



# Valley Stream Parkway

Malvern, PA 19355

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42,106 SF Available for Lease

Office Space





# 55 Valley Stream Parkway

Malvern, PA 19355

Amazing HQ location in the heart of Great Valley. This property is walkable to numerous amenities including The Grove, The Desmond Hotel & Conferencing Center, Penn State Great Valley, the Chester Valley Trail, and several restaurants, hotels, daycare facilities, and the Valley Creek Township Park.

This planned redevelopment includes a complete overhaul of the exterior courtyard with new collaboration areas, branding opportunities, overhead lighting, pavers, and landscaping. The interior common areas and bathrooms will also be renovated to a new, modern aesthetic, including a new monumental stairway in the atrium lobby.

Located in the Keystone Innovation Zone, this property includes easy access to the PA Turnpike, Routes 202, 30, & 401, and public transportation.

## Property Highlights

**Building Owner:** Workspace Property Trust

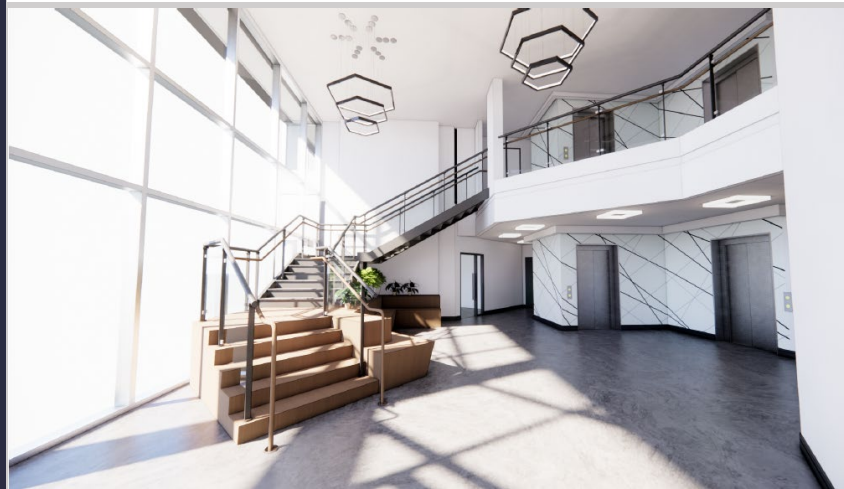
**Total Building Size:** 42,106 Square Feet

**Branding:** Building & Monument Signage Available

**Daylighting:** Continuous Ribbon Glass Windows with Uninterrupted Views



workspace  
PROPERTY TRUST



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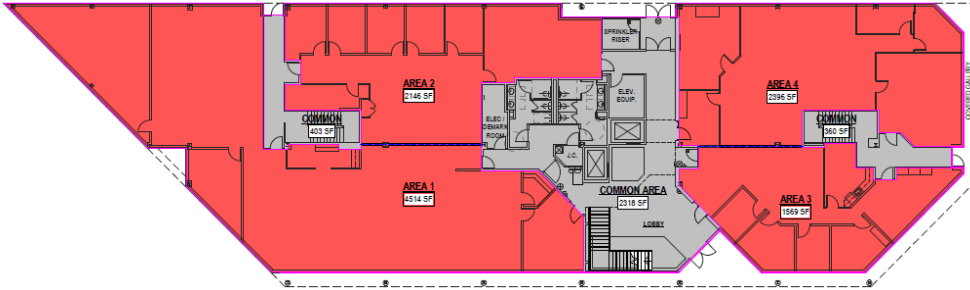
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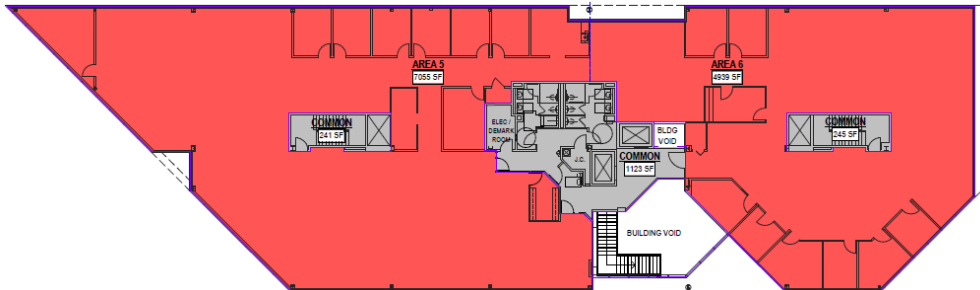
## 42,106 SF Available for Lease

