



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

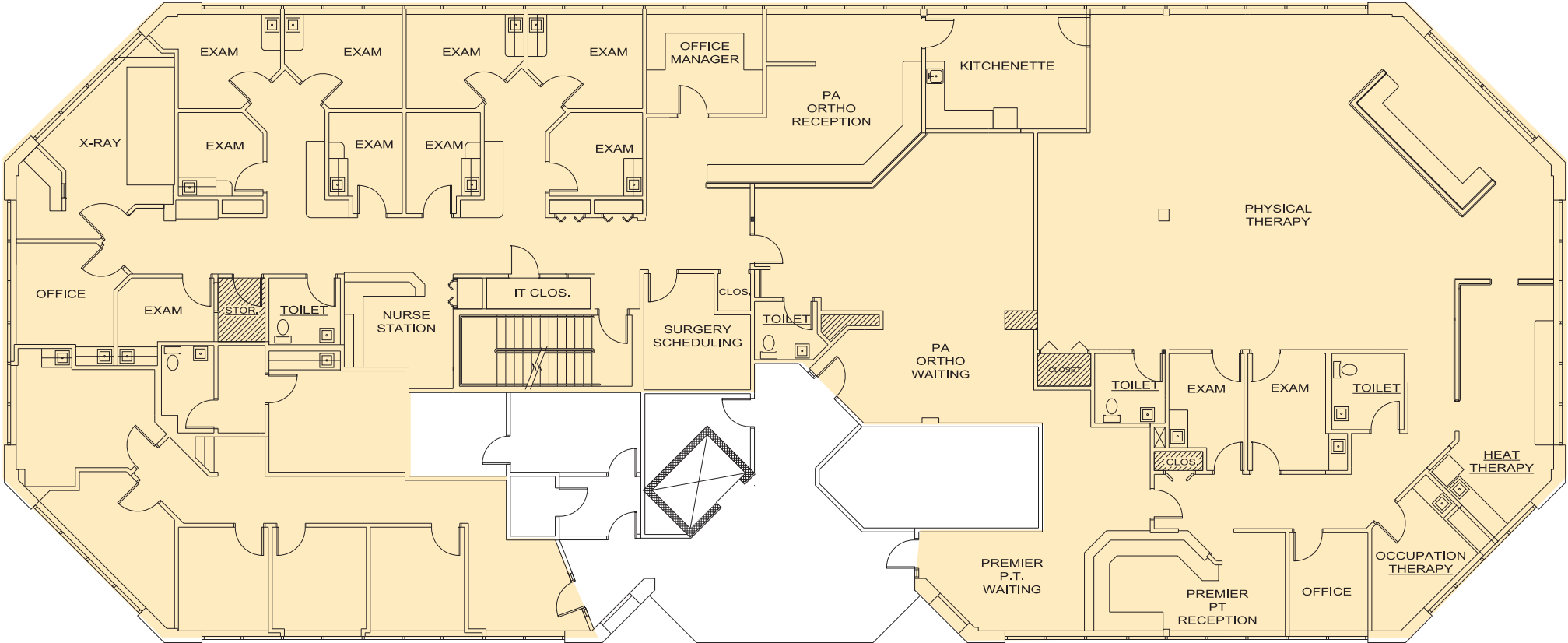
- Class "A" medical office building
- Well capitalized ownership
- Building signage available with township approval
- Great exposure to Route 30 traffic with average daily vehicle count of 22,000
- Easy access to Routes 100, 202, 30, and the Route 30 Bypass
- Within 2 miles of Main Street at Exton and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



