



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



Class A Office Space
Available Suites: 1,500, 3,700 & 6,672 Sq Ft

10 Valley Stream Parkway Malvern, PA

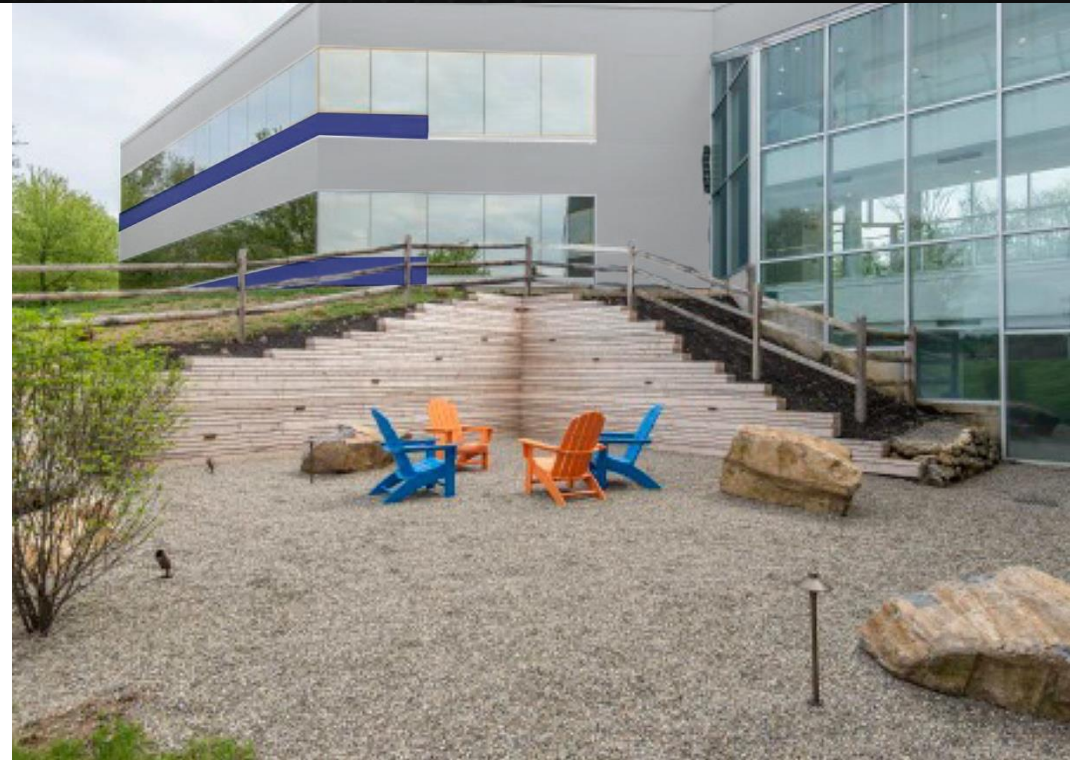
Drone Video

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 & Chik-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

