



Great Valley Parkway

Malvern, PA 19355



15,881 SF Available for Lease

Industrial / R&D / Flex (IRDF) Space



1 Great Valley Parkway

Malvern, PA 19355

Located in the Keystone Innovation Zone, this property includes easy access to the PA Turnpike, Routes 202, 30, & 401, and public transportation. The building is adjacent to Valley Creek Township Park with access via a new mulitmodal trail and within minutes to several restaurants, hotels & conferencing centers, daycare facilities, tennis courts, a sand volleyball court and the Chester Valley Trail.

Property Highlights

Building Owner: Workspace Property Trust

Total Building Size: 60,880 Square Feet

Available Space: 15,881 Square Feet

Clear Height: 16' minimum

Power: 2,000 amps

Loading: One (1) tailgate loading dock

Backup Power: Katolight 125 kW Generator

Exhaust: Seven (7) fume hoods

Water purification: DI Water & Reverse Osmosis

Other Equipment: Compressed Air, 2-8° C cold rooms, autoclave, clean steam, and glassware washer.



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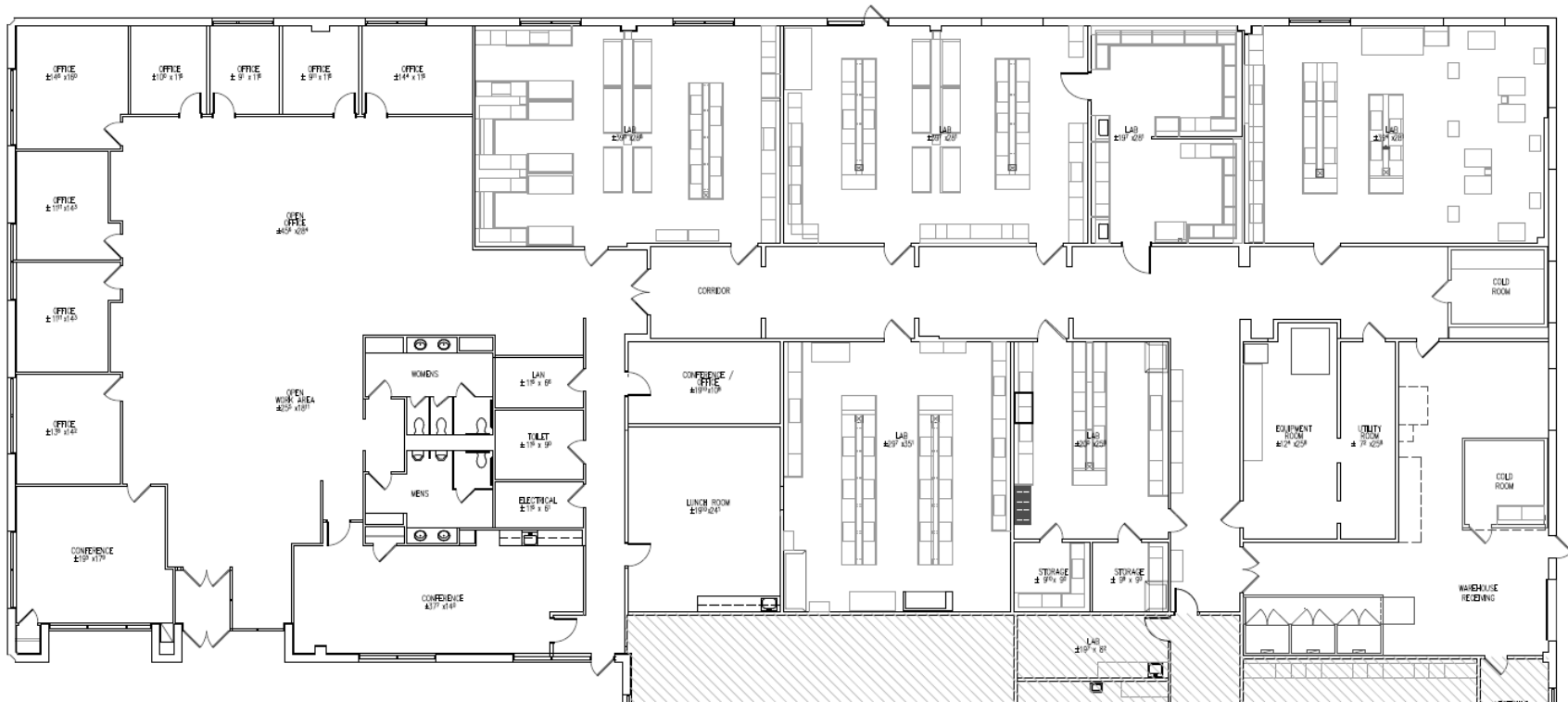
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Leasing Information

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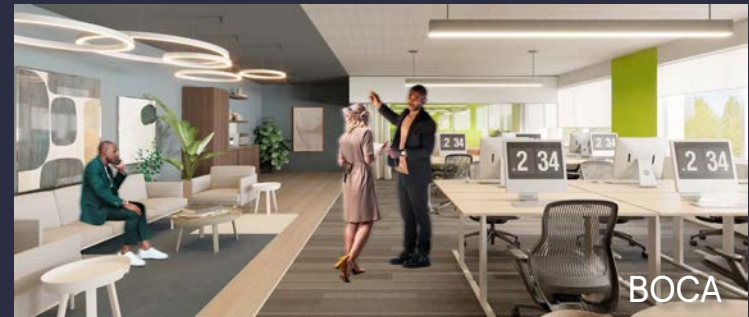
SCANDI



AZURE



TAHOE



BOCA

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