

Find Your Space.

20 Valley Stream Parkway
Suite 300

Malvern, PA 19355

11,631 SQ. FT.

Available for Lease



Comfortable Lobby

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



Green janitorial standards and single stream recycling available to all tenants.

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



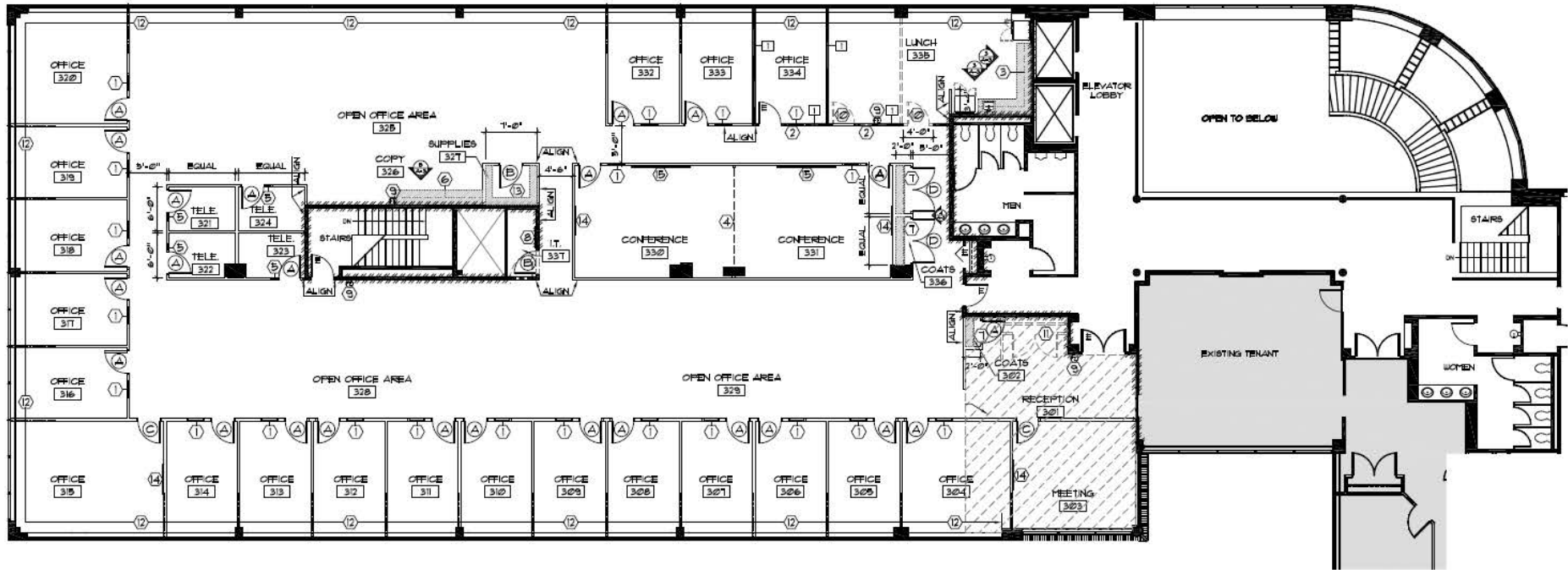
Verizon and Comcast available throughout the building.

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.



- Electric Car Charging Station available on site
- Portable phone chargers and free WiFi in the lobby
- Outdoor Patio with seating
- Generous ribbon glass window line on all three sides
- Walkable to Valley Creek Township Park and Restaurants at the Grove

**LEASING
INFORMATION**

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