Office Space

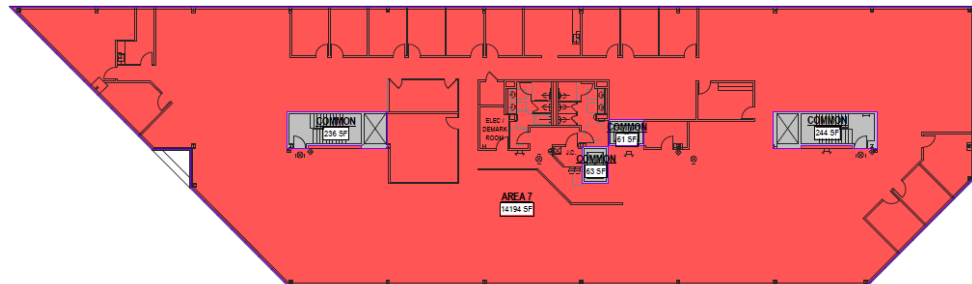
1st Floor – 13,705 SF



2nd Floor – 13,602 SF



3rd Floor – 14,798 SF



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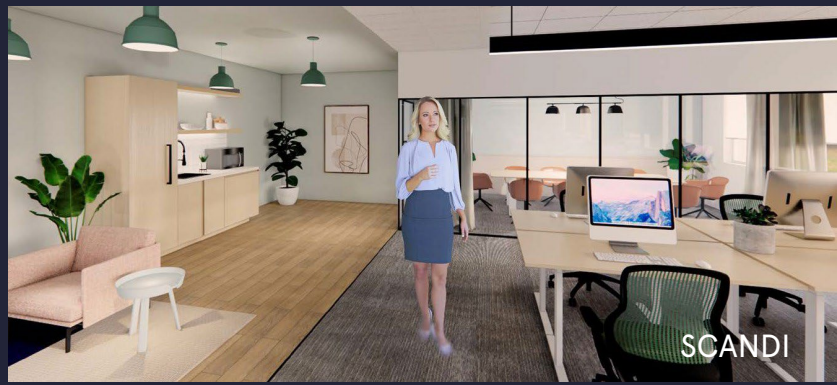
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

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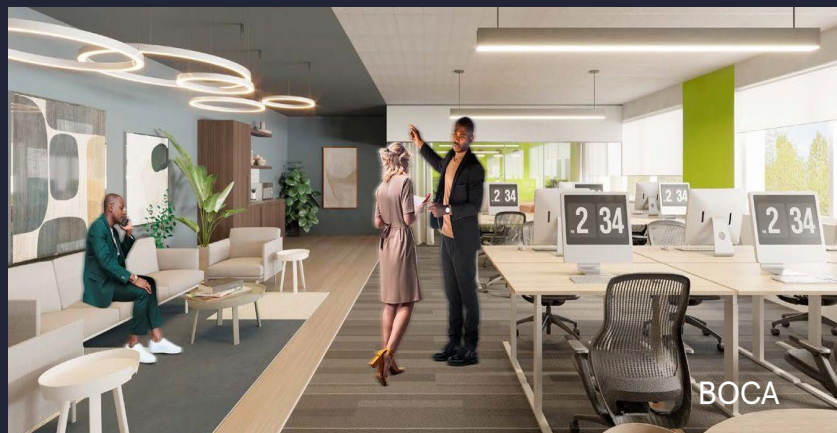
SCANDI



AZURE



TAHOE



BOCA

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