

# Find Your Space.

5 Great Valley Parkway  
Suite 180  
Malvern, PA 19355

2,622 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.



Open Floor Plan

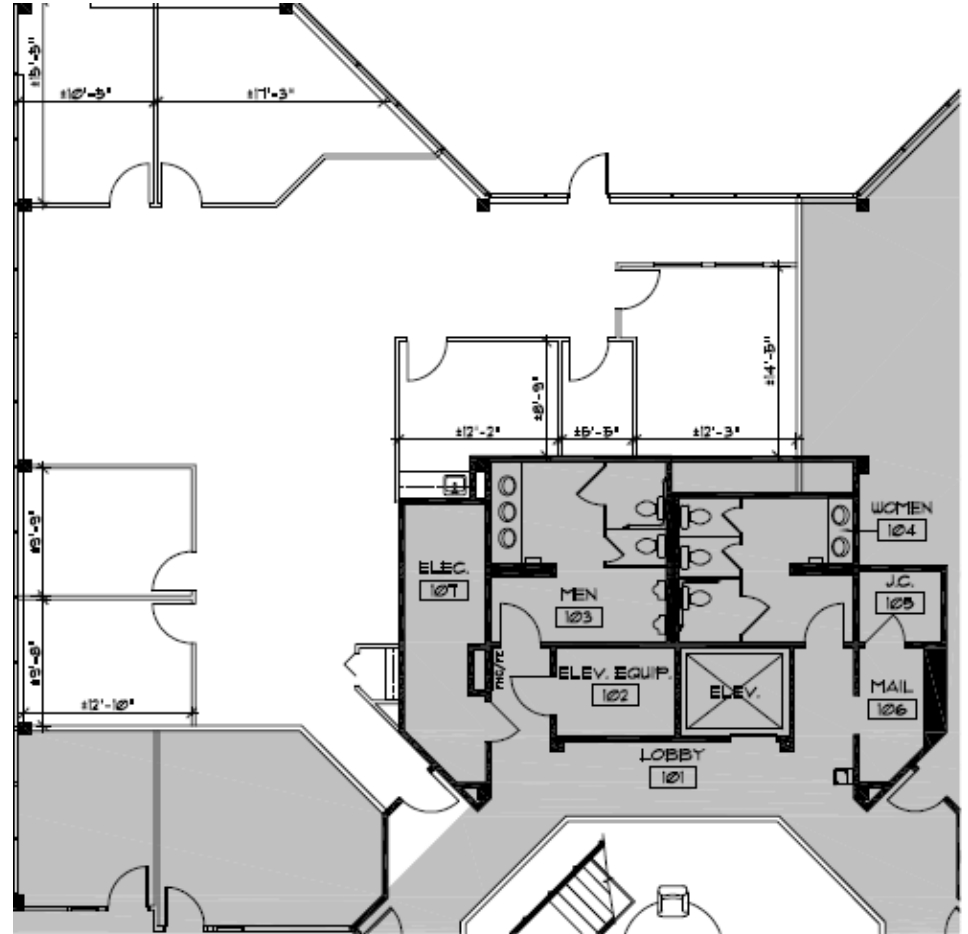


Private Outdoor Patio



Offices with Ample Natural Lighting

- Generous window line
- Fresh Vending located in adjacent building
- Walkable to Valley Creek Township Park and Restaurants along South Atwater Drive
- Suite entrance located directly off 1st floor elevator lobby
- Ample parking with electric car charging station on site
- Free WiFi and portable cell phone chargers located in the lobby
- Direct entrance from suite to semi-private outdoor patio



2,622 SF Available

**LEASING  
INFORMATION**

5 Great Valley Parkway  
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FOR LEASE