

# Find Your Space.

**1 Great Valley Parkway**  
Malvern, PA 19355

**15,881 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.



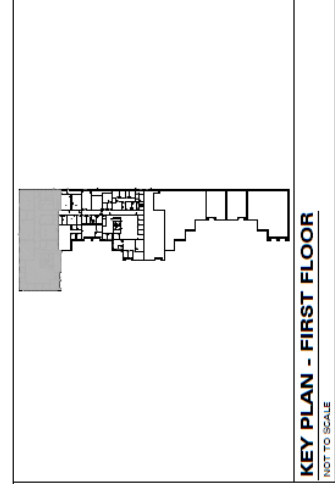
### WORKSPACE PROPERTY TRUST (WSPT®)

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.**







- Seven (7) Fume Hoods
- Compressed Air
- Reverse Osmosis system
- DI Water
- Two (2) 2-8°C cold rooms
- Autoclave
- Glassware washer
- Clean Steam
- One loading Dock
- 2,000 Amp Power
- 125 kW Generator

## LEASING INFORMATION

7 Great Valley Parkway  
Suite 190  
Malvern, PA 19355  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

DIRECTOR OF LEASING  
Catherine Bianco  
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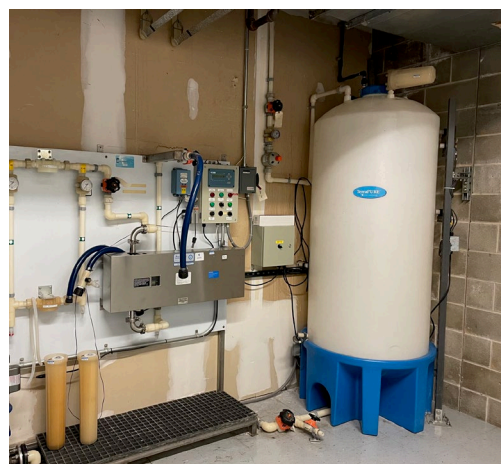
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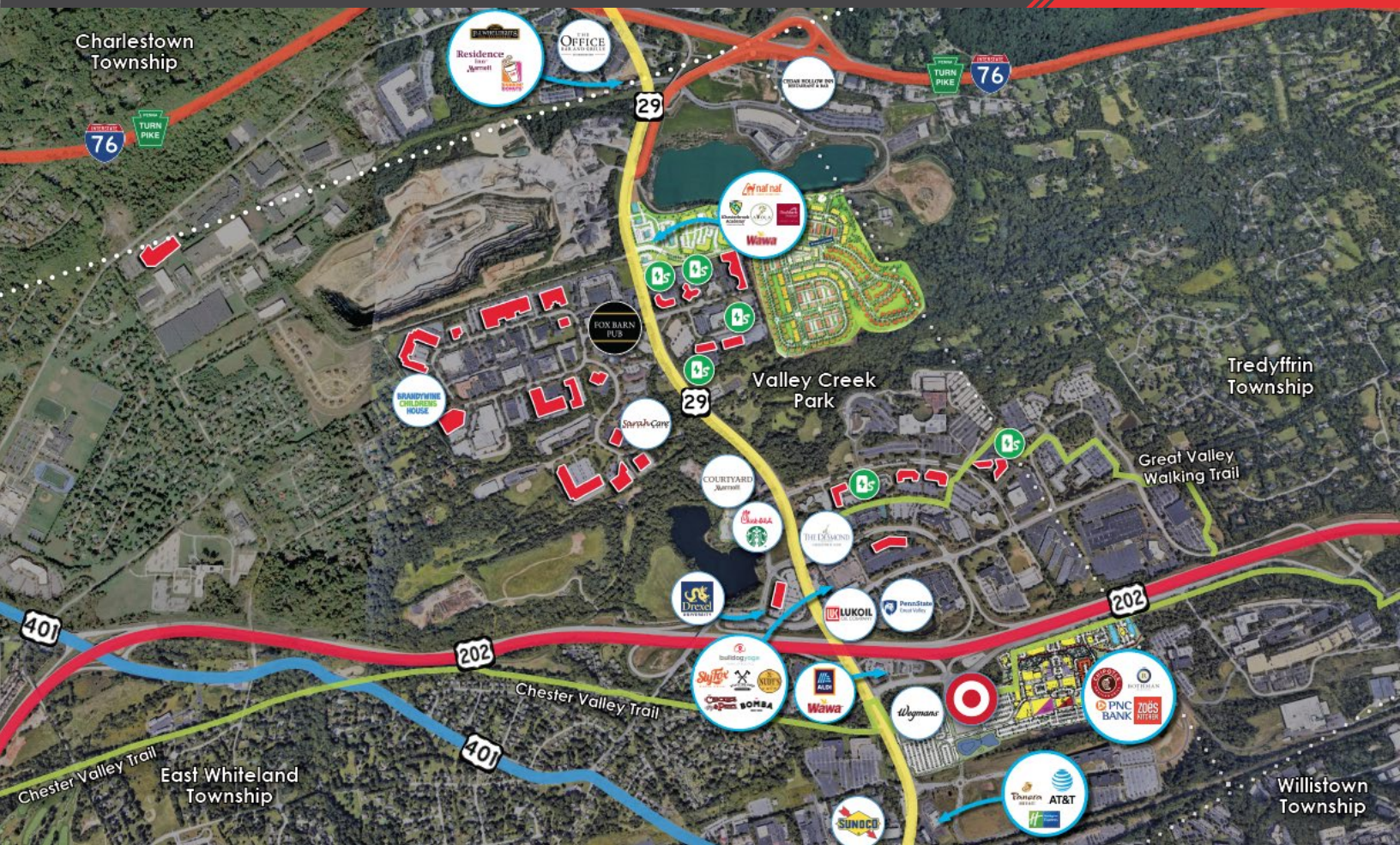


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- Within minutes to several eateries, hotels, and conferencing centers.
- Walking distance to Valley Creek Township Park, which hosts the annual Summer Concert Series and provides amenities such as tennis courts, walking trails, and amphitheater.
- 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.

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