

**YOUR NAME HERE**

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

## Available Space

- Suite 210: 10,485 RSF
- Entire Third Floor: 10,189 RSF
  - Suite 300: 5,760 RSF
  - Suite 320: 4,732 RSF

• 2nd & 3rd Floor can be combined for **20,674 RSF**

## Property Highlights

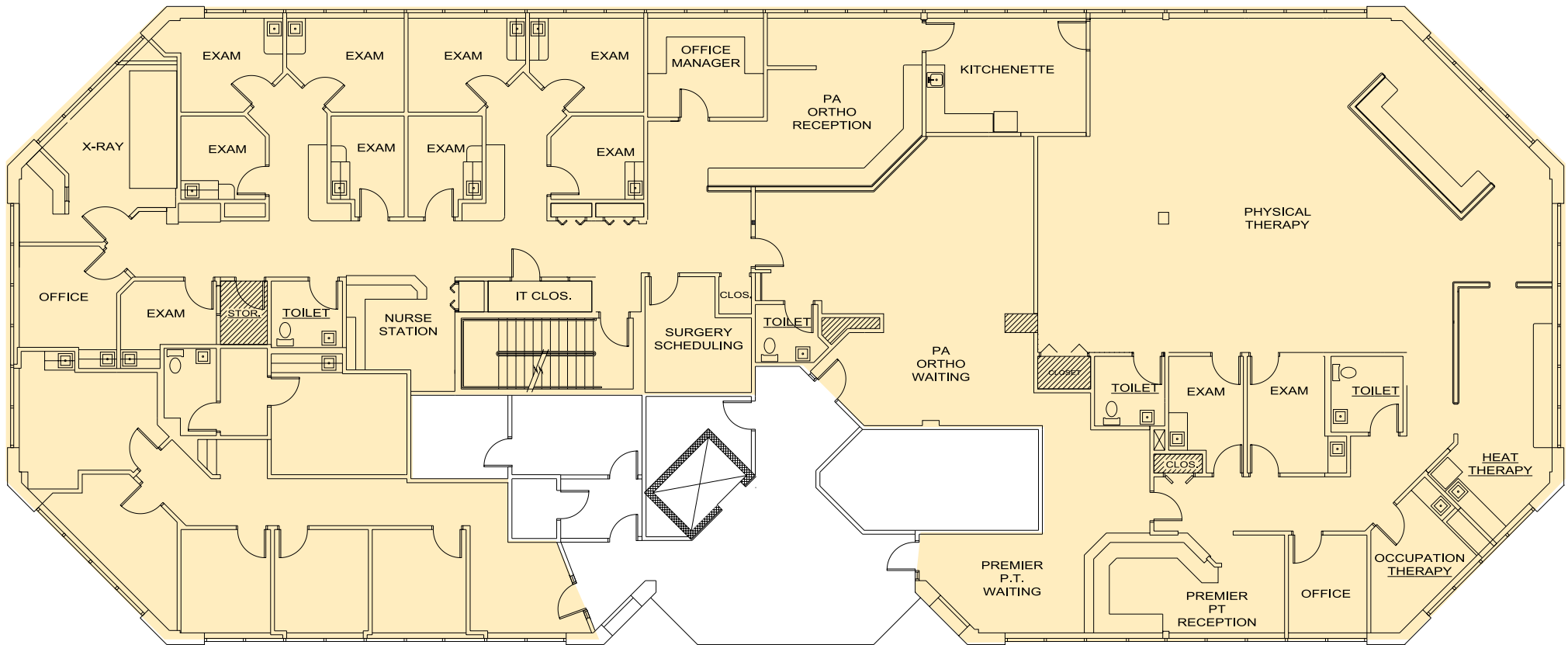
- Class "A" medical office building
- Well capitalized ownership
- Building signage available with township approval
- Great exposure to Route 30 traffic with average daily vehicle count of 22,000
- Easy access to Routes 100, 202, 30, and the Route 30 Bypass
- Within 2 miles of Main Street at Exton and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



