

For Lease  
**Class “A” Medical  
Office Building**



## Baxter Business Center II

495 Thomas Jones Way, Exton, PA 19341

### 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

### Available Space

**495 Thomas Jones Way**

- Suite 104: 1,150 RSF
- Suite 108: 2,375 RSF

- Suite 200: 2,422 RSF
- Suite 202: 2,511 RSF
- Suite 204: 1,379 RSF

Contiguous: **6,312 RSF**

- Suite 306: 2,501 RSF

For more information, please contact:



**Adam Knox**  
aknox@geisrealty.com  
(610) 989-0300

**Sean Higgins**  
shiggins@geisrealty.com  
(610) 263-2850

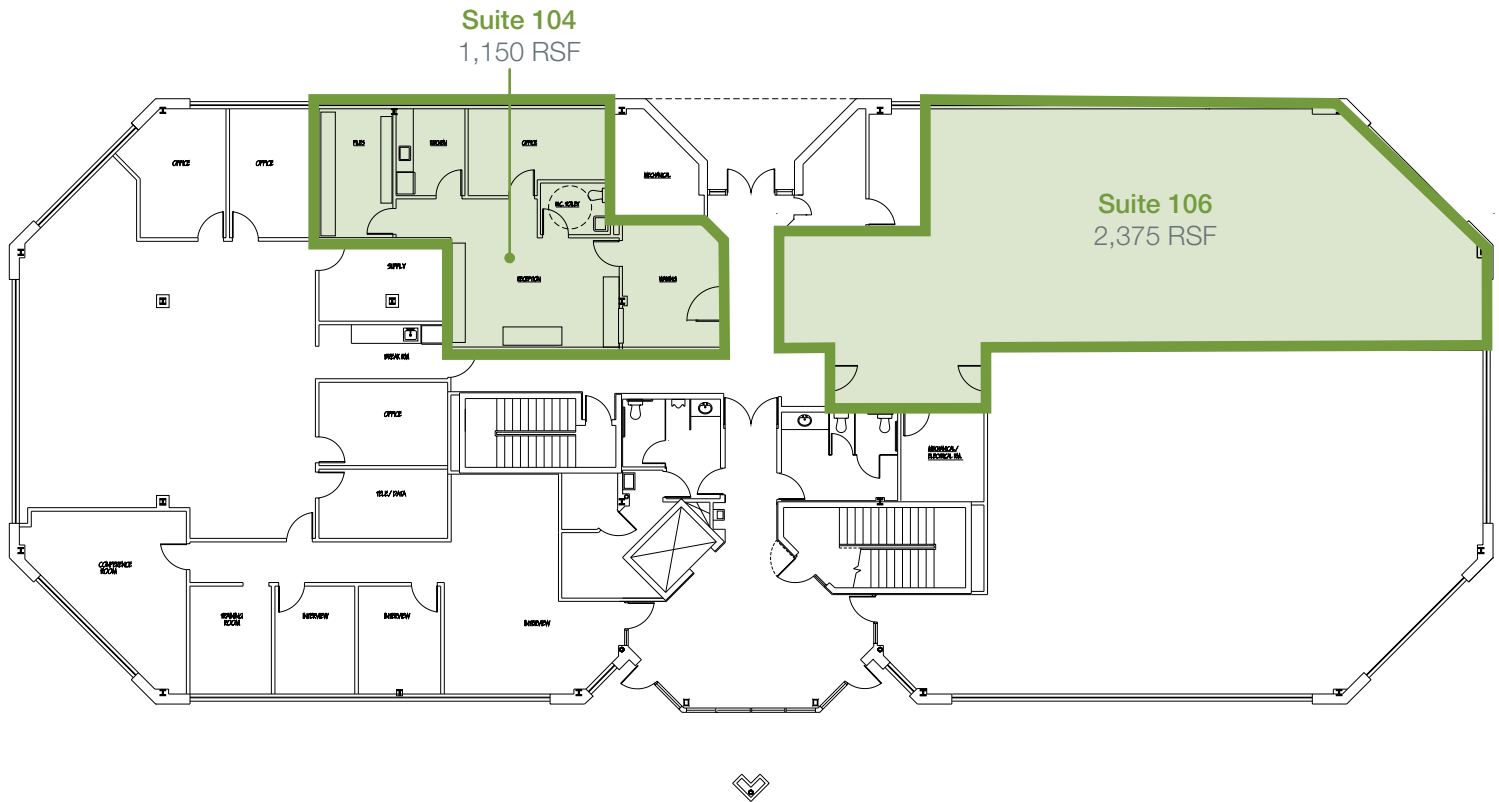
996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087

