

# Find Your Space.

**3 Country View Road**  
Malvern, PA 19355

**Up to 8,688 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



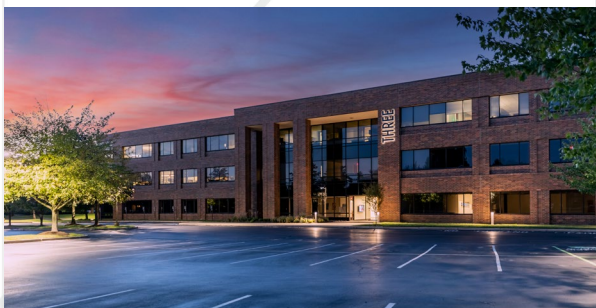
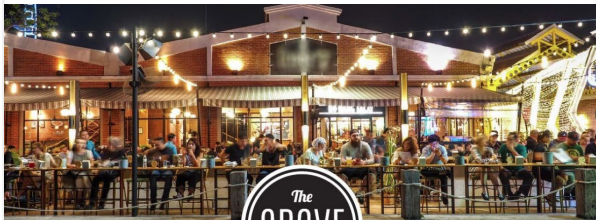
Landlord will collaborate with tenant should they desire LEED certification for space improvements. Landlord also offers single-stream recycling and provides e-waste recycling twice a year.

### WORKSPACE PROPERTY TRUST (WSPT®)



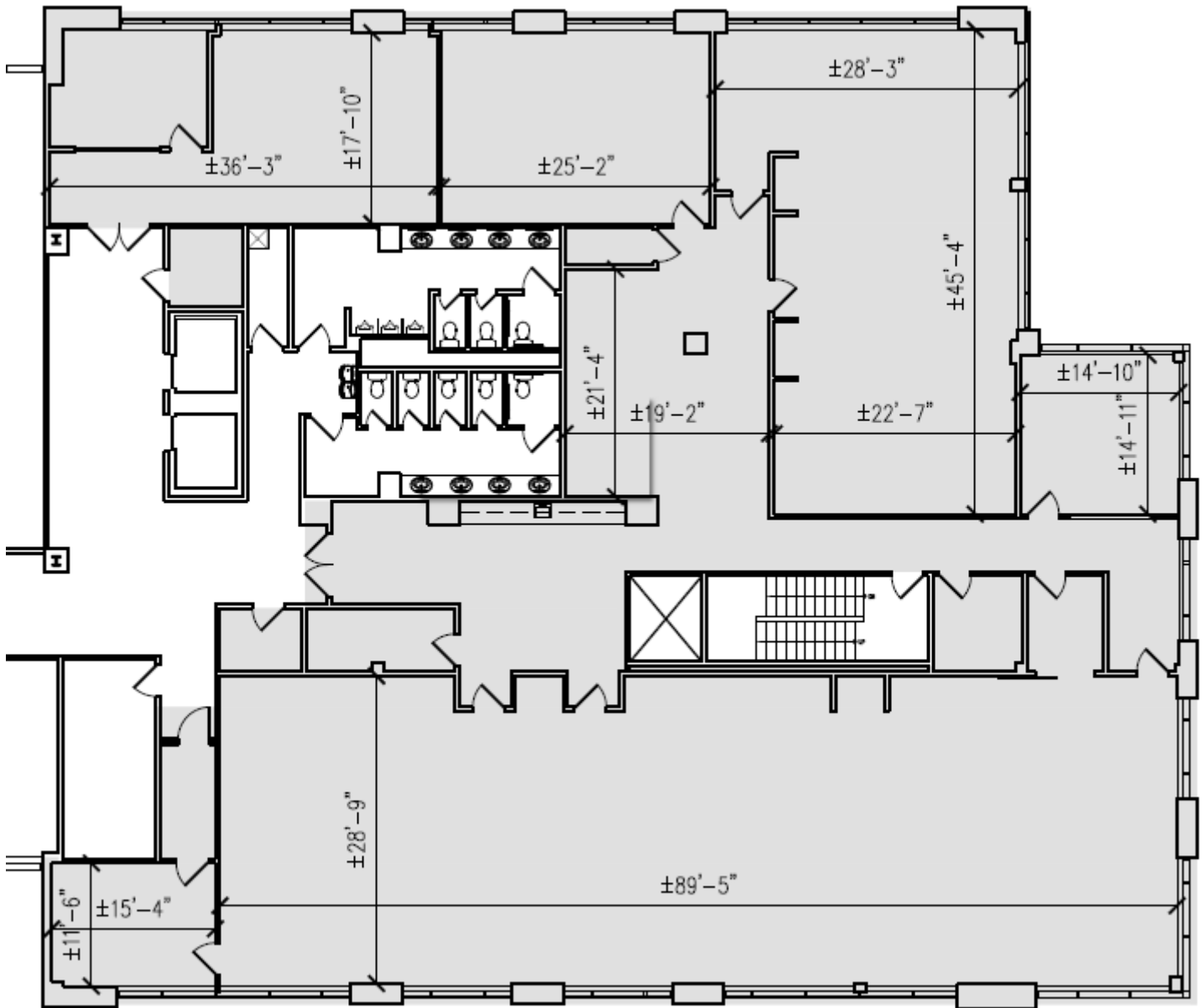
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across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

**Our Space Works.**



3 Country View Road | 8,688 SF | Malvern, PA

FOR LEASE



- Tall 9' ceilings throughout suite
- Views over Valley Creek Park
- Prominent Suite Entrance off 1st Floor Lobby
- Three Sides of Glass
- 2-Story Atrium Lobby w/ Quick Access to Outdoor Patio w/ Seating
- Free Wi-Fi and Cell Phone Chargers in Lobby
- Generous Restrooms with European Stalls

## LEASING INFORMATION

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

DIRECTOR OF LEASING  
Catherine Bianco  
O 484.320.3708  
C 484-429.4899

[cbianco@workspaceproperty.com](mailto:cbianco@workspaceproperty.com) @workspacepropertytrust

FOLLOW US ON





**3 Country View Road | 8,688 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.
- Within walking distance of 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](http://www.workspaceproperty.com)

DIRECTOR OF LEASING  
Catherine Bianco  
O 484.320.3708  
C 484-429.4899  
[cbianco@workspaceproperty.com](mailto:cbianco@workspaceproperty.com)

FOLLOW US ON



@workspacepropertytrust