

# 7

## Great Valley Parkway, Suite 140

Malvern, PA 19355

3,257 SF Available for Lease

Office Space



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This building's 3-story glass atrium lobby overlooks an inviting outdoor patio with plenty of seating. Located next door to the shops and living quarters at Atwater, this building is walkable to many amenities and just a short drive from additional restaurants, hotels, daycare facilities, tennis courts, Valley Creek Township Park, The Grove, Uptown Worthington, and the Chester Valley Trail. A micro market for quick grab-and-go refreshments is available on the first floor.

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:** 61,108 Square Feet

**Available Space:** 3,257 Square Feet

**Space Condition:** Plug & Play/Move-in Ready

**Amenities:** Outdoor Patio, Micro Market,  
& Electric Car Charging



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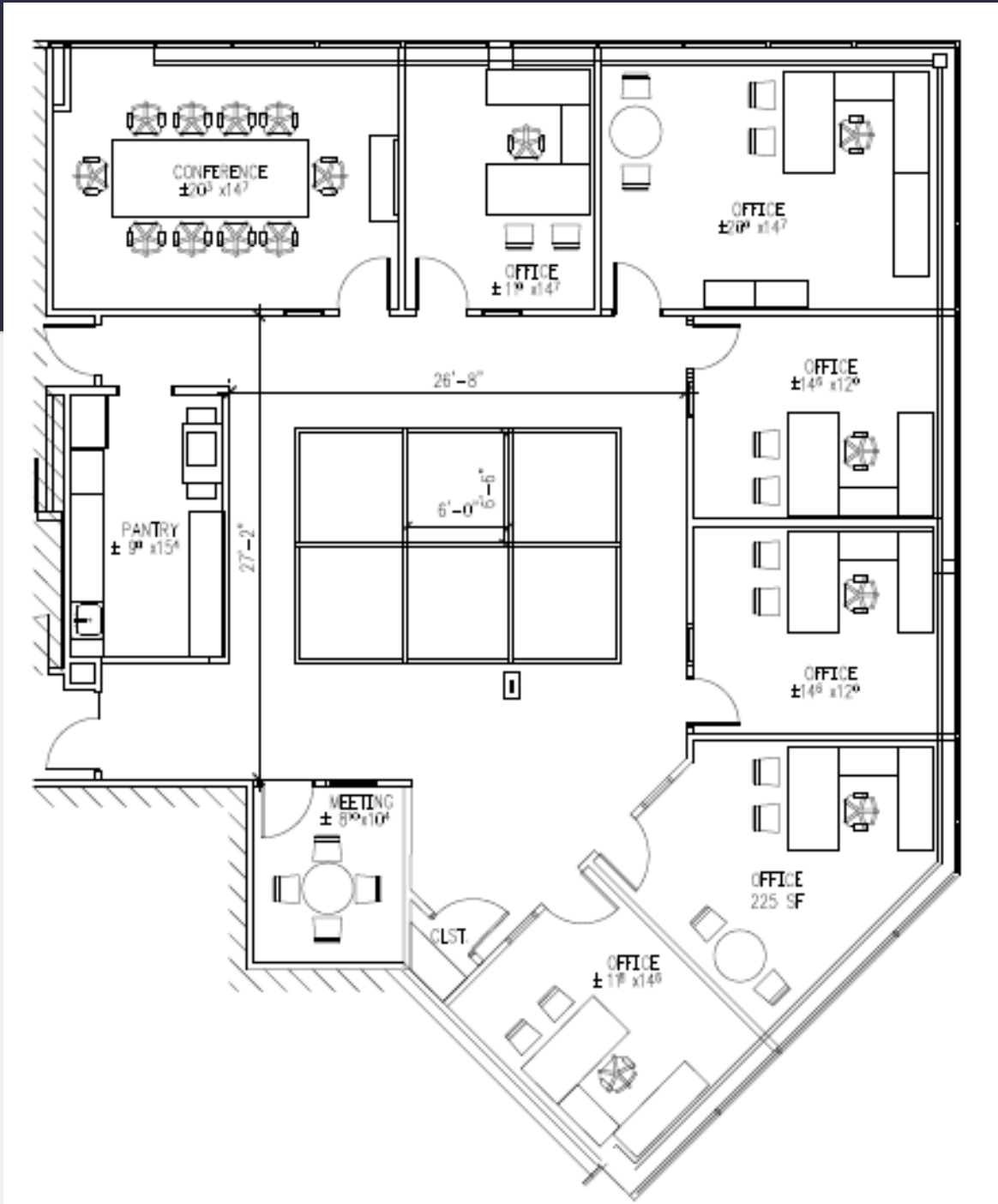
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## Leasing Information

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

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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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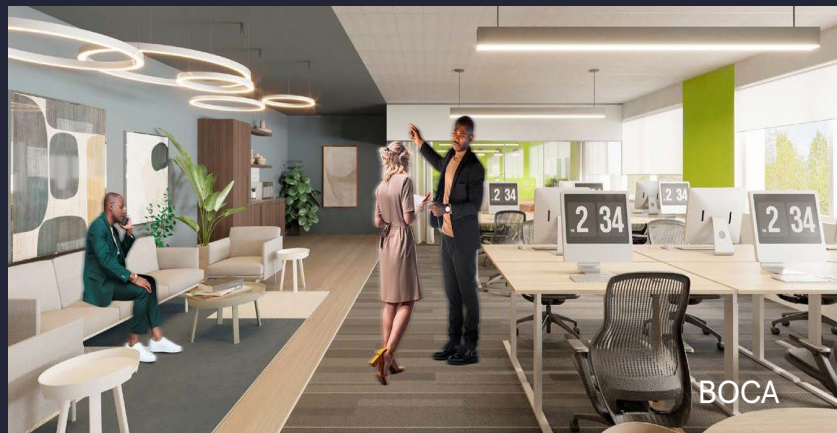
SCANDI



AZURE



TAHOE



BOCA

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