

# Find Your Space.

**20 Valley Stream Parkway**  
Malvern, PA 19355

**11,631 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



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

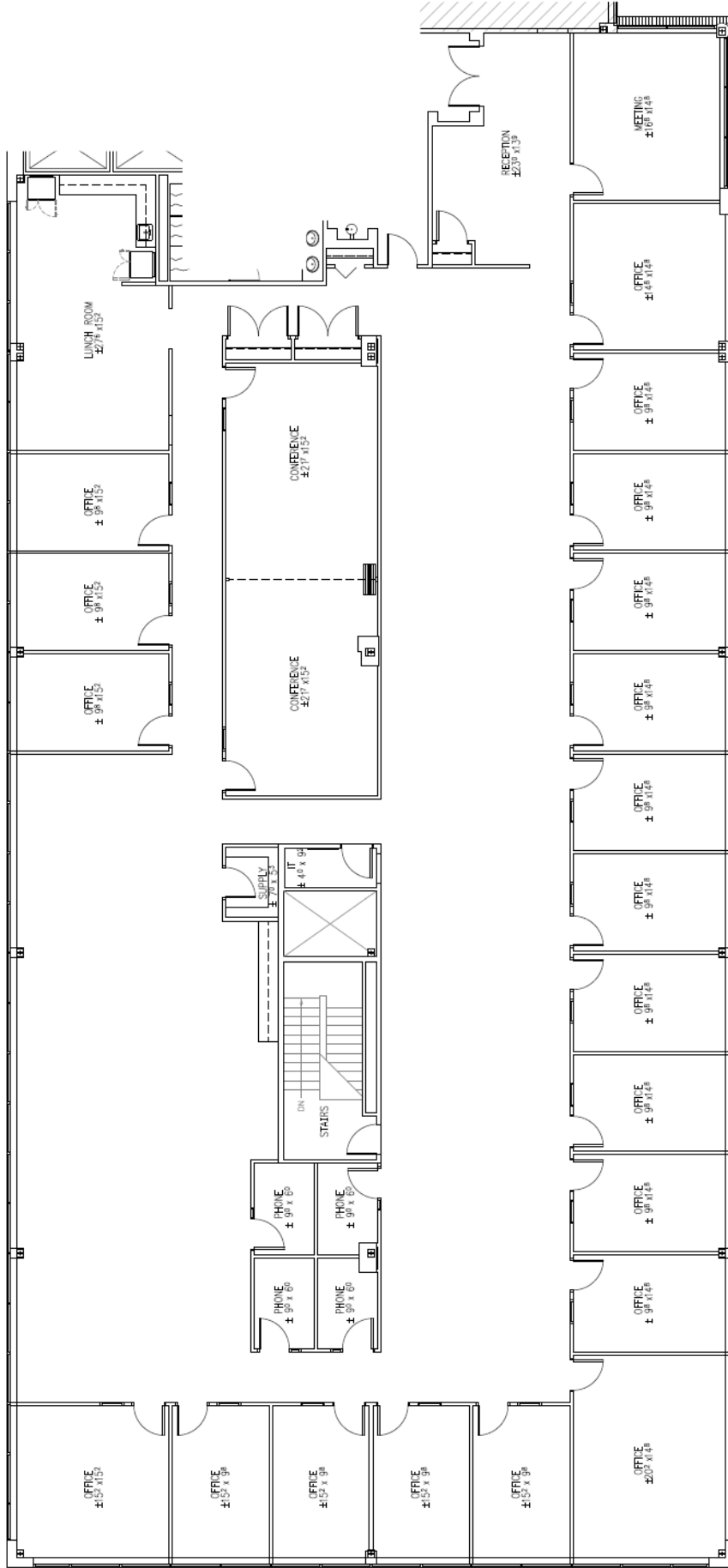
### WORKSPACE PROPERTY TRUST (WSPT®)



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.**



- Amazing window line around all three sides
- Beautiful Patio w/ Outdoor Seating
- Renovated Common Area & Bathrooms
- Walkable to The Desmond & The Grove
- Free Wi-Fi & Charging Stations in Lobby

