



Baxter Business Center I | 491 John Young Way Exton, PA 19341

Available Space

- Suite 210: 10,485 RSF
- Entire Third Floor: 10,492 RSF
 - Suite 300: 5,760 RSF
 - Suite 320: 4,732 RSF

• 2nd & 3rd Floor can be combined for **20,977 RSF**

Property Highlights

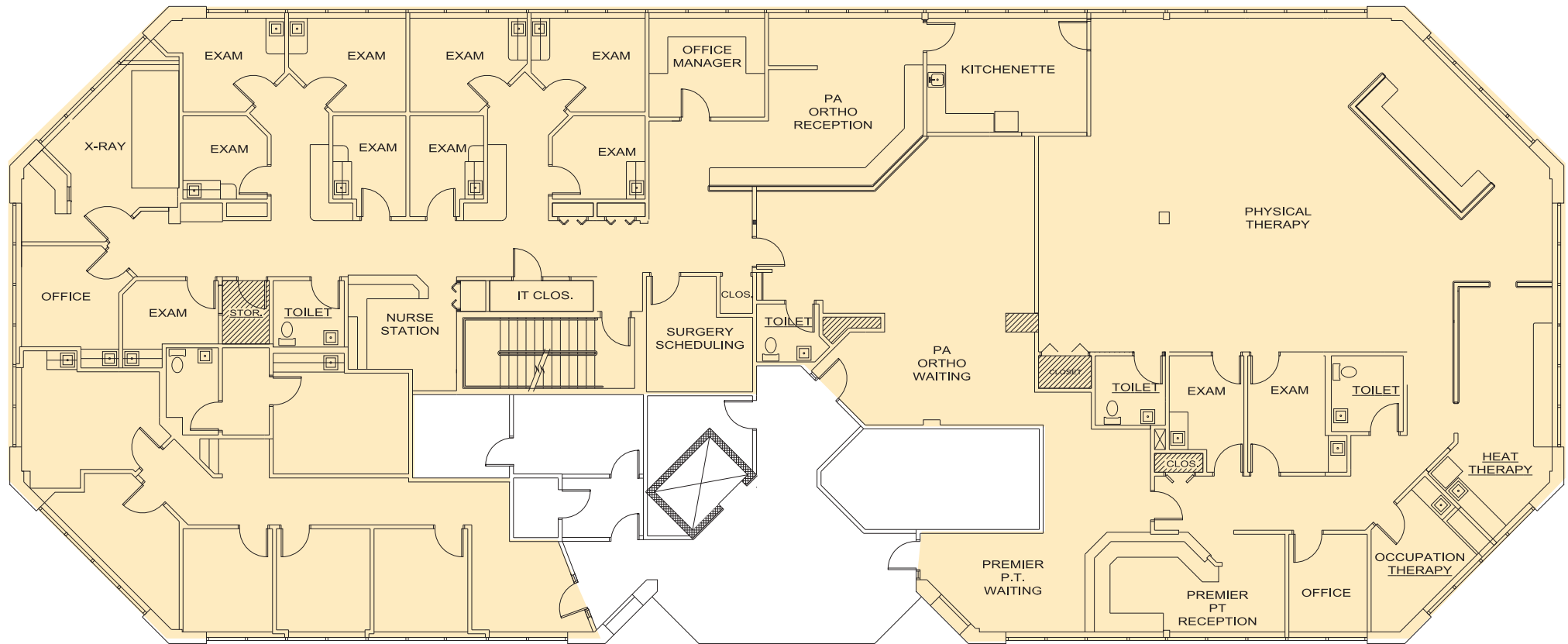
- Class "A" medical office building
- Well capitalized ownership
- Building signage available with township approval
- Great exposure to Route 30 traffic with average daily vehicle count of 22,000
- Easy access to Routes 100, 202, 30, and the Route 30 Bypass
- Within 2 miles of Main Street at Exton and Exton Square Mall
- Located in the heart of vibrant Chester County
- Ample Parking: ± 4.3 spaces/1,000 SF
- Prominent signage on Route 30



