



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

Class A Office Space
1,300, 2,177, 3,700, 7,377 Sq Ft
10 Valley Stream Parkway Malvern, PA

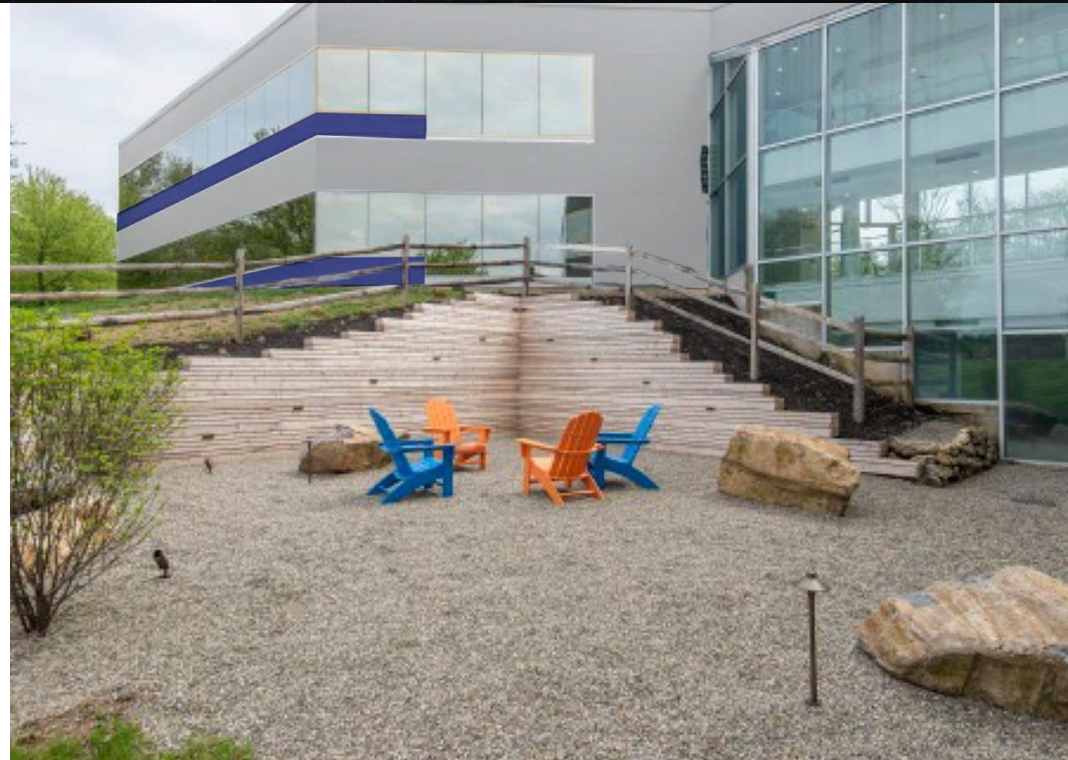
Drone Video

Project Description

“The recently redeveloped 10 Valley Stream Parkway provides the most amenities-rich office property in Malvern. Located at the entrance to the Great Valley Corporate Center, the property has achieved a unique product through pairing a Class-A location with pedestrian-friendly access to The Grove restaurants & entertainment, The Hilton Hotel & Conference Center, and the incoming Starbucks & Chick-Fil-A retail locations. The property provides an opportunity for Class A office tenants to experience a corporate environment while also satisfying food, entertainment, and hospitality desires not met anywhere else in the local market.”



