

277

# Great Valley Parkway

Malvern, PA 19355

4,500 SF Available for Lease

Industrial / R&D / Flex (IRDF) Space





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Located within minutes to several restaurants, hotels & conferencing centers, daycare facilities, tennis courts, a sand volleyball court and the Chester Valley Trail. This property sits within the Keystone Innovation Zone and includes easy access to the PA Turnpike, Routes 202, 30, & 401, and public transportation.



## Property Highlights

**Building Owner:** Workspace Property Trust

**Total Building Size:** 28,800 Square Feet

**Available Space:** 4,500 Square Feet

**Clear Height:** 16' peaked roof

**Space Condition:** Existing Lab

**Loading:** Double Door Entrance

**Backup Power:** Katolight Generator

**Features:** End bay suite with ample windows, direct entrance, and individualized HVAC & electric

## 4,500 SF Available for Lease

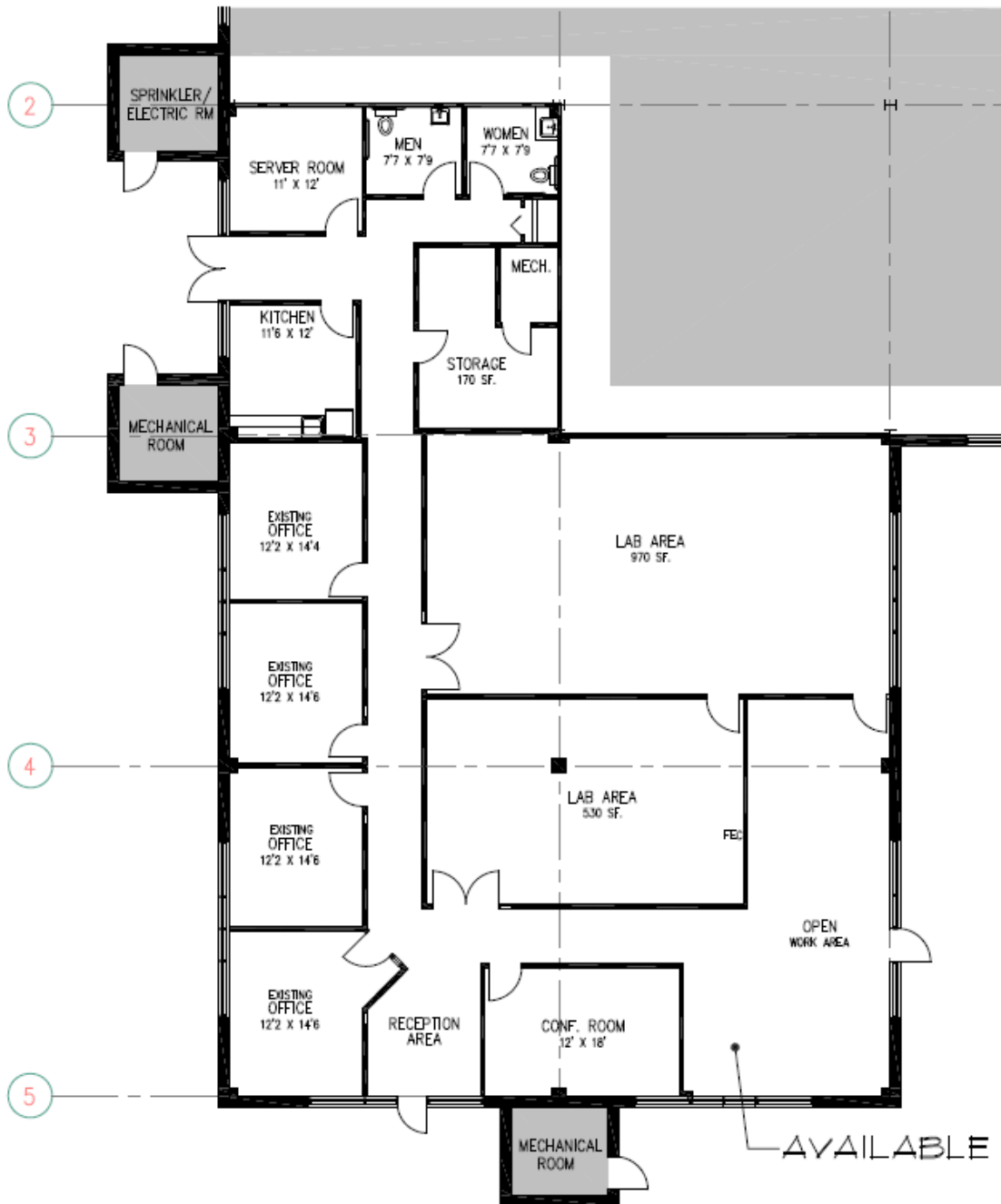
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### Leasing Information

7 Great Valley Parkway, Suite 190, Malvern, PA, 19355  
215.802.4061  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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## Spaces for the Way Work Happens Today.

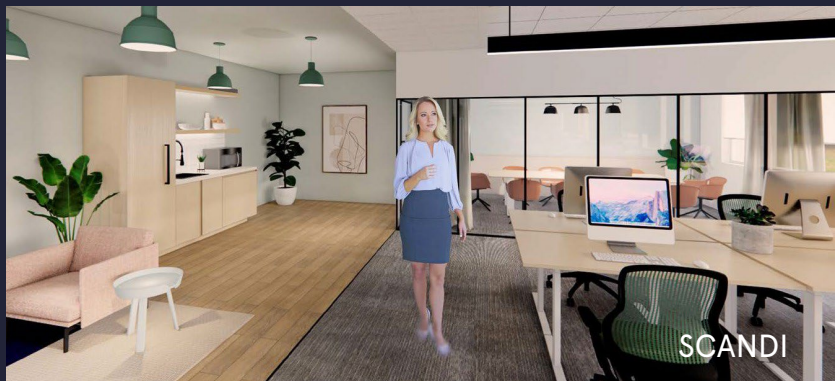
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

### Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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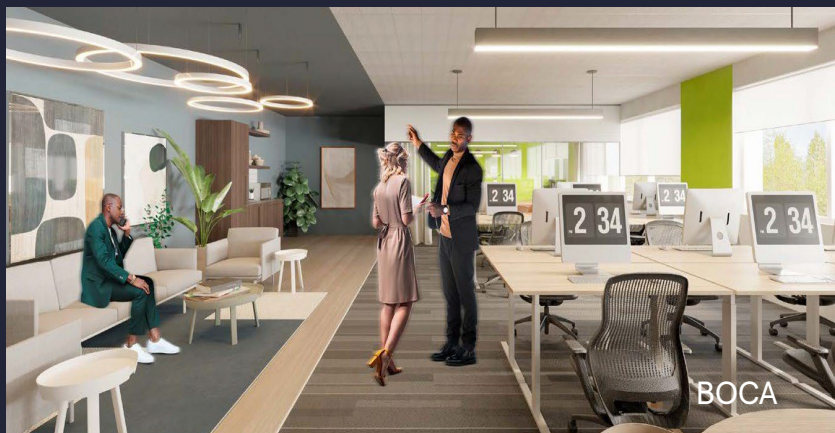
SCANDI



AZURE



TAHOE



BOCA

\*Indicative of the look and feel (not the actual suite)