel including Property Managers, Maintenance Technicians, & Tenant Services Coordinators.

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