Building Photos



Aerial View



Drive Time Map

15 Min Drive Time

King of Prussia	12 min
West Chester	14 min

30 Min Drive Time

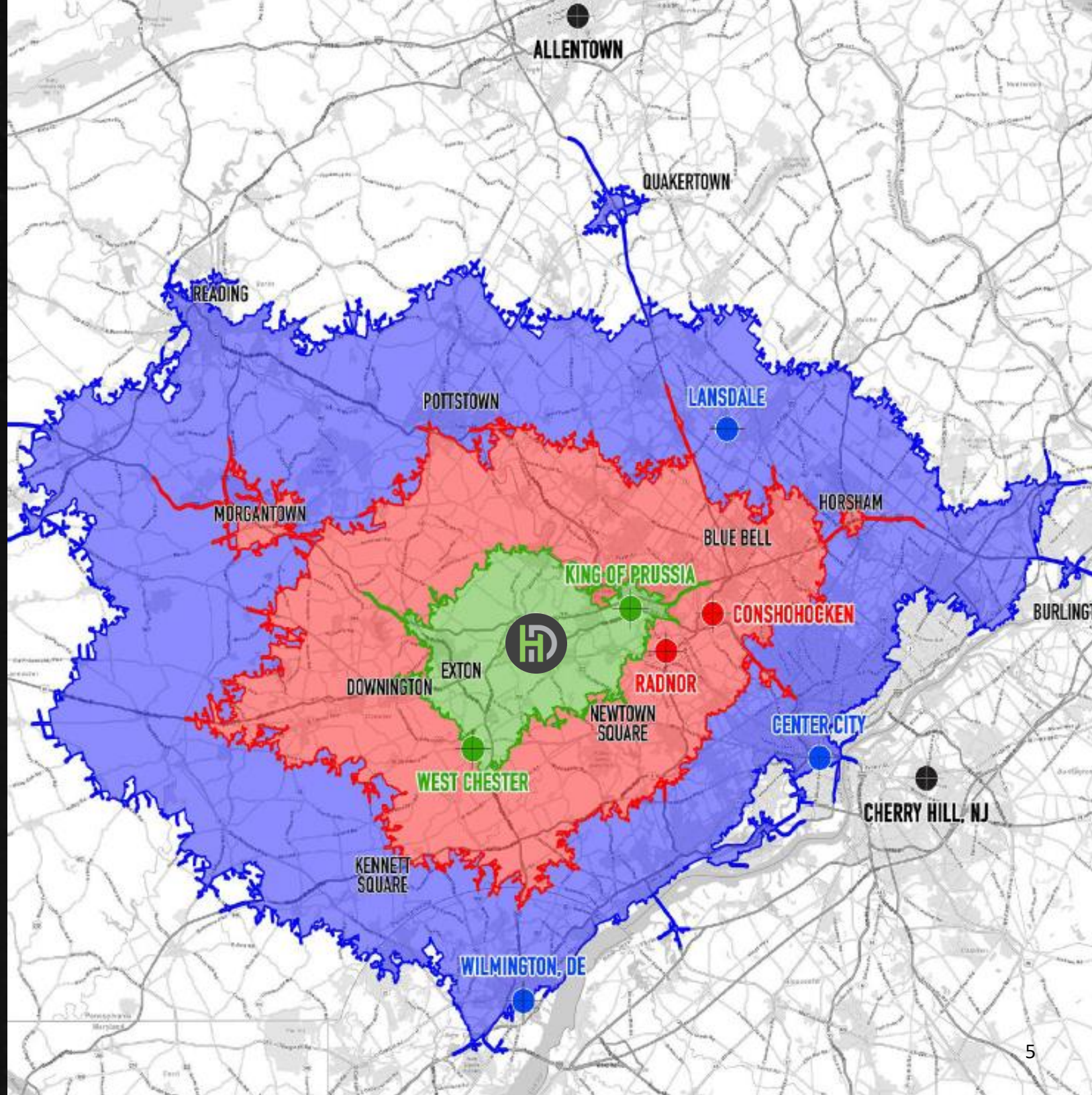
Conshohocken	20 min
Radnor	22 min

45 Min Drive Time

Lansdale	37 min
Wilmington, DE	44 min

> 45 Min Drive Time

Center City, Phila.	47 min
Cherry Hill, NJ	51 min
Lancaster	60 min
Allentown	70 min



