

Find Your Space.

275 Great Valley Parkway
Malvern, PA 19355

12,080 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



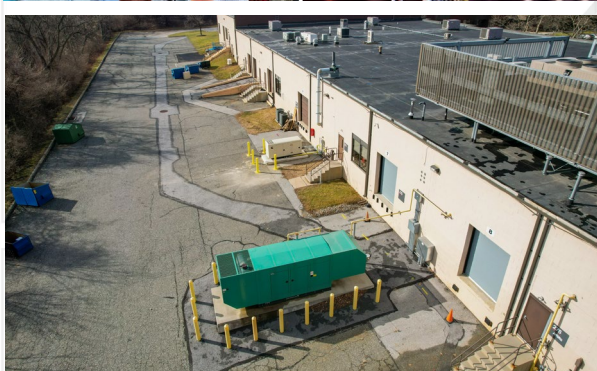
Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling and provides e-waste recycling twice a year.

WORKSPACE PROPERTY TRUST (WSPT®)



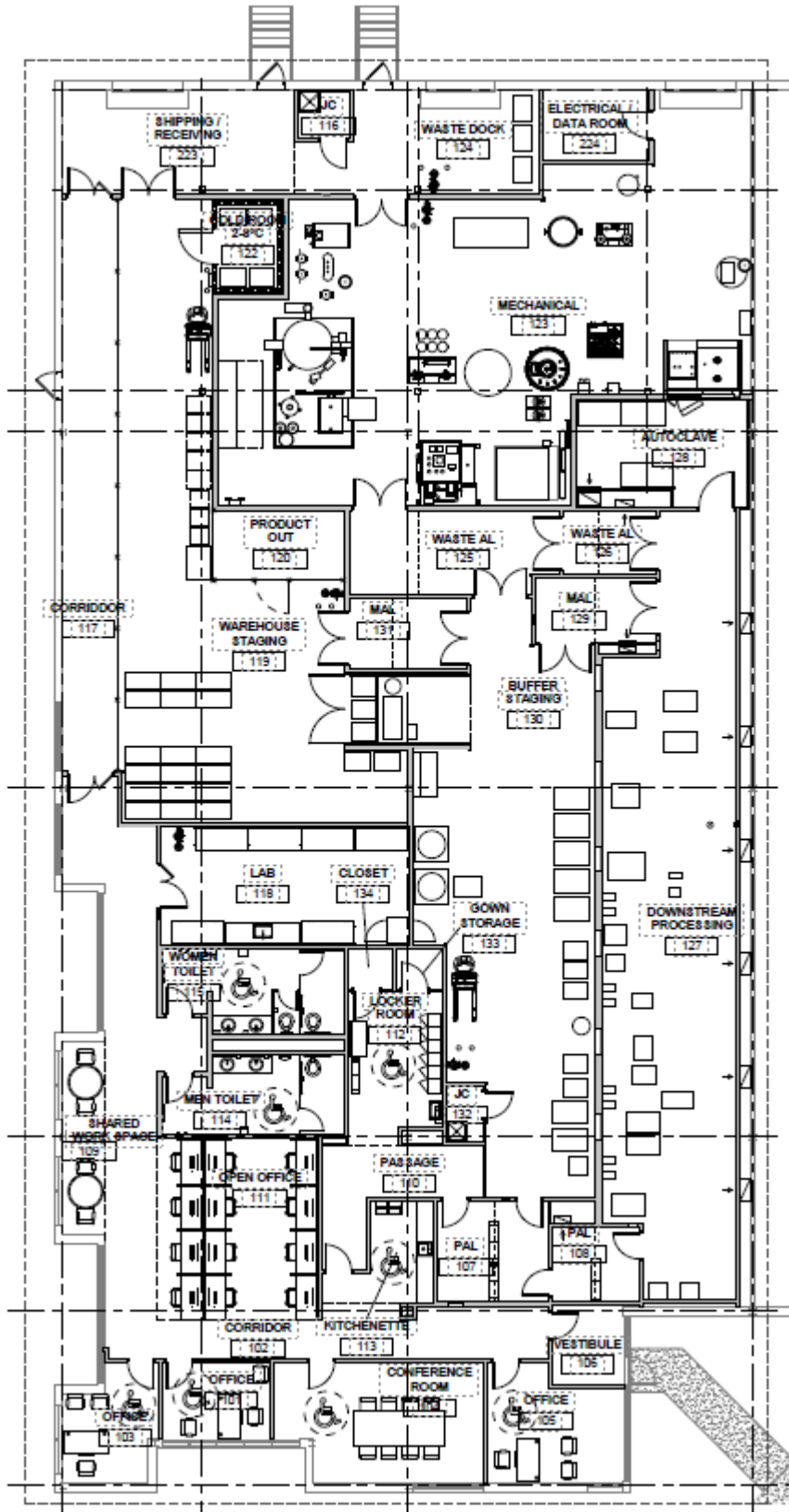
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across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

Our Space Works.



275 Great Valley Parkway | 12,080 SF | Malvern, PA

FOR LEASE



Bio Processing Facility

- 3,300 SF of clean rooms served by a 20,000-cfm chilled water air handling unit
- 500 SF analytical lab
- 250-ton air cooled chiller
- 1,000 Amp 480/277V electrical service
- 350 KW natural gas emergency generator
- Cold room (2-8 degrees Celsius)
- 1200 MBH gas-fired condensing boiler
- Water for injection (WFI)/clean steam generation (900 lbs/hr at 50 psig)
- Oil-free water-cooled clean compressed air (>130 SCFM)
- Vacuum (>10 SCFM)
- Process water treatment
- Waste life station (>900L)
- Three loading docks

**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

FOLLOW US ON



@workspacepropertytrust

275 Great Valley Parkway | 12,080 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 next door to Workspace's Property Management Office, with dedicated personnel including Property Managers, Maintenance Technicians, & Tenant Services Coordinators.

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

FOLLOW US ON



@workspacepropertytrust