

382

# Great Valley Parkway

Malvern, PA 19355

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3,600 SF Available for Lease

Industrial / R&D / Flex (IRDF) Space





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Malvern, PA 19355

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:** 3,600 Square Feet

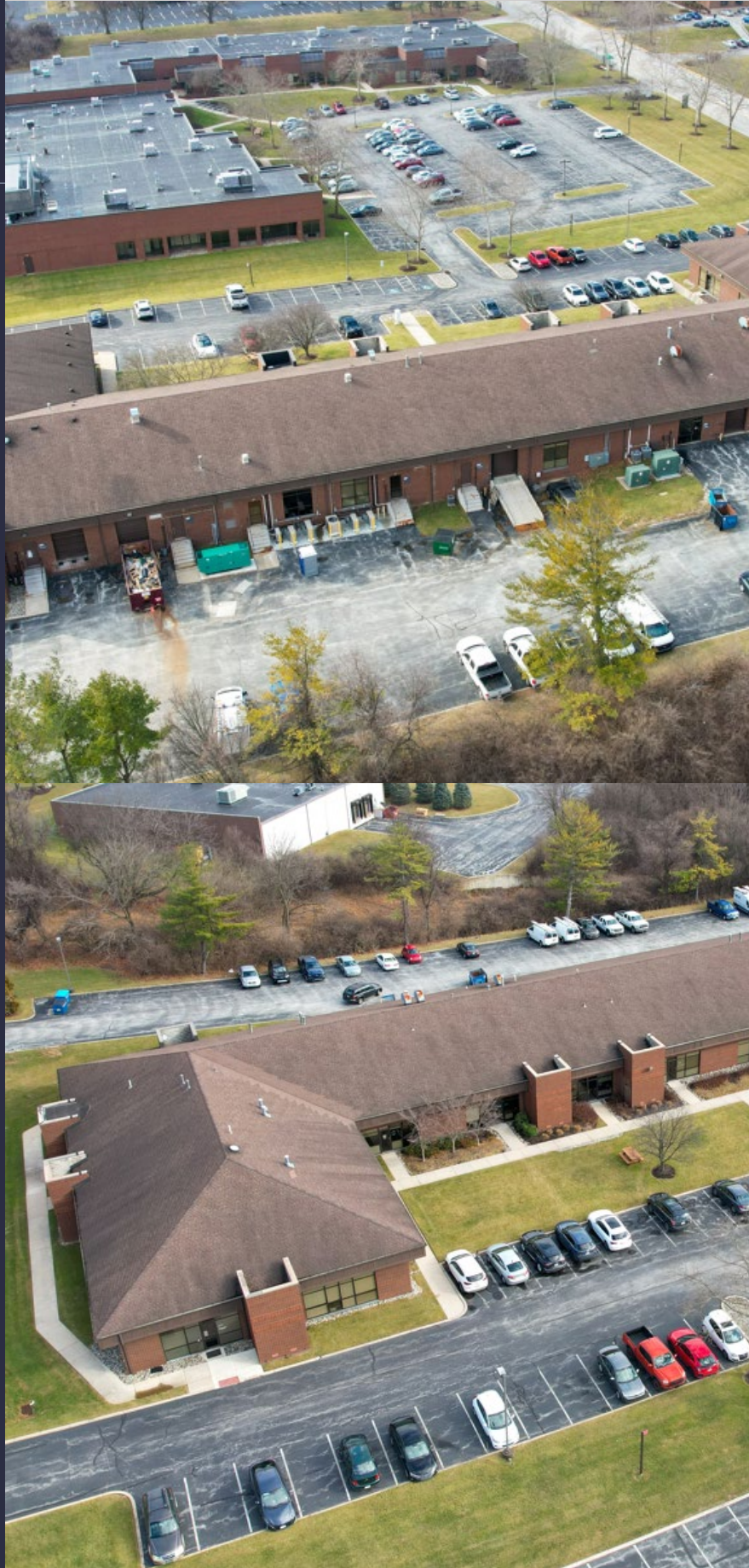
**Clear Height:** 16' peaked roof

**Space Condition:** Existing semi-conductor lab

**Loading:** Drive-in Door

**Power:** 2,000 Amps

**Features:** Direct entrance, and individualized HVAC & electric