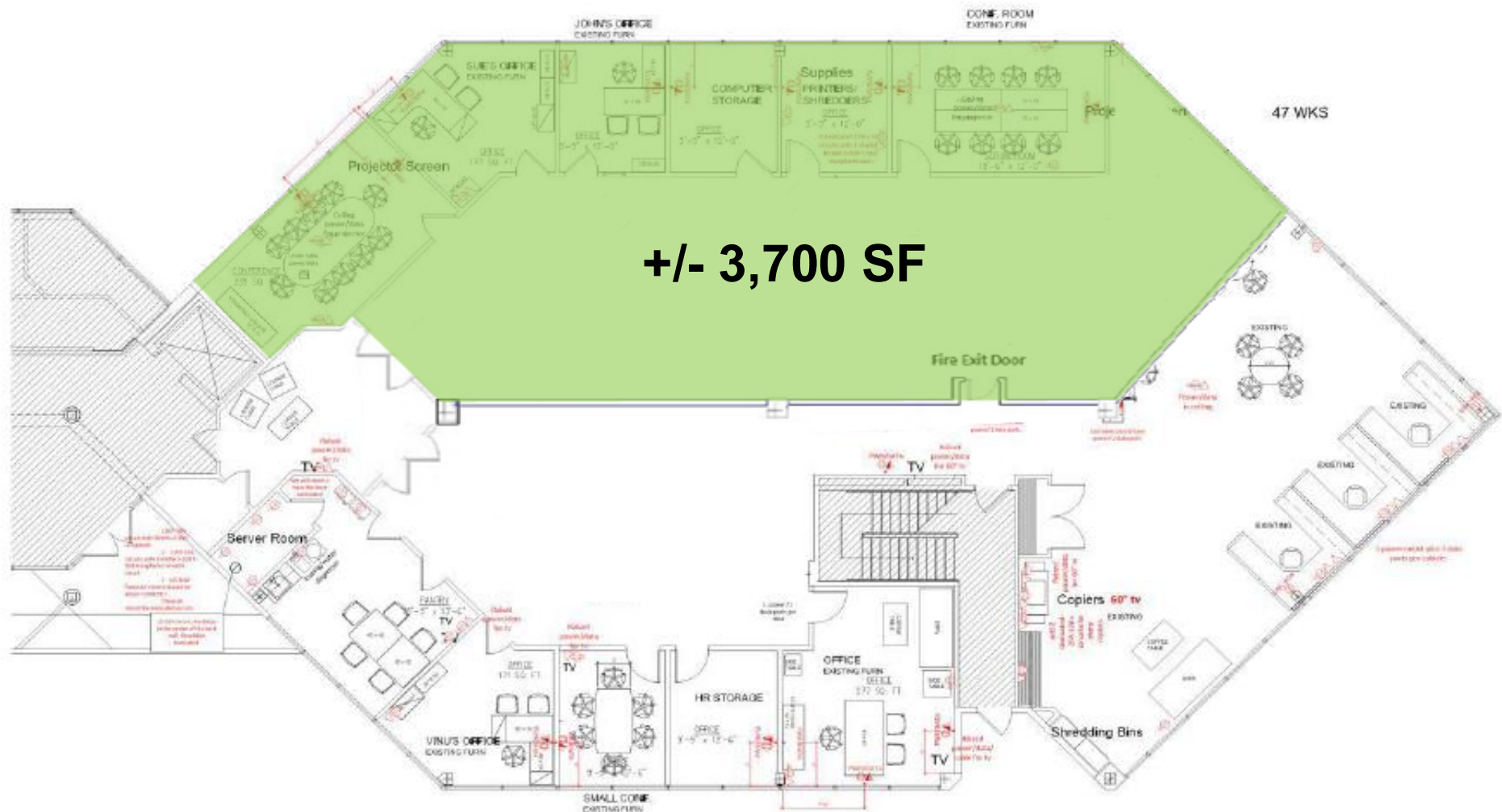
First Floor: 1,300 SF (2 Spaces), 2,177 SF



