

7

Great Valley Parkway, Suite 300

Malvern, PA 19355

21,266 SF Available 3/1/2026

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: 21,266 Square Feet

Space Condition: Plug & Play/Move-in Ready

Amenities: Outdoor Patio, Micro Market, &

Electric Car Charging

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Demographics >>

	1 mile	3 miles
Population	3,522	30,159
Households	1,303	11,101
Median Age	36.90	41
Median HH Income	\$141,351	\$134,884
Daytime Employees	13,527	44,488
Population Growth '24 - '29	↑ 5.57%	↑ 5.55%
Household Growth '24 - '29	↑ 5.60%	↑ 5.72%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
North Morehall Road	Old Morehall Rd S	13,559	2022	0.10 mi
North Morehall Road	Old Morehall Rd SE	13,375	2022	0.10 mi
N Morehall Rd	Great Valley Pkwy S	23,404	2022	0.11 mi
N Morehall Rd	Old Morehall Rd NW	24,848	2022	0.40 mi
Charlestown Rd	Atwater Dr S	26,364	2022	0.68 mi
Yellow Springs Rd	Eaves Spring Dr E	2,853	2022	0.72 mi
Charlestown Rd	I- 76 NW	16,327	2022	0.78 mi
S Morehall Rd	Liberty Blvd N	27,560	2022	0.79 mi
Pennsylvania Turnpike	Charlestown Rd SW	53,273	2022	0.79 mi
US Hwy 202	W Swedesford Rd SE	6,129	2022	0.84 mi

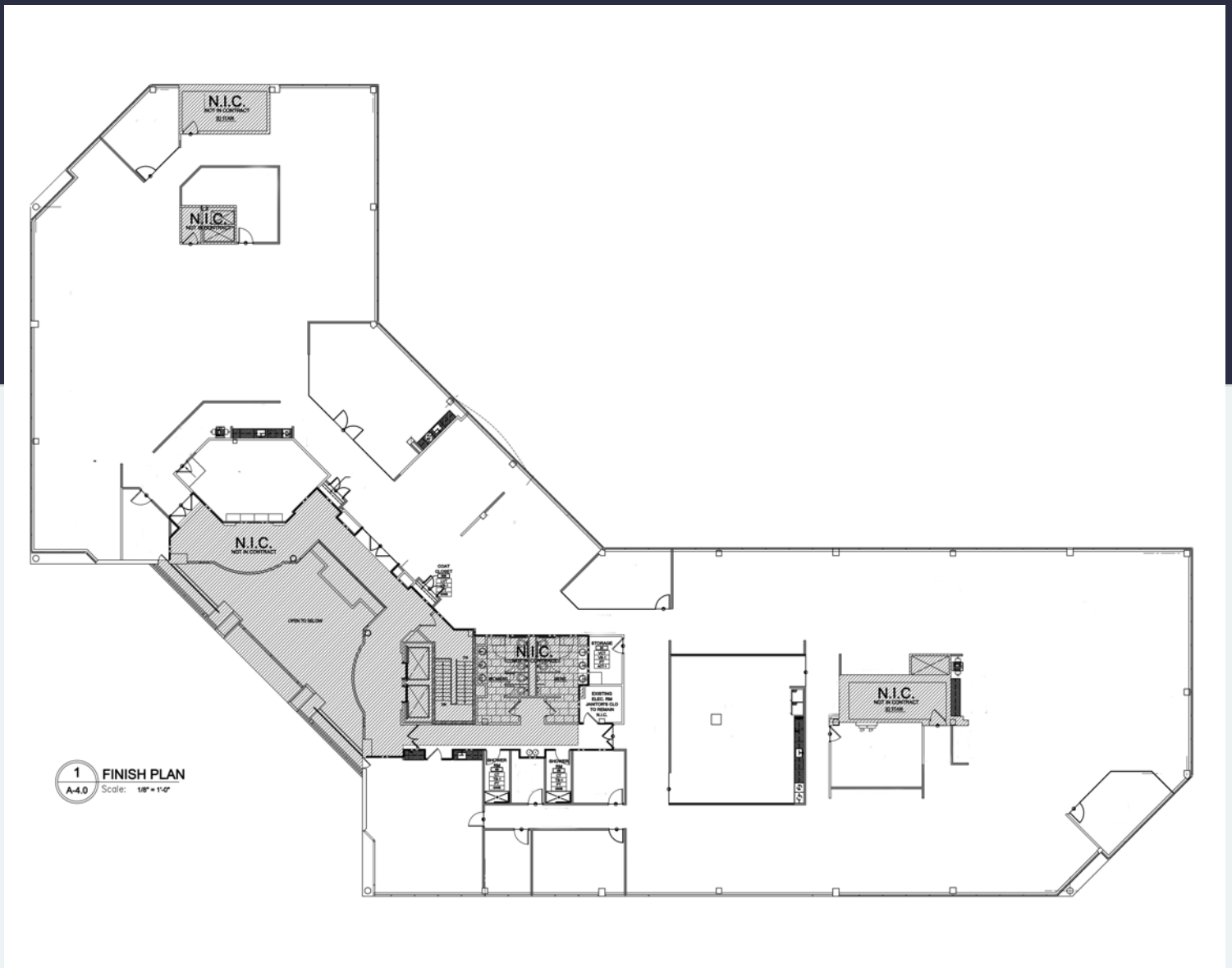
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workspace
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Leasing Information

7 Great Valley Parkway, Suite 190, Malvern, PA, 19355
215.802.4061
www.workspaceproperty.com

Doug Himmelreich
Director of Leasing
dhimmelreich@workspaceproperty.com



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