







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.

TAXE



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.

or Space Works.





20 Valley Stream Parkway | 3,730 SF | Malvern, PA

FOR LEASE



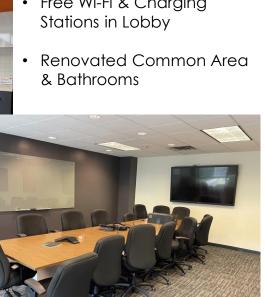
- Plug & Play Opportunity w/ Furniture & Wiring
- Amazing ribbon window line
- Modern, Contemporary Build



CONFERENCE

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- Walkable to The Desmond & The Grove
- Free Wi-Fi & Charging Stations in Lobby

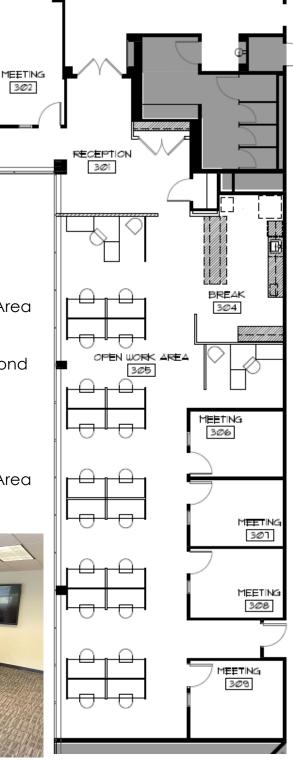


5 Great Valley Parkway

www.workspaceproperty.com

Malvern, PA 19355

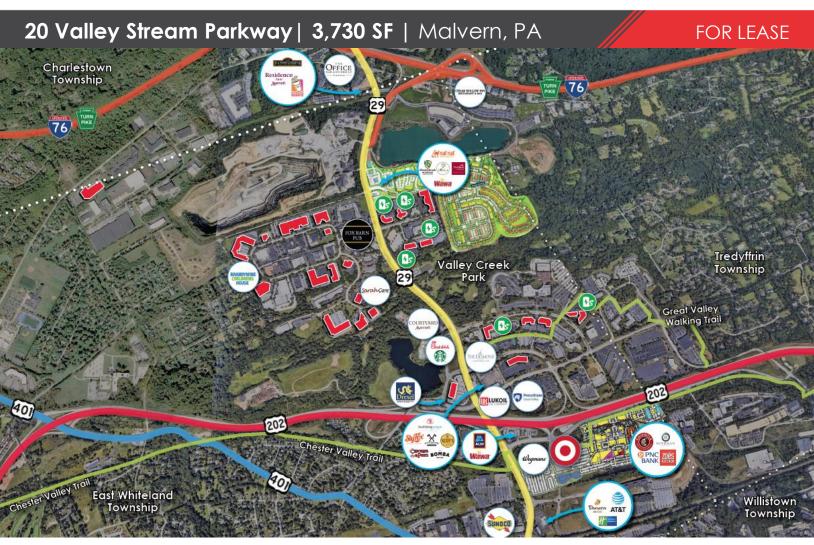
Suite 209











Within walking distance to several eateries, hotels, and conferencing centers.

5 Great Valley Parkway

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Suite 209

- 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.