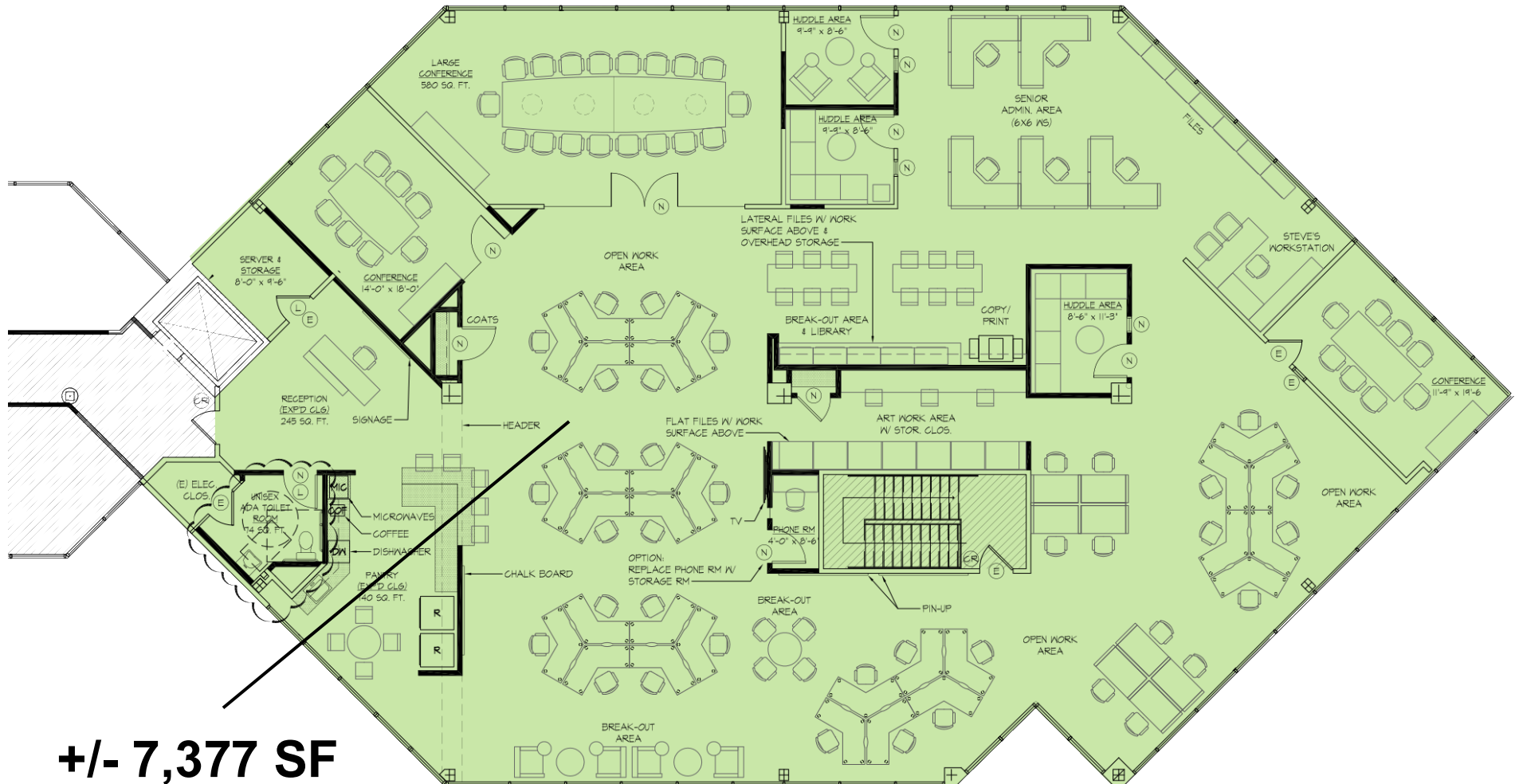
Suite 201: +/- 3,700 SF

Fully Furnished

- ▶ 3-4 Private Offices (1 Executive)
- ▶ 1 Large Conference Room
- ▶ 1 Small Conference Room
- ▶ 15 Cubicles
- ▶ 1 Copy Area
- ▶ Reception Area
- ▶ Full Kitchen & Seating Area



Suite 301: +/- 7,377 SF



+/- 7,377 SF

Call Us

TRIPP TRAYNOR

610-222-5500 x 3

ttraynor@hunterdurant.com

AUSTIN WOLFINGTON

awolfington@hunterdurant.com



www.HunterDurant.com