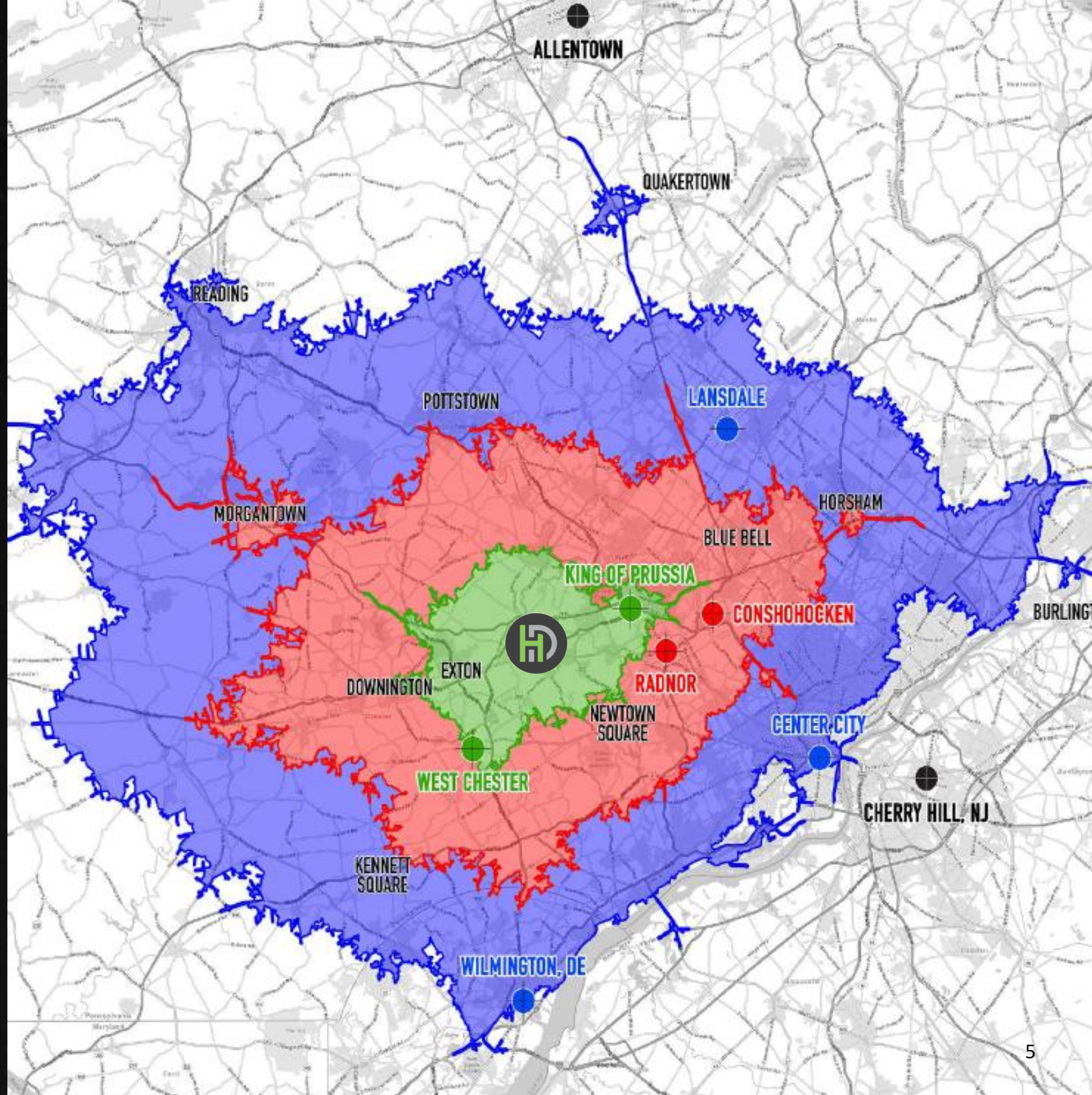
- Conshohocken 20 min
- Radnor 22 min

45 Min Drive Time

- Lansdale 37 min
- Wilmington, DE 44 min

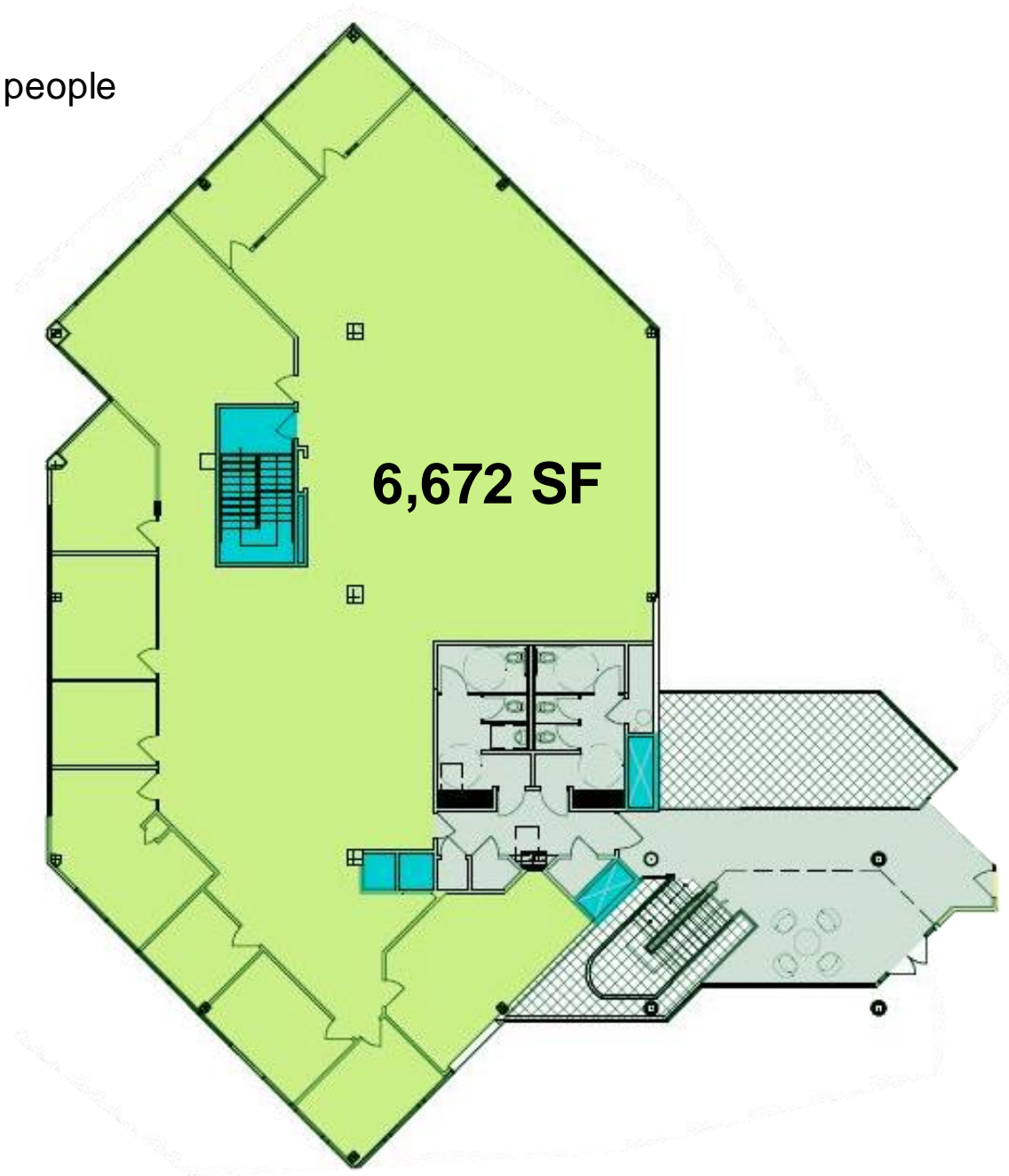
> 45 Min Drive Time

