

7

Great Valley Parkway, Suite 110

Malvern, PA 19355

2,301 SF Available for Lease (Available 9/1/25)

Office Space



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This building's 3-story glass atrium lobby overlooks an inviting outdoor patio with plenty of seating. Located next door to the shops and living quarters at Atwater, this building is walkable to many amenities and just a short drive from additional restaurants, hotels, daycare facilities, tennis courts, Valley Creek Township Park, The Grove, Uptown Worthington, and the Chester Valley Trail. A micro market for quick grab-and-go refreshments is available on the first floor.

Located in the Keystone Innovation Zone, this property includes easy access to the PA Turnpike, Routes 202, 30, & 401, and public transportation.

Property Highlights

Building Owner: Workspace Property Trust

Total Building Size: 61,108 Square Feet

Available Space: 3,178 Square Feet

Space Condition: Plug & Play/Move-in Ready

Amenities: Outdoor Patio, Micro Market, &
Electric Car Charging



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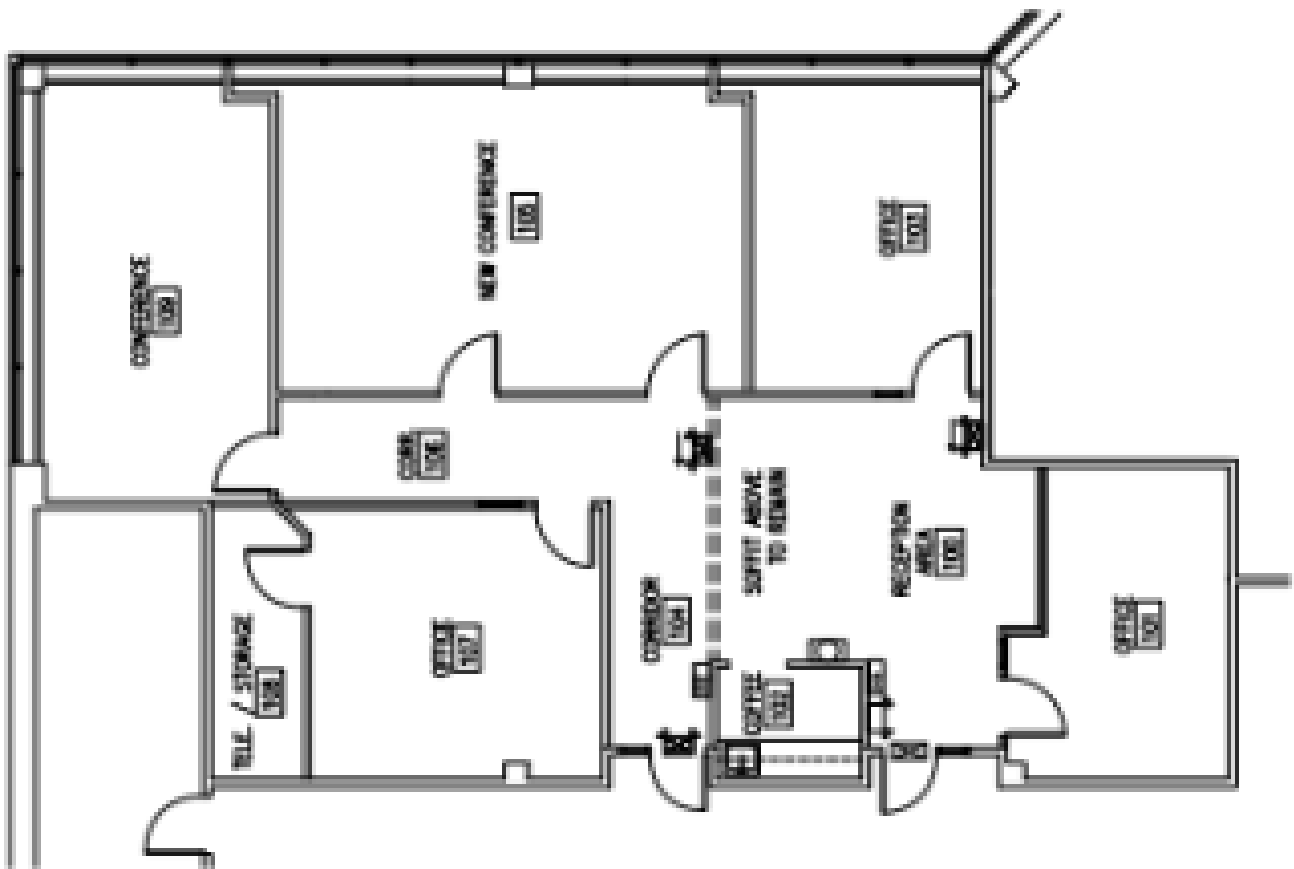
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Leasing Information

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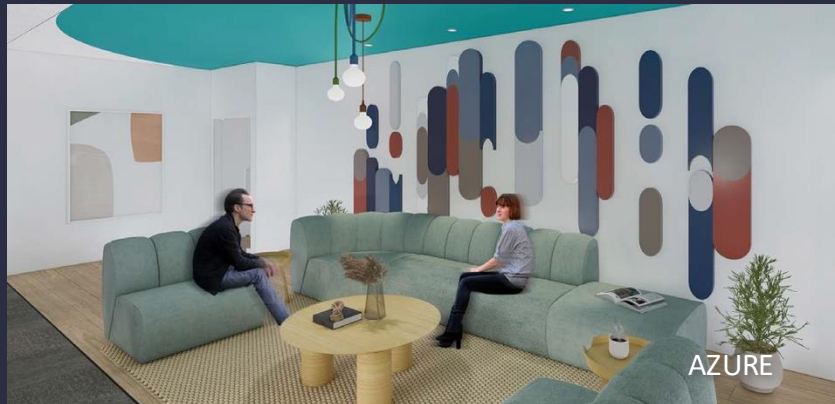
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Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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*Indicative of the look and feel (not the actual suite)