## LEASING INFORMATION

5 Great Valley Parkway  
Suite 209  
Malvern, PA 19355  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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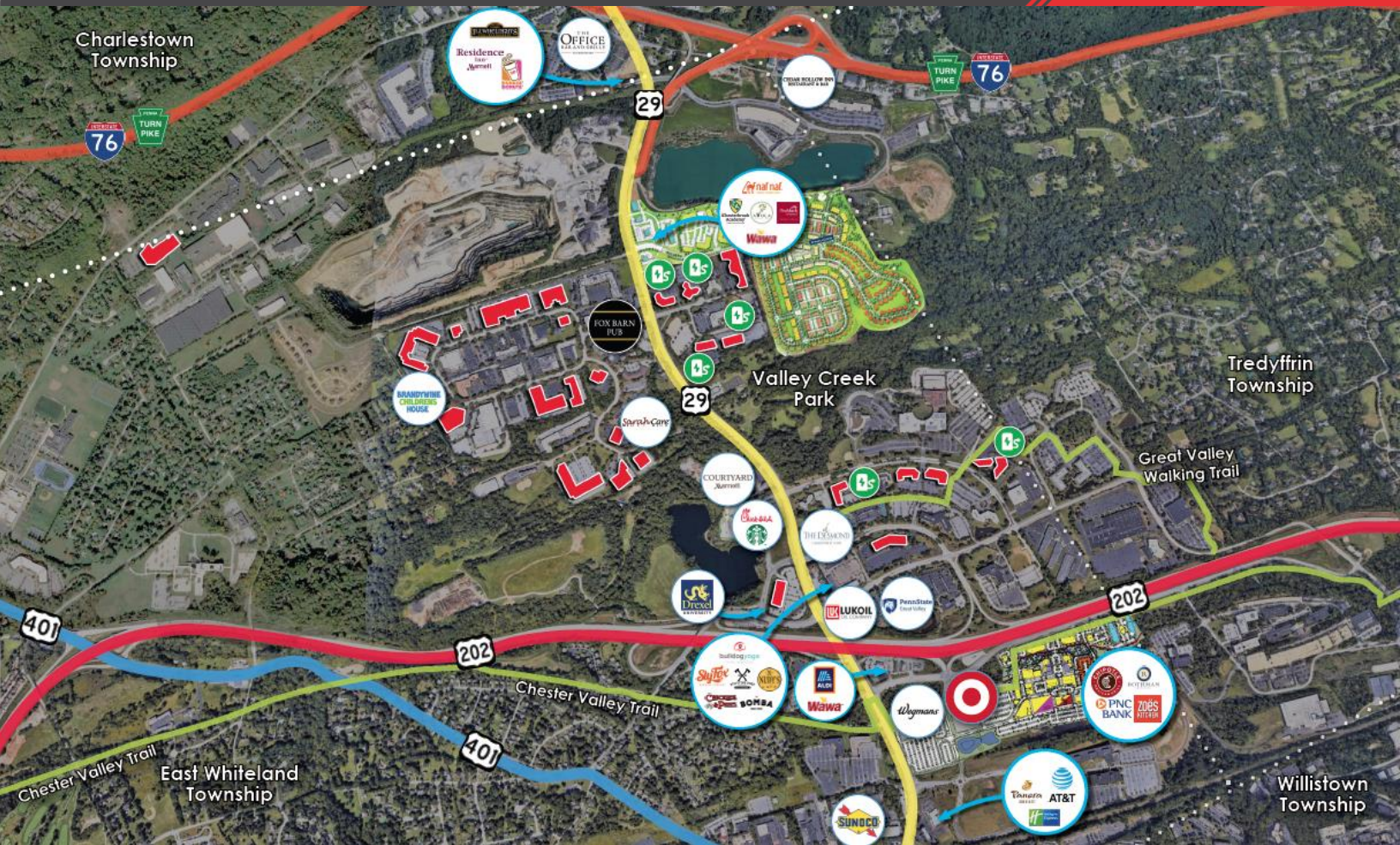


@workspacepropertytrust



**20 Valley Stream Parkway | 11,631 SF | Malvern, PA**

**FOR LEASE**



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

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