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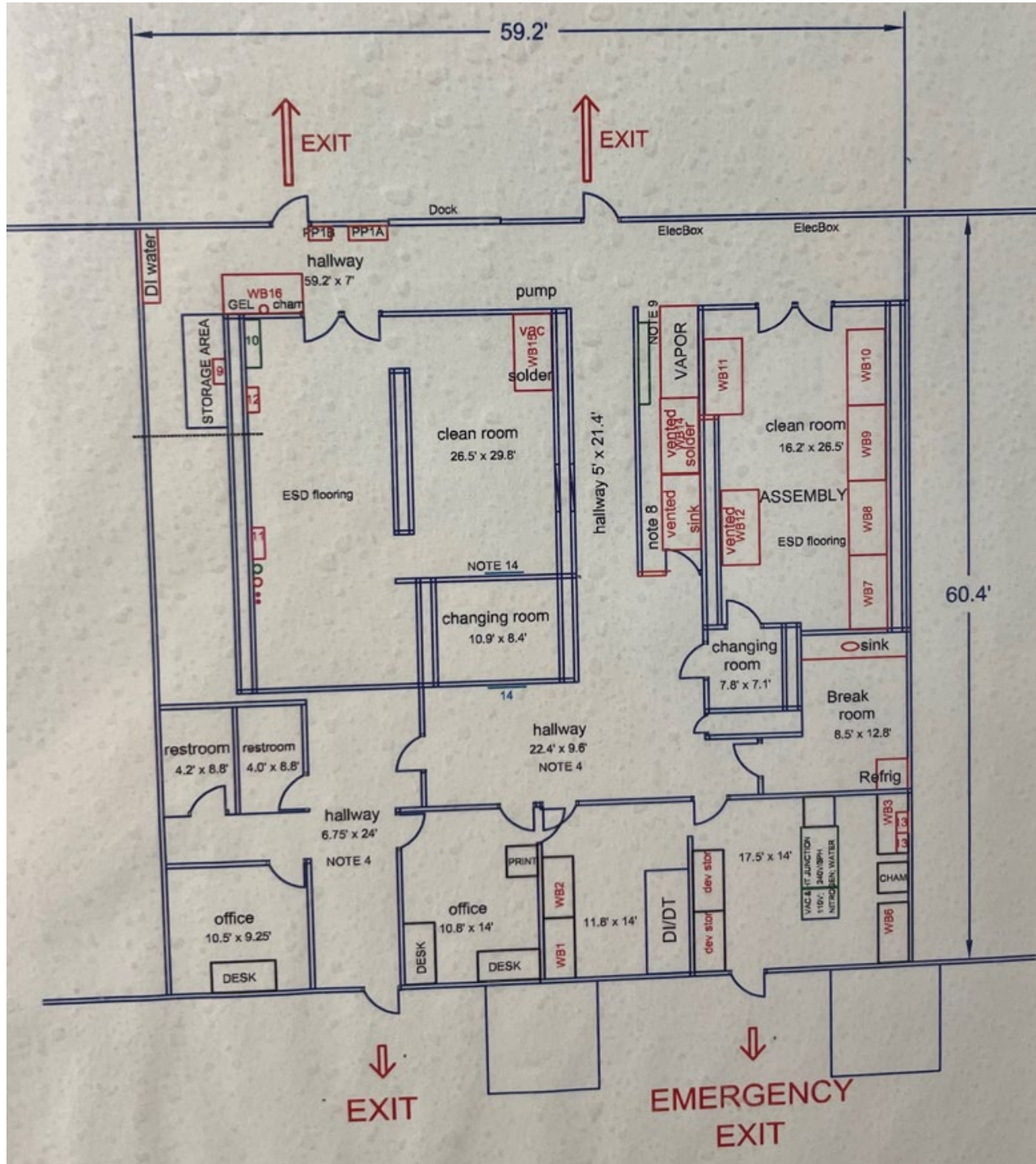
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**workspace**  
property trust

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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.

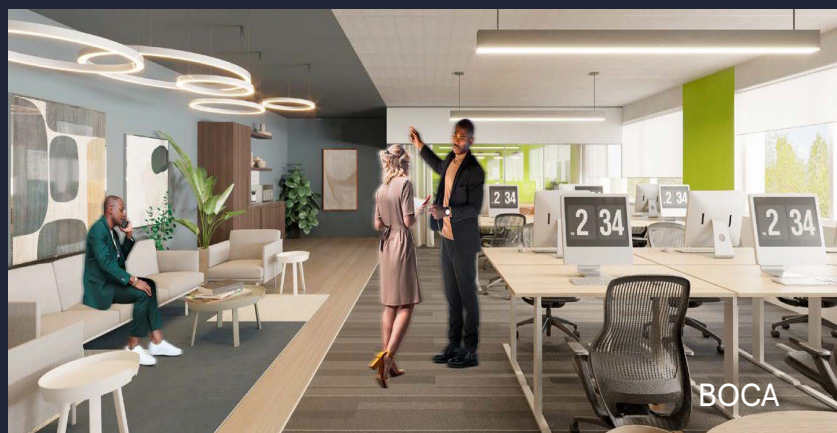
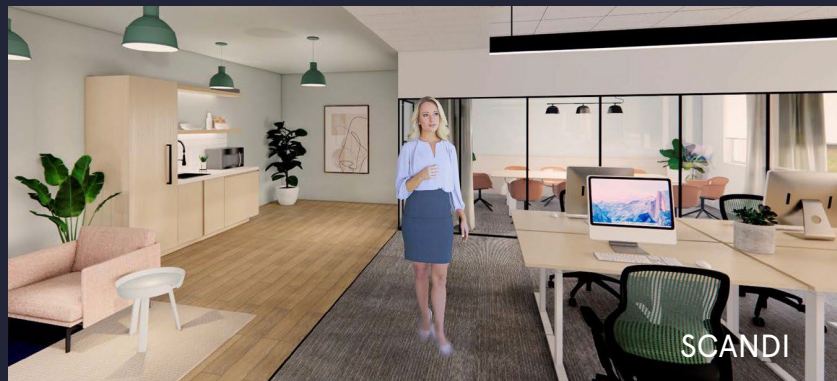
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### Tailored for the Evolution of Office:

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



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