

# Find Your Space.

5 Great Valley Parkway  
Suite 160  
Malvern, PA 19355

8,038 SQ. FT.  
Available for Lease



Comfortable Lobby



Summer Volleyball League

## Property Highlights

### PARK AMENITIES



Park amenities include jogging trails with access to the Chester Valley Trail, restaurants, hotels, daycare facilities, ball fields, tennis courts, sand volleyball courts and Valley Creek Township Park.

### SUSTAINABILITY



Workspace offers several sustainability initiatives including green janitorial cleaning and recycling. Electronics recycling and paper shredding events are held throughout the year on campus.



### TRANSPORTATION

Easy Access to the PA Turnpike, Routes 202, 29, 30 & 401. Public transportation includes SEPTA Route 206 with connection to the Paoli Train Station for the Paoli/Thorndale Regional Line & Amtrak.



### TAXES

Located in the tax-friendly East Whiteland Township and the Chester County Keystone Innovation Zone.



### TECHNOLOGY

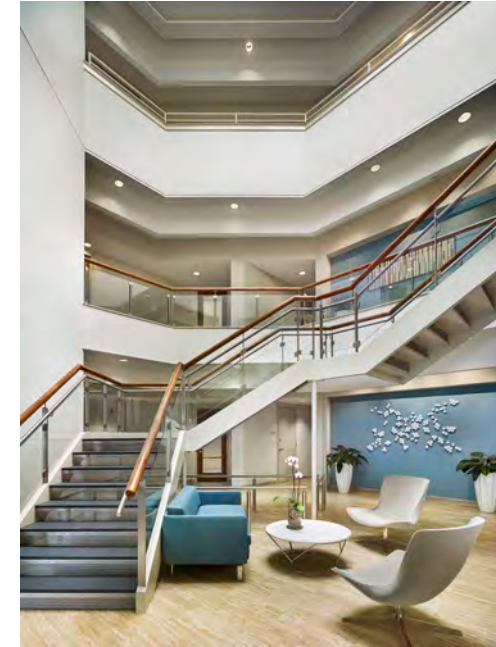
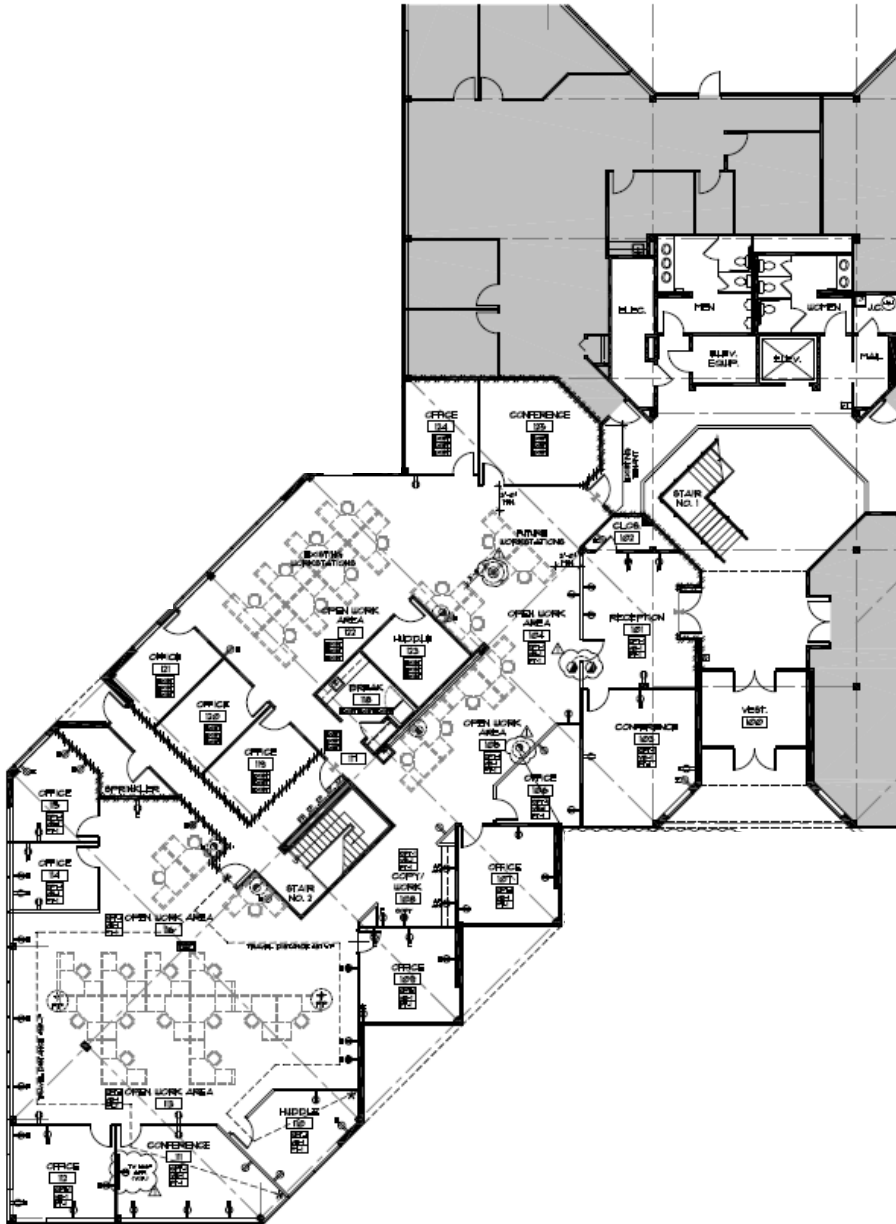
Comcast, Verizon & TelAmenity available at building.



### WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust locally owns, manages and leases 30 buildings consisting of 2 million square feet of office and light industrial properties.

Our Space Works.



- Ample Parking
- Prominent Lobby Exposure
- Electric car charging stations available on site
- Surrounded by a generous window line on all sides
- Walkable to Valley Creek Township Park and Restaurants along South Atwater Drive
- Minutes away from PA Turnpike, Routes 202, 29, 30 and 401
- Located in tax-friendly East Whiteland Township and the Chester County Keystone Innovation Zone

**LEASING  
INFORMATION**

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