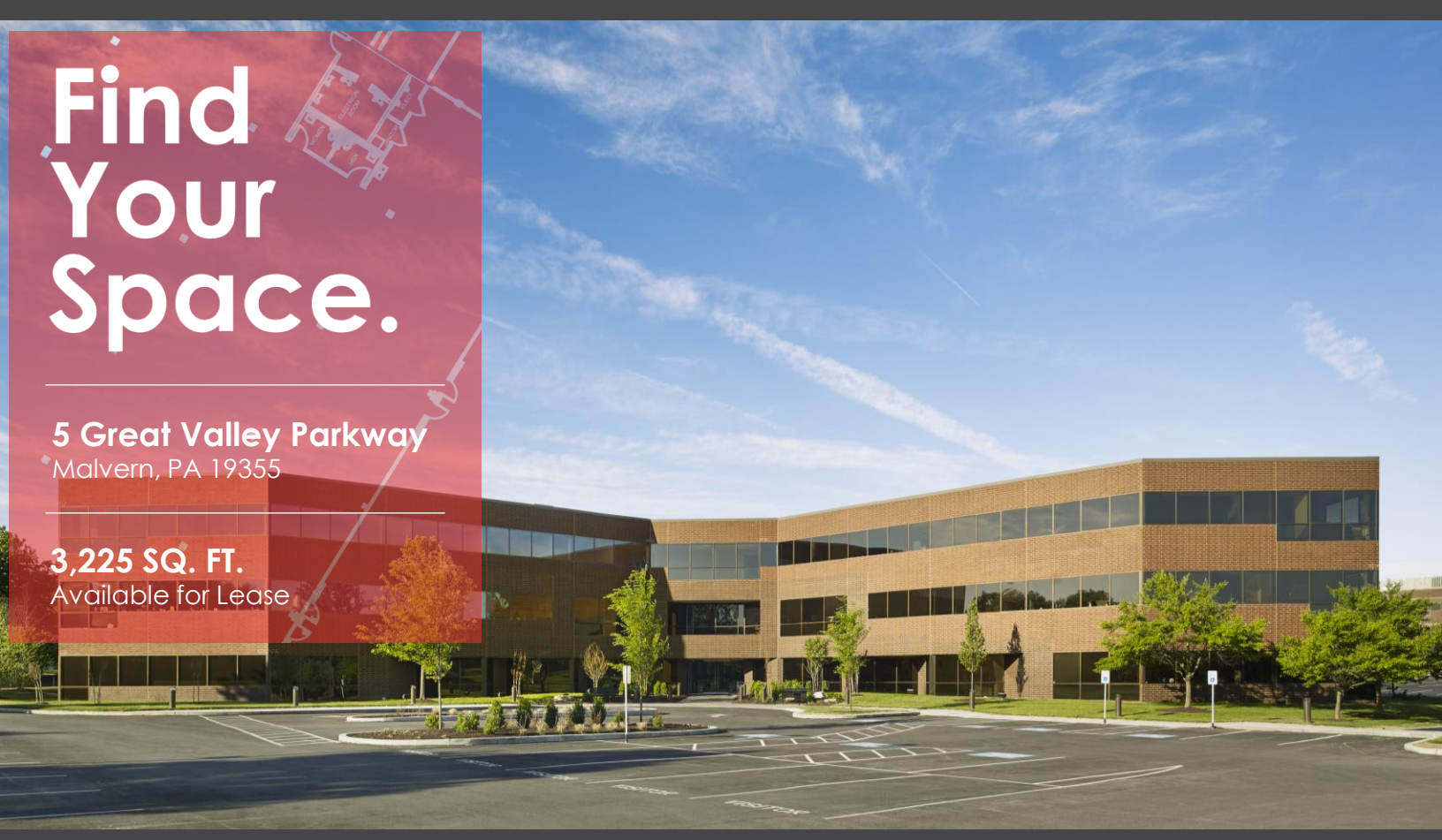


Find Your Space.