(610) 989-0300 Tel  
(610) 989-0234 Fax  
www.geisrealty.com

# Baxter Business Center II

495 Thomas Jones Way, Exton, PA 19341

## First Floor Plan



For more information, please contact:



**Adam Knox**  
aknox@geisrealty.com  
(610) 989-0300

**Sean Higgins**  
shiggins@geisrealty.com  
(610) 263-2850

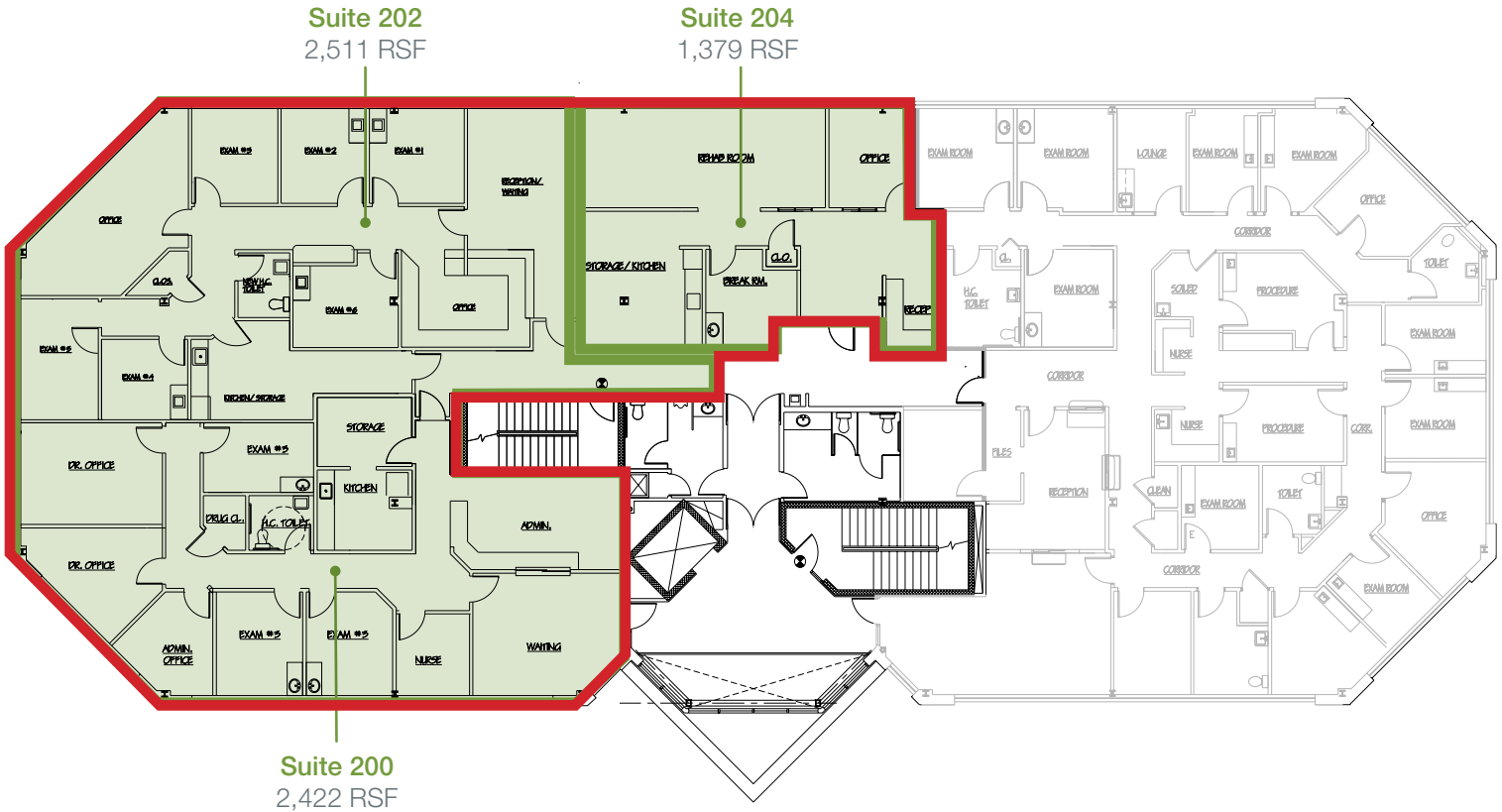
996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087