Third Floor Lobby

Second Floor Plan

Suite 210
10,485 RSF



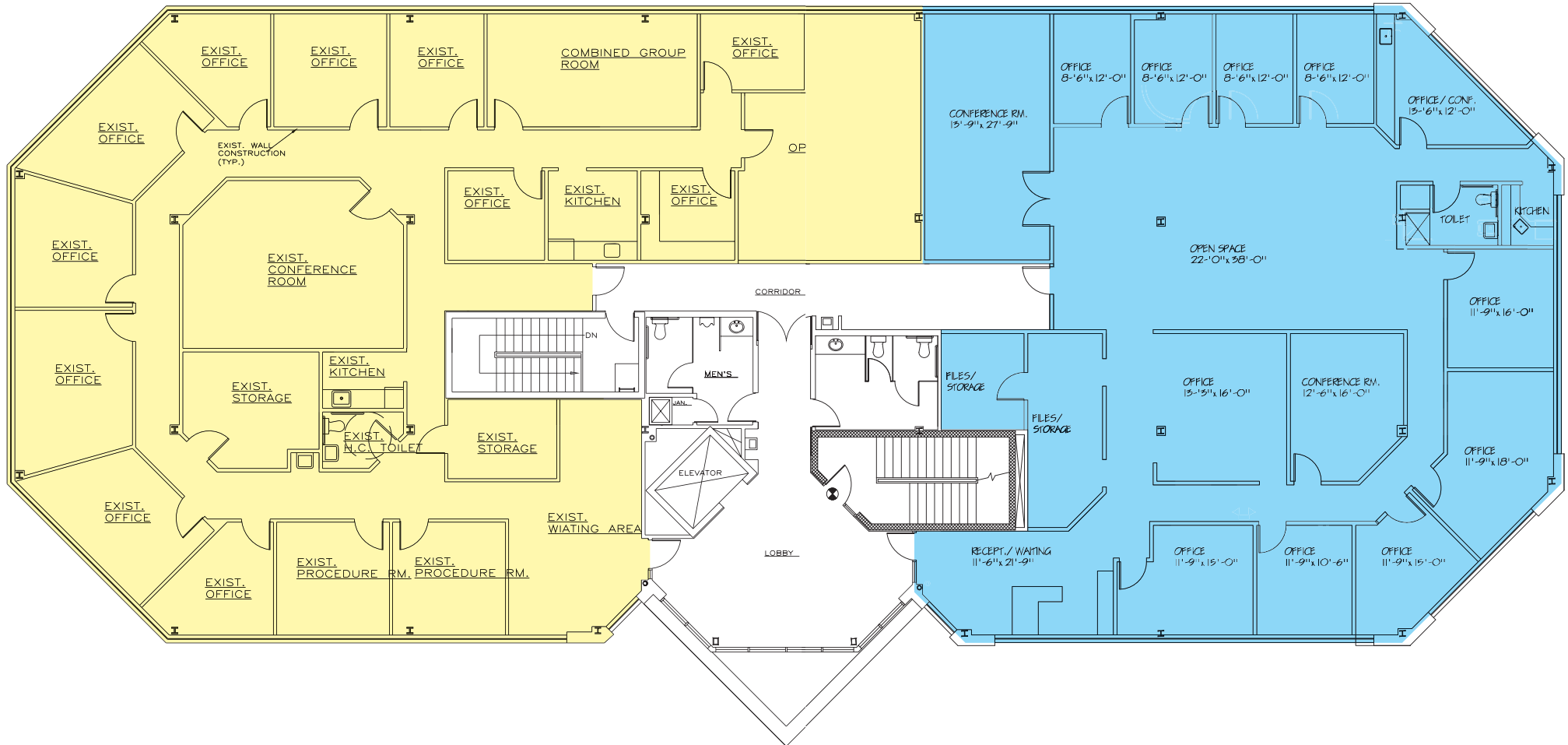
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Third Floor Plan

Suite 300
5,760 RSF

Suite 320
4,732 RSF



Can be combined for 10,492 RSF



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