

# 2 GREAT VALLEY PARKWAY

**FOR SALE  
OR LEASE**



**2 Great Valley Pkwy  
Malvern, PA 19355**

**AVAILABLE:**

**3RD FLOOR: 13,473 SF**

**±2,790 SF (SHELL CONDITION)**

**±10,683 SF (2ND GENERATION)**



# PROPERTY OVERVIEW

**AVAILABLE**

**3rd Floor: 13,473 SF**

**±2,790 SF (Shell Condition)**

**±10,683 SF (2nd Generation)**



**EXCELLENT OPPORTUNITY FOR AN OWNER-USER, INVESTOR, OR TENANT**



**HEALTHY NOI & LEASE COMMITMENTS**



**5/1000 PARKING RATIO**



**LOCATED IN THE HEART OF THE GREAT VALLEY CORPORATE CENTER**



**WITHIN CLOSE PROXIMITY TO HOTELS, RESTAURANTS,  
HIGHWAY/TURNPIKE ACCESS, AND MORE**



**FLEXIBLE USES WITHIN THE O/BP ZONING DISTRICT  
(EAST WHITELAND TOWNSHIP)**



**MALVERN TRAIN STATION WITHIN A 2.5 MILE DRIVE – PAOLI TRAIN STATION  
WITHIN A 3.5 MILE DRIVE**



# FLOOR PLAN

THIRD FLOOR

● +/- 10,683



● +/- 2,790

# LOCATION OVERVIEW



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