5 Great Valley Parkway
Malvern, PA 19355

3,225 SQ. FT.
Available for Lease



The GROVE



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



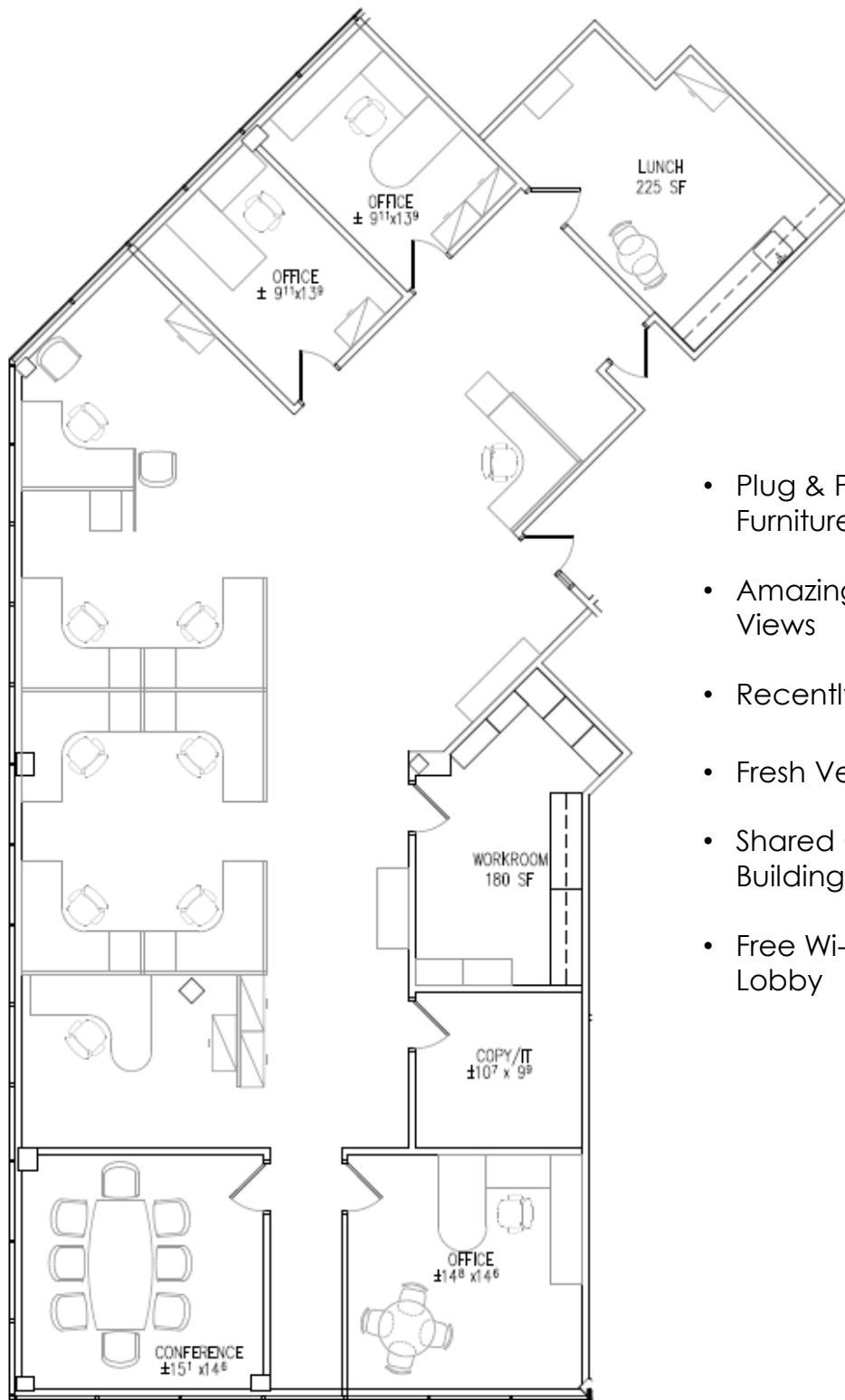
Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling and provides e-waste recycling twice a year.

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.



- Plug & Play Opportunity w/ Furniture & Wiring
- Amazing Window Line w/ Parkway Views
- Recently Renovated Bathrooms
- Fresh Vending Available Next Door
- Shared Office Space Available in Building
- Free Wi-Fi & Charging Stations in Lobby

**LEASING
INFORMATION**

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

DIRECTOR OF LEASING
Catherine Bianco
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cbianco@workspaceproperty.com

FOLLOW US ON



@workspacepropertytrust

5 Great Valley Parkway | 3,225 SF | Malvern, PA

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.
- Located in same building as Workspace's Property Management Office, with dedicated personnel including Property Managers, Maintenance Technicians, & Tenant Services Coordinators.

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