Third Floor Lobby

## Second Floor Plan

**Suite 210**  
10,485 RSF



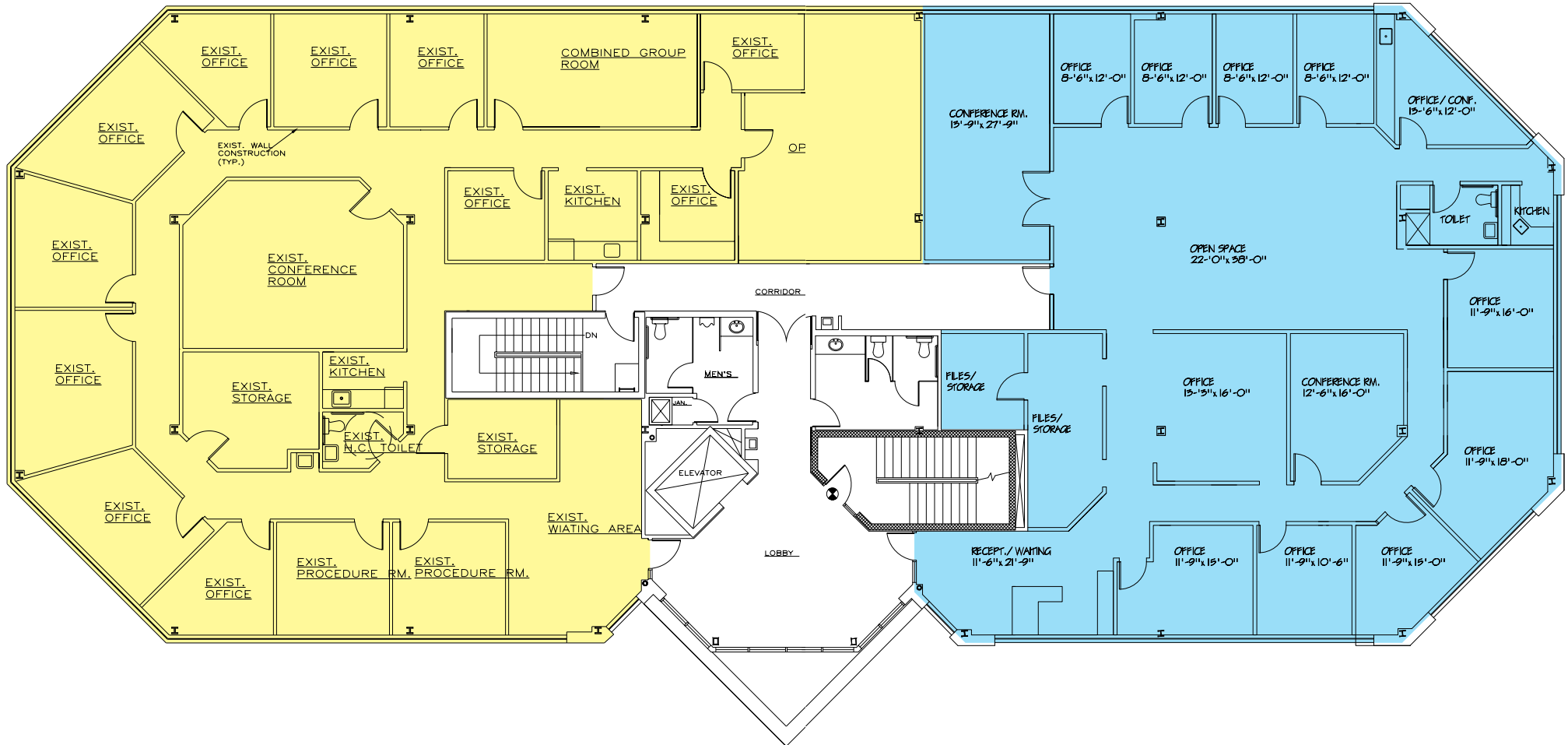
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Exton, PA 19341



## Third Floor Plan

**Suite 300**  
5,760 RSF

**Suite 320**  
4,732 RSF



Can be combined for 10,189 RSF



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