Third Floor Lobby

Second Floor Plan

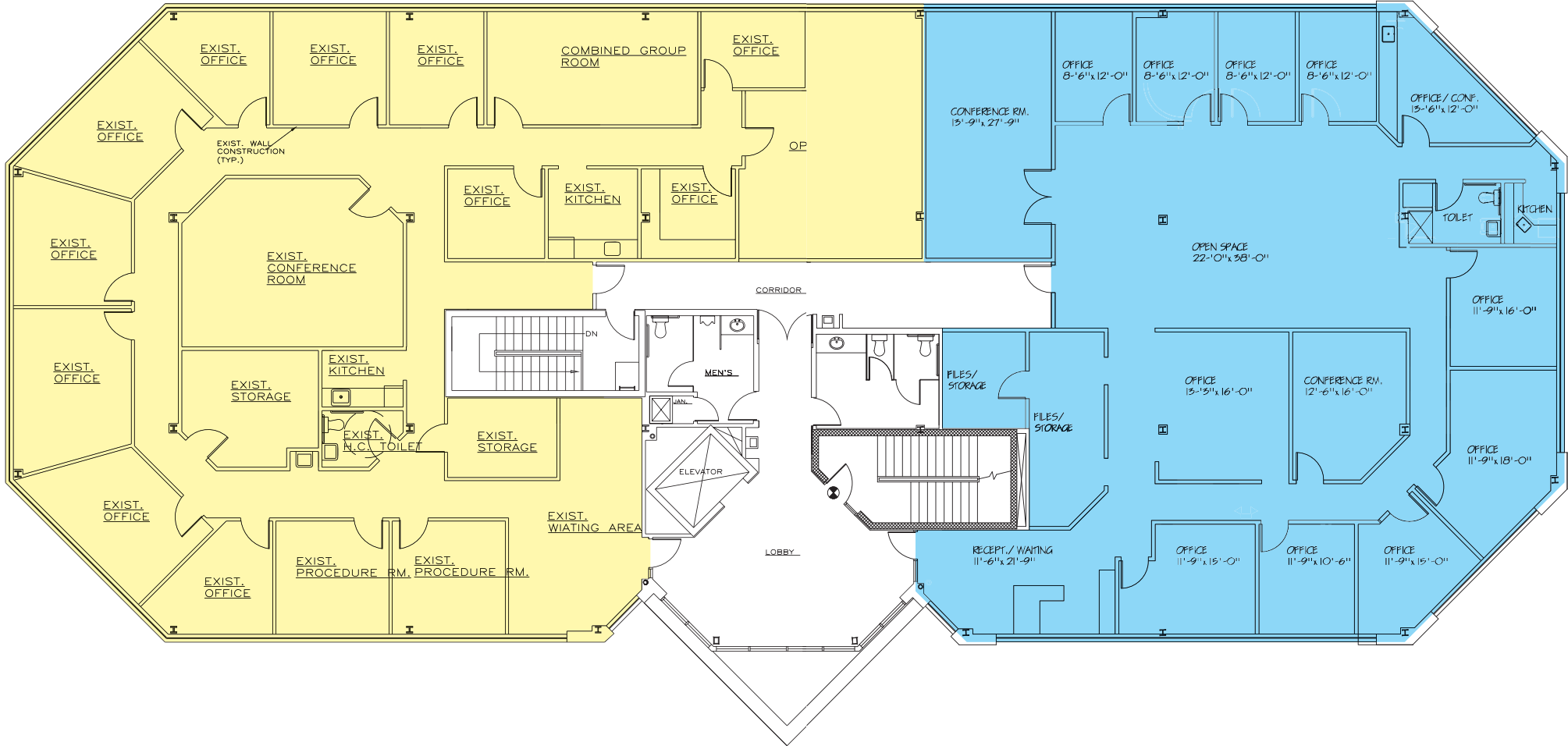
Suite 210
10,485 RSF



Third Floor Plan

Suite 300
5,760 RSF

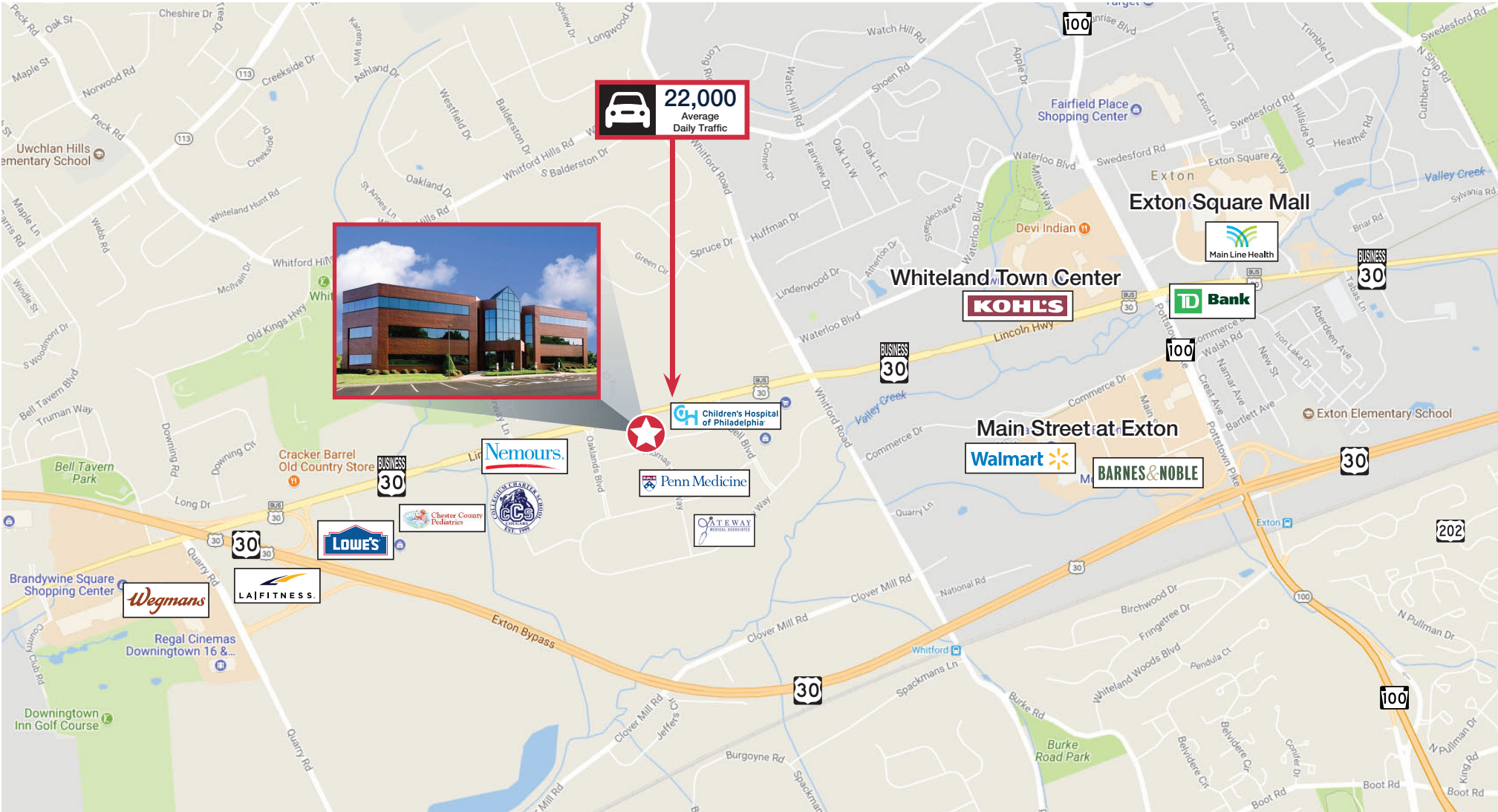
Suite 320
4,732 RSF



Can be combined for 10,492 RSF

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491 John Young Way
Exton, PA 19341



Adam Knox
aknox@geisrealty.com

www.geisrealty.com
(610) 989-0300

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