



ST. THOMAS DEPAUL MED CENTER A

1800 MEDICAL CENTER PARKWAY | MURFREESBORO, TN 37129

MEDICAL OFFICE SPACE FOR LEASE

 **HTA**
Healthcare Trust of America, Inc.
Dedicated Owner of Best in Class Medical Office
NYSE: HTA

FEATURES:

- » 121,985 RSF Medical Office Building
- » Located on the new Middle Tennessee Medical Center campus
- » Anchor tenants: Tennessee Orthopaedic Alliance & Middle Tennessee Ambulatory Surgery Center
- » ASC has 6 operating rooms & 1 procedure room
- » Competitive rental rate & generous tenant improvement allowance
- » Newly constructed in the Spring of 2008



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The building is owned by 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 ("MOBs") in the United States, based on gross leasable area ("GLA"). We provide the real estate infrastructure for the integrated delivery of healthcare services in highly desirable locations. Our investments are targeted in 20 to 25 key markets that we believe have superior healthcare demographics that support strong, long-term demand for medical office space. We have achieved, and continue to achieve, critical mass within these key markets by expanding our presence through accretive acquisitions, and utilizing our in-house operating expertise through our regionally located property management and leasing platform. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that we believe have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website at www.htareit.com.



Building Leased By:
Healthcare Management of America, Inc.
Regional Office
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For more information, please contact:

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