



CONVENIENT ROUTE ACCESS TO ALL OF GREATER PHILADELPHIA VIA MAJOR ROADWAYS & TRANSIT



AVAILABLE FOR LEASE

11 | Great Valley Parkway
Malvern, PA

DOWNINGTOWN: 10 Minutes West



PAOLI STATION
6 MINUTES
SEPTA REGIONAL RAIL &
AMTRAK KEYSTONE SERVICE



2 MINUTES
FROM 11 GREAT VALLEY PKWY



2 MINUTES
FROM 11 GREAT VALLEY

I-276 INTERCHANGE: 8 Minutes East

Partnership. Performance.



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FLOOR 1



FLOOR 2



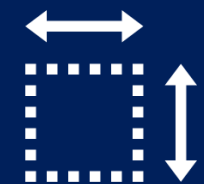
SPACE AVAILABLE

27,384 SF



PUBLIC TRANSIT

2.5 Miles to Paoli Station



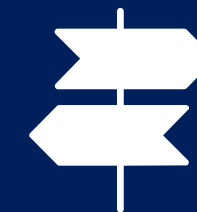
FLOOR SIZE

13,674 SF



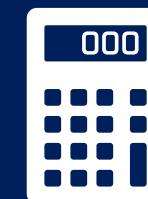
PARKING RATIO

4.3 / 1,000 SF



PREMIER LOCATION

Direct access to I-76 & Routes 29 & 202



ASKING RENT

\$25.00 + Electric