



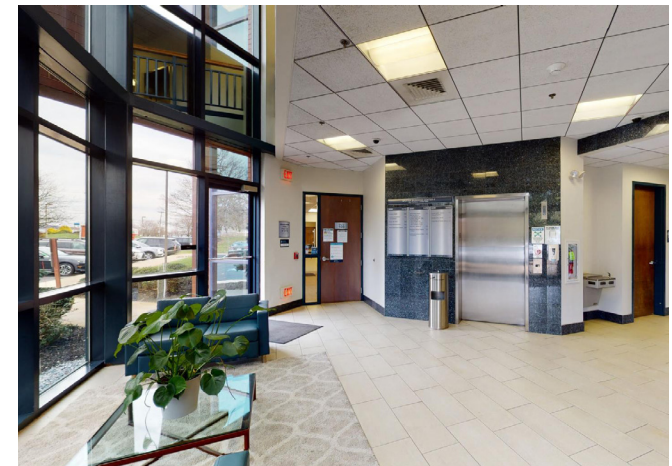
# Baxter Business Center II | 495 Thomas Jones Way Exton, PA 19341

## Available Space

- Suite 104: 1,150 RSF
- Suite 108: 2,721 RSF
- Suite 300: 2,530 RSF

## Property Highlights

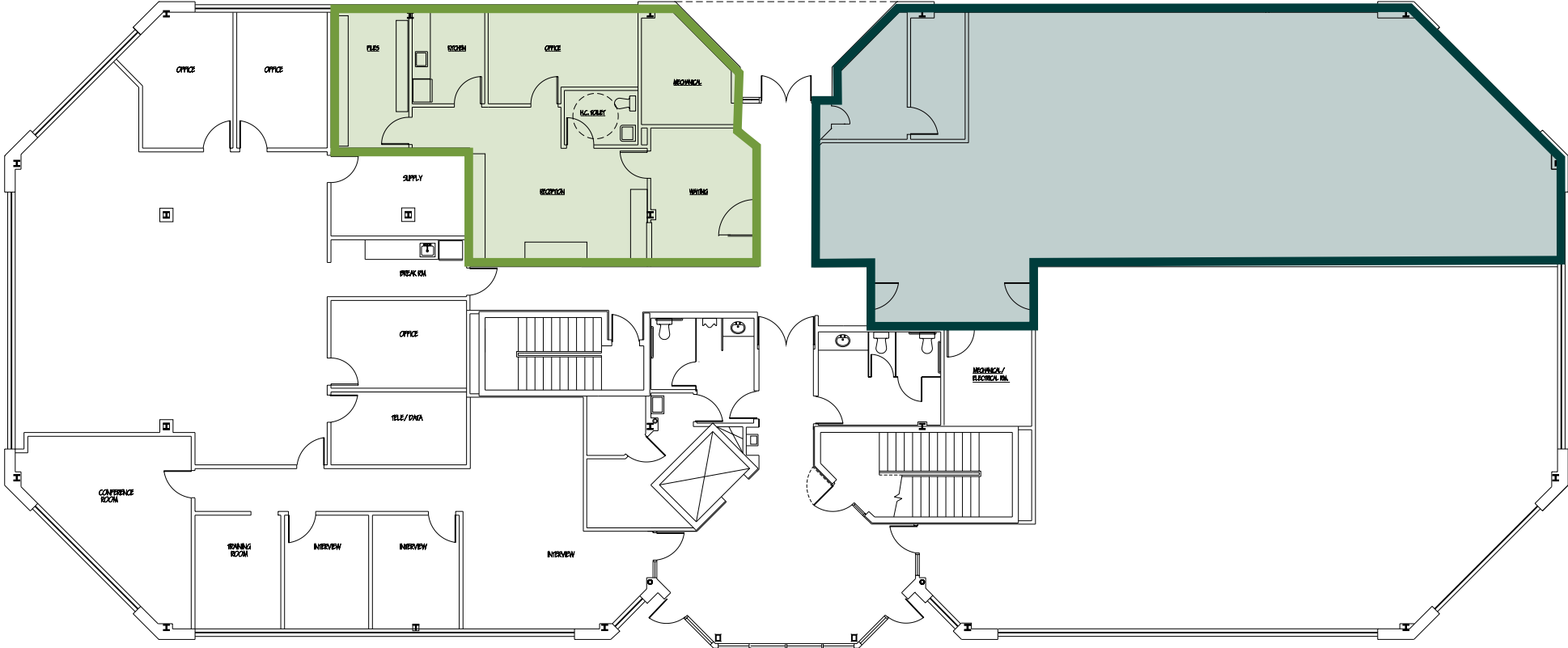
- Class “A” medical office building
- Well capitalized ownership
- Great exposure to Route 30 traffic with average daily vehicle count of 22,000
- Easy access to Routes 100, 202, 30, and the Route 30 Bypass
- Within 2 miles of Main Street at Exton and Exton Square Mall
- Located in the heart of vibrant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



