

# Find Your Space.

5 Great Valley Parkway

Suite 355  
Malvern, PA 19355

5,401 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.

- Generous window line & prominent entrance off 3rd floor elevator lobby
- Free WiFi and portable cell phone chargers located in the lobby
- Fresh Vending located in adjacent building
- Walkable to Valley Creek Township Park and Restaurants along South Atwater Drive



Electric Car Charging on site



**LEASING  
INFORMATION**

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FOR LEASE