(610) 989-0300 Tel  
(610) 989-0234 Fax  
www.geisrealty.com

# Baxter Business Center II

495 Thomas Jones Way, Exton, PA 19341

## Second Floor Plan



Can be combined  
for 6,312 RSF

For more information, please contact:



Adam Knox  
aknox@geisrealty.com  
(610) 989-0300

Sean Higgins  
shiggins@geisrealty.com  
(610) 263-2850

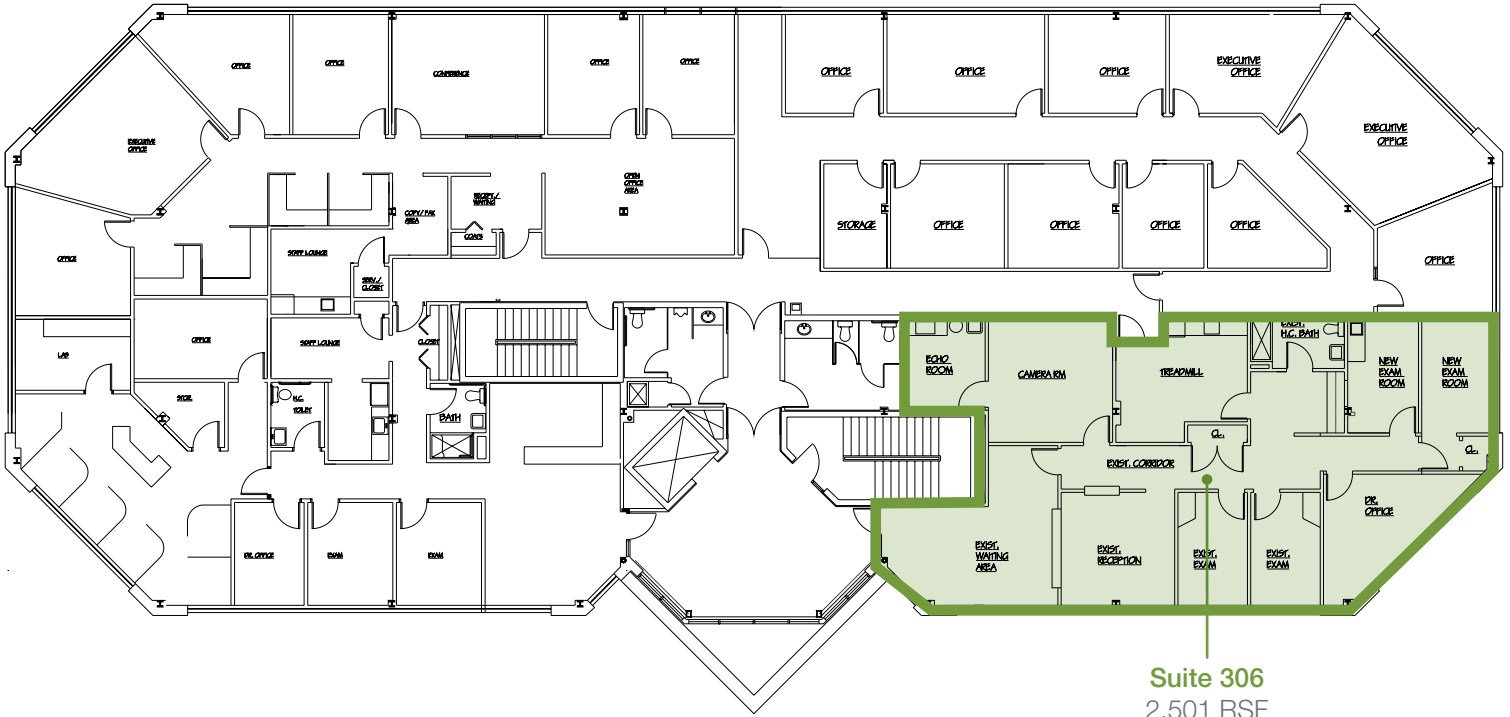
996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087

(610) 989-0300 Tel  
(610) 989-0234 Fax  
www.geisrealty.com

# Baxter Business Center II

495 Thomas Jones Way, Exton, PA 19341

## Third Floor Plan



Suite 306  
2,501 RSF

For more information, please contact:



