

# Great Valley Parkway, Suite 67

Malvern, PA 19355

30,875 SF Available for Lease

Industrial / R&D / Flex (IRDF) Space



**workspace**  
property trust

# 45-67 Great Valley Parkway, Suite 67

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Situated in Malvern's prestigious Great Valley Corporate Center, 45-67 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.

## Property Highlights

**Building Owner:** Workspace Property Trust

**Available Space:** 30,875 Square Feet

**Ceiling Height:** 20' floor to deck

### Amenities:

- Located near numerous Day Cares
- 17 Dock Doors
- 1,800 Amps | 480/277 Volts
- Parking: 2.4/1,000
- Minutes away from "The Grove"
  - Local Shopping Center



### Demographics >>

	1 mile	3 miles
Population	2,971	28,541
Households	1,094	10,377
Median Age	36.10	40.60
Median HH Income	\$142,885	\$136,135
Daytime Employees	6,948	44,658
Population Growth '24 - '29	▲ 5.02%	▲ 5.66%
Household Growth '24 - '29	▲ 5.03%	▲ 5.83%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
N Morehall Rd	Great Valley Pkwy S	26,274	2024	0.37 mi
North Morehall Road	Old Morehall Rd SE	11,944	2025	0.41 mi
North Morehall Road	Great Valley Pkwy S	25,809	2025	0.42 mi
North Morehall Road	Old Morehall Rd S	12,084	2025	0.42 mi
N Morehall Rd	Old Morehall Rd NW	24,796	2025	0.69 mi
Almy Dr	Sidley Rd SW	346	2025	0.73 mi
Charlestown Rd	Atwater Dr S	26,561	2025	0.79 mi
Phoenixville Pike	W Chester Rd E	10,871	2024	0.79 mi
Phoenixville Pike	Moores Rd NE	8,841	2025	0.79 mi
Charlestown Rd	I- 76 NW	16,552	2025	0.85 mi

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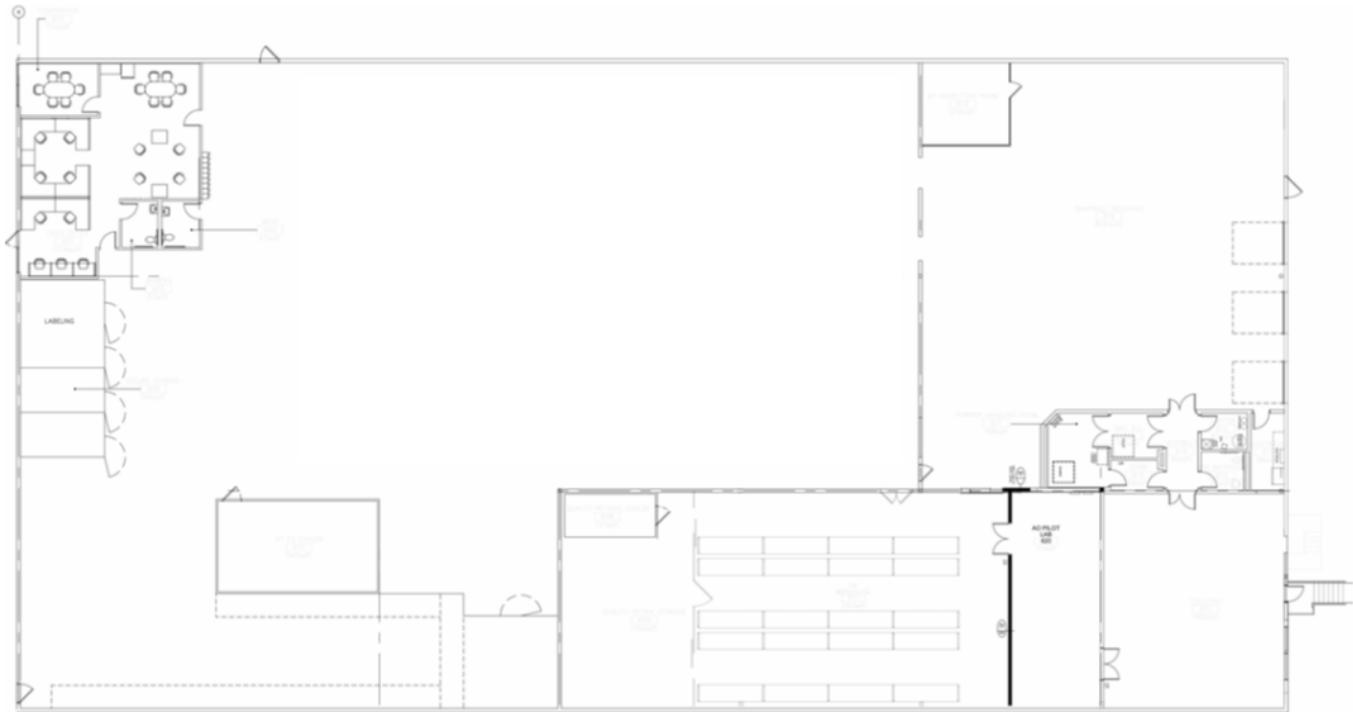
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## Leasing Information

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

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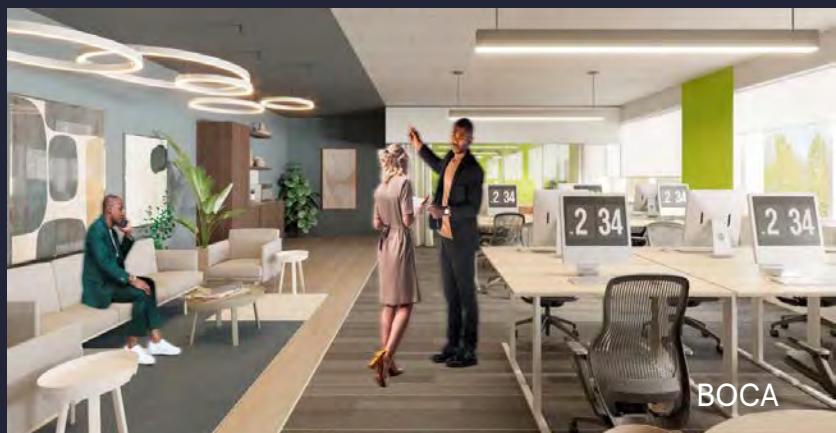
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\*Indicative of the look and feel (not the actual suite)