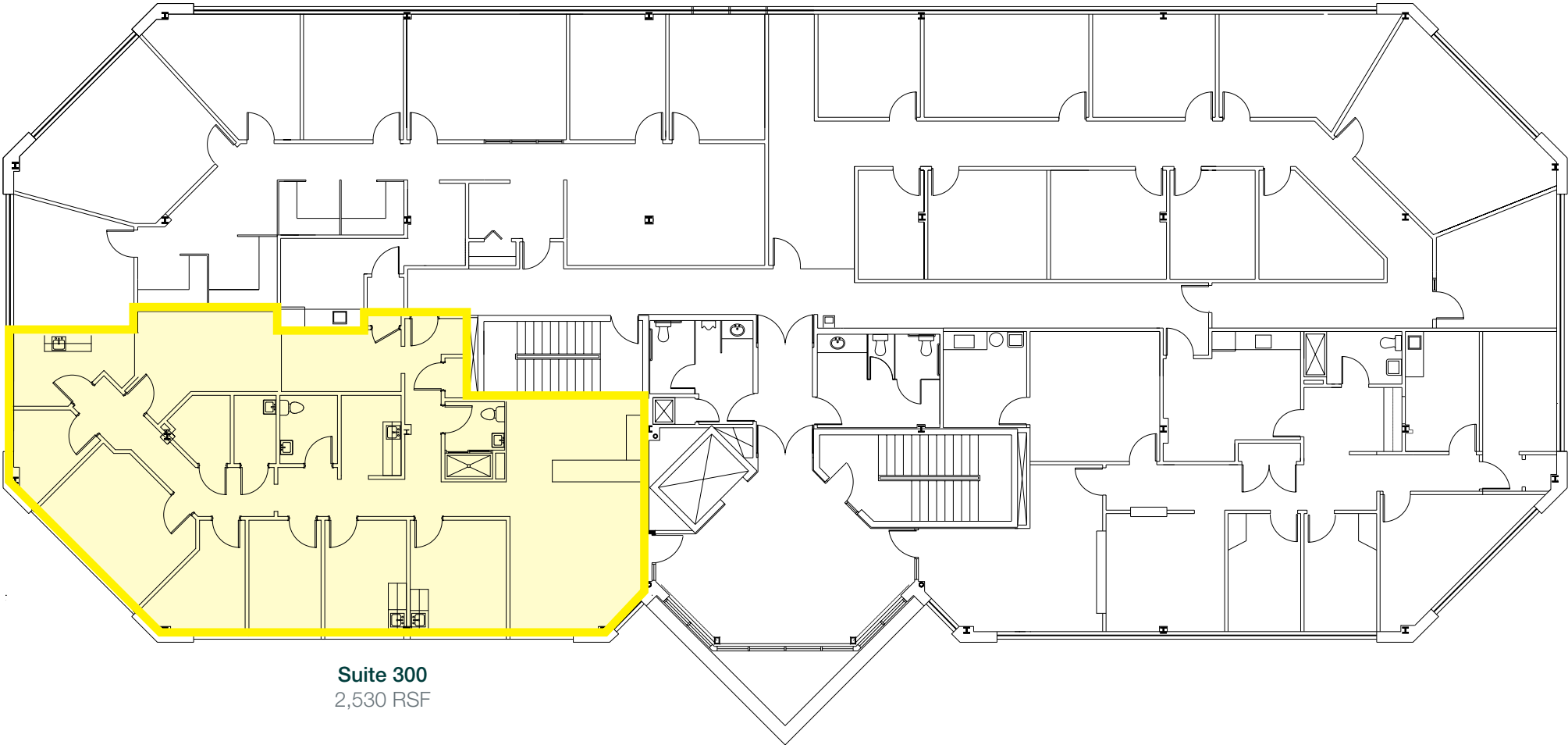
## First Floor Plan

Suite 104  
1,150 RSF

Suite 108  
2,721 RSF



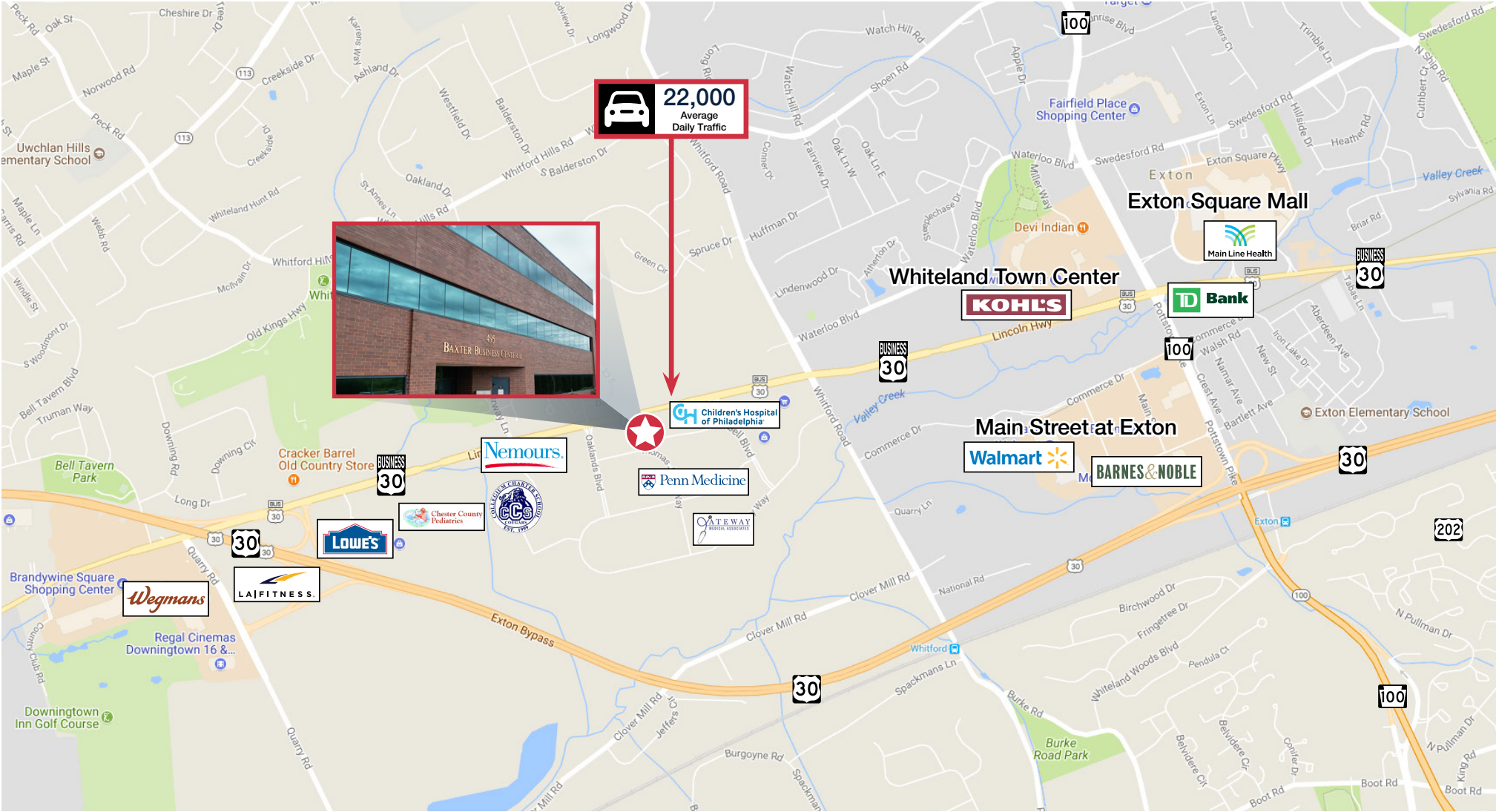
## Third Floor Plan



Suite 300  
2,530 RSF

# Baxter Business Center II

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Exton, PA 19341



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