

257-275

Great Valley Parkway

Malvern, PA 19355

Suite 273 - 11,160 SF



257- 277 Great Valley Parkway Suite 273

Malvern, PA 19355

257-275 Great Valley Parkway offers tenants an ideal blend of convenience and lifestyle amenities, designed to enhance productivity and work-life balance. The campus provides effortless access to a variety of nearby attractions, including Valley Creek Township Park, The Grove, Uptown Worthington, and the scenic Chester Valley Trail. Tenants are just moments away from top-tier restaurants, hotels, daycare facilities, tennis courts, and luxury apartment communities. Positioned within the Keystone Innovation Zone, this property boasts excellent connectivity, with swift access to the PA Turnpike, Routes 202, 30, and 401, as well as reliable public transportation options.



Demographics >>

	1 mile	3 miles
Population	3,752	29,850
Households	1,371	10,908
Median Age	36.60	40.70
Median HH Income	\$140,223	\$134,936
Daytime Employees	13,667	45,335
Population Growth '24 - '29	▲ 5.89%	▲ 5.60%
Household Growth '24 - '29	▲ 5.91%	▲ 5.77%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
North Morehall Road	Old Morehall Rd SE	13,375	2022	0.33 mi
North Morehall Road	Old Morehall Rd S	13,559	2022	0.33 mi
N Morehall Rd	Great Valley Pkwy S	23,404	2022	0.44 mi
N Morehall Rd	Old Morehall Rd NW	24,848	2022	0.49 mi
US Hwy 202	W Swedesford Rd E	61,015	2022	0.63 mi
US Hwy 202	W Swedesford Rd SE	6,129	2022	0.67 mi
Chester Valley Trl	Knickerbocker Ln SW	2,489	2020	0.68 mi
US Hwy 202	W Swedesford Rd W	2,925	2022	0.74 mi
W Swedesford Rd	Hillside Dr NE	8,602	2022	0.75 mi
S Morehall Rd	Liberty Blvd N	27,560	2022	0.77 mi



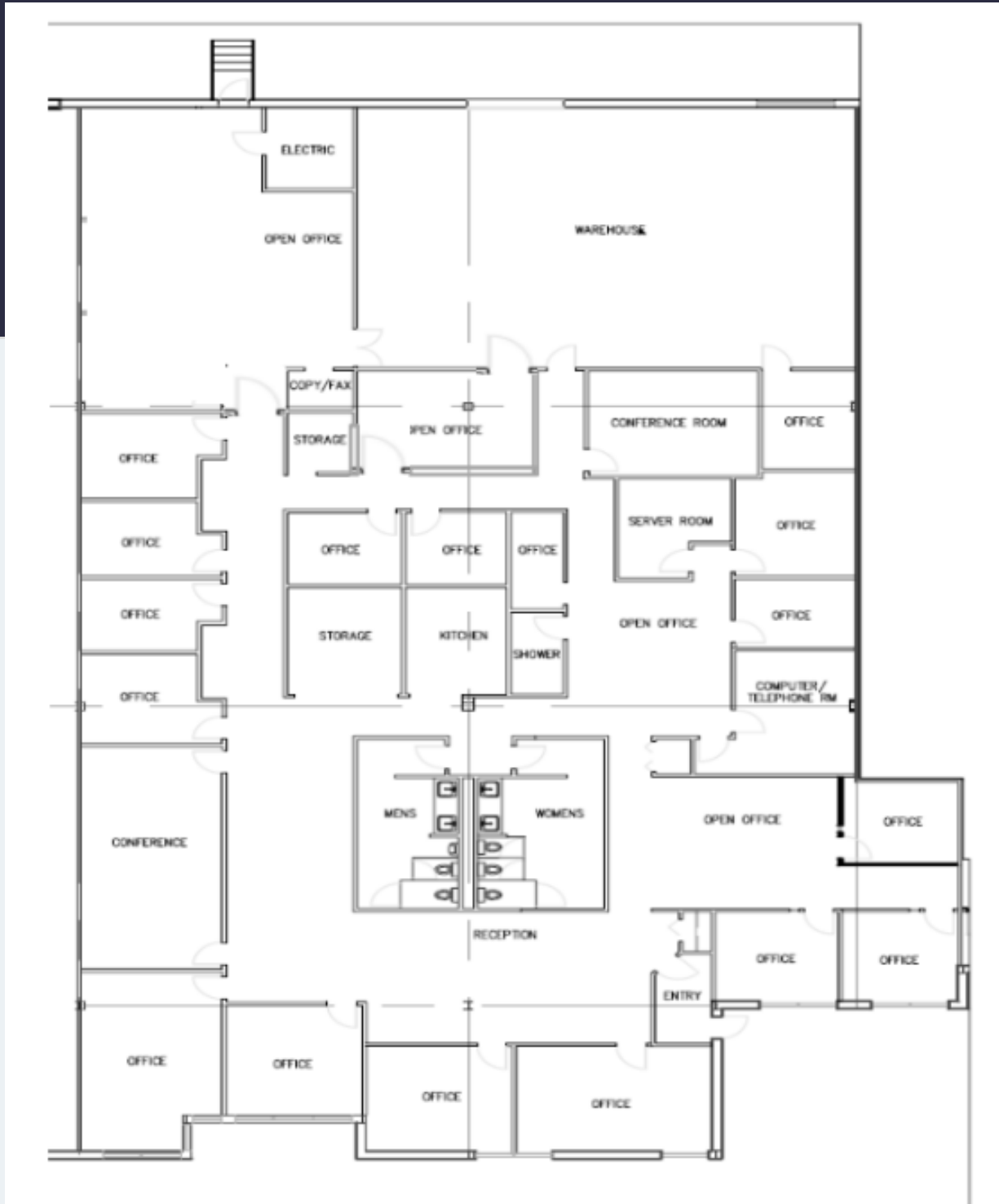
11,160 SF Available for Lease

257-277 Great Valley Parkway Suite 273

Malvern, PA 19355

workspace
property trust

11,160 SF Available for Lease



Leasing Information

7 Great Valley Parkway, Suite 190, Malvern, PA, 19355
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*Indicative of the look and feel (not the actual suite)