



# EAST COOPER MEDICAL ARTS CENTER

1280 HOSPITAL DRIVE | MOUNT PLEASANT, SOUTH CAROLINA 29464

**CLASS "A" MEDICAL OFFICE SPACE FOR LEASE**  
**1,333 RSF AVAILABLE**



Healthcare Trust of America, Inc.  
*Largest Dedicated Owner of Medical Office for the Future of Healthcare*

NYSE: HTA



## FEATURES:

- » 37,000 square foot, Class A medical office building in the heart of Mt. Pleasant's medical corridor
- » Aggressive leasing terms
- » Space available directly off elevator lobby
- » Mt. Pleasant is the nation's ninth fastest-growing city according to the US Census Bureau
- » Close proximity to East Cooper Medical Center (130-bed acute-care hospital), Roper St. Francis Mount Pleasant Hospital (85-beds) and Vibra Hospital of Charleston
- » Prime location with easy access to I-526 & Route 17
- » Covered portico at main entrance provides easy patient drop-off and pick-up
- » State-of-the-art building systems and abundant parking



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The building is owned and professionally managed by Healthcare Trust of America, Inc., experts in the management of medical office properties nationwide.

Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings in the United States, comprising over 24 million square feet of GLA, with over \$7 billion invested primarily in medical office buildings. HTA provides real estate infrastructure for the integrated delivery of healthcare services in highly-desirable locations. Investments are targeted to build critical mass in 20 to 25 leading gateway markets that generally have leading university and medical institutions which translates to superior demographics, high-quality graduates, intellectual talent and job growth. The strategic markets HTA invests in support a strong, long-term demand for quality medical office space. HTA utilizes an integrated asset management platform consisting of on-site leasing, property management, engineering and building services, and development capabilities to create complete, state of the art facilities in each market. This drives efficiencies, strong tenant and health system relationships, and strategic partnerships that result in high levels of tenant retention, rental growth and long-term value creation. Headquartered in Scottsdale, Arizona, HTA has developed a national brand with dedicated relationships at the local level. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website [www.htareit.com](http://www.htareit.com).

*Building Leased By:*  
Healthcare Management of America, Inc.  
Regional Office  
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Charleston, SC 29401

*For more information, please contact:*

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