

# 40 Valley Stream Parkway

Malvern, PA 19355

**workspace**  
property trust

12,527 SF Available for Lease

Office Space





# 40 Valley Stream Parkway suite 200

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This full building opportunity comes with recently renovated lobbies, lighting, entrances and bathrooms complete with showers. Tenant benefit from prominent signage opportunities, and the convenience of the property's walkability to numerous amenities including The Grove, The Desmond Hotel & Conferencing Center, Penn State Great Valley, the Chester Valley Trail, and a short drive to several more restaurants, hotels, daycare facilities, and the Valley Creek Township Park.

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



## Demographics

	2 mile	5 mile	10 mile
2010 Population	12,019	81,829	406,560
2023 Population	15,245	91,746	457,826
2028 Population Projection	16,034	94,790	473,999

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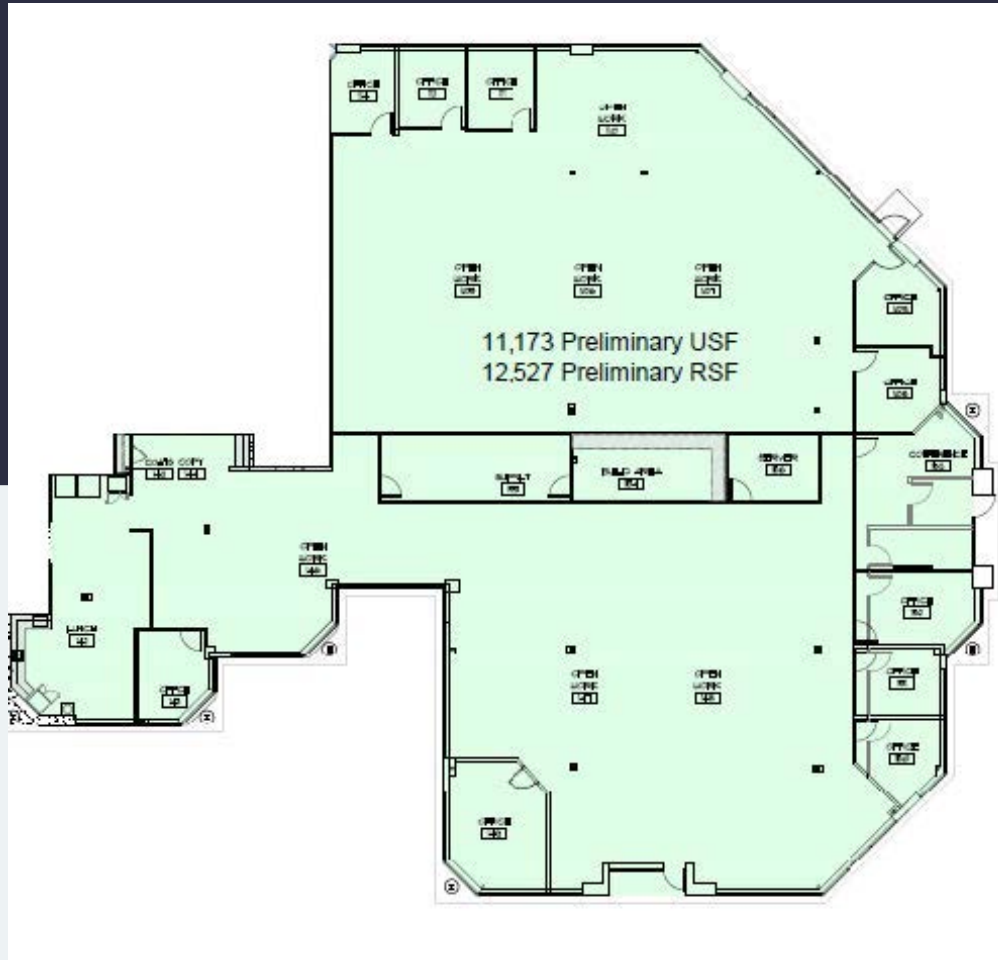
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## Leasing Information

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