

3909
SUNSET ONE

SUNSET RIDGE ONE & TWO

3909- 3921 SUNSET RIDGE ROAD | RALEIGH, NC

MEDICAL OFFICE SPACE FOR LEASE



HTA

Healthcare Trust of America, Inc.

Dedicated Owner of Best in Class Medical Office

NYSE: HTA

FEATURES:

- » Two medical office buildings totaling 36,097 SF
- » Adjacent to the campus of Rex Hospital
- » Located in the Blue Ridge Corridor conveniently accessible from Blue Ridge Road
- » Less than 10 miles from Downtown Raleigh and Raleigh-Durham International Airport
- » Conveniently surrounded by retail, restaurants, and other services
- » Specialties include- OB/GYN, physical therapy, prosthetics and orthotics, and dermatology
- » Monument signage available



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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.



Property Leased and Managed by:
Healthcare Management of America, Inc.
Regional Office
216 Ashville Ave. Ste. 60
Cary, NC 27518

For more information, please contact:

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