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



Suite 202: 6,672 SF

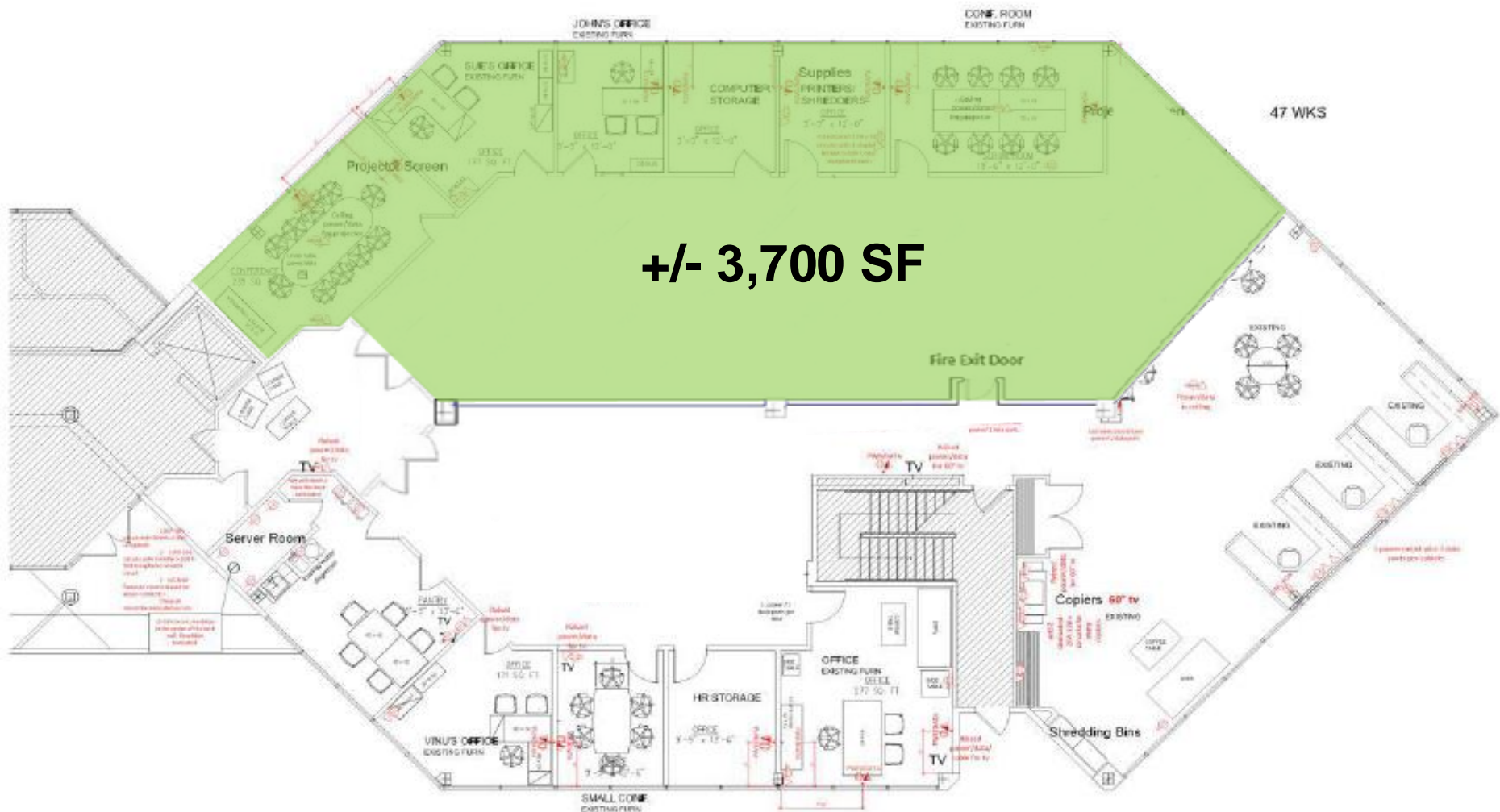
- ▶ Ability to fit up to 45 people



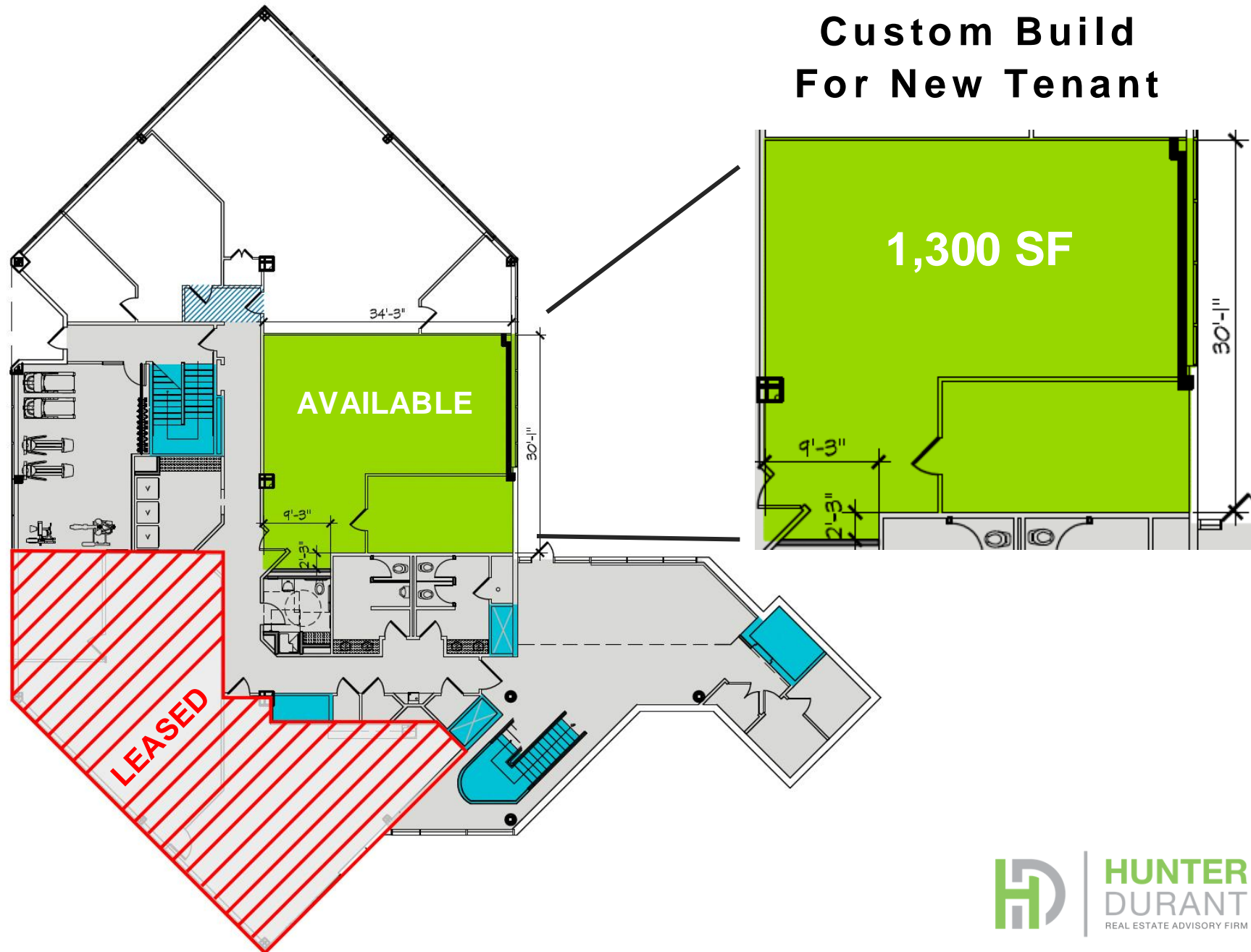
Suite 201: +/- 3,700 SF

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 101: 1,300 SF



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Call Us

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