Adam Knox  
aknox@geisrealty.com  
(610) 989-0300

Sean Higgins  
shiggins@geisrealty.com  
(610) 263-2850

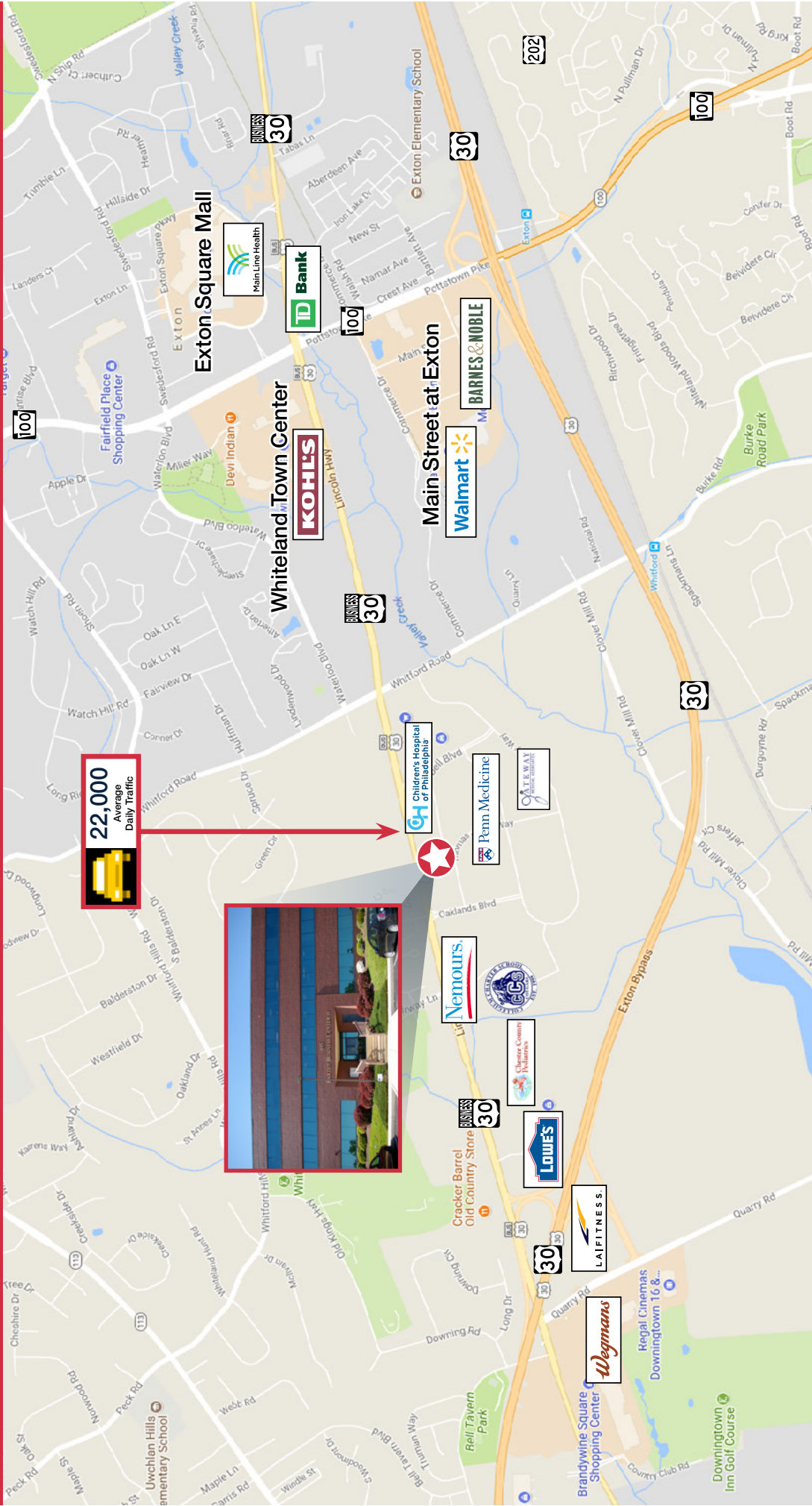
996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087

(610) 989-0300 Tel  
(610) 989-0234 Fax  
www.geisrealty.com



# Baxter Business Center II

495 Thomas Jones Way, Exton, PA 19341



For more information, please contact:



**Adam Knox**  
aknox@geisrealty.com  
(610) 989-0300

**Sean Higgins**  
shiggins@geisrealty.com  
(610) 263-2850

996 Old Eagle School Road  
Suite 1117  
Wayne, PA 19087  
  
(610) 989-0300 Tel  
(610) 989-0234 Fax  
www.geisrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are to be implied.