



WASHINGTON MEDICAL ARTS I

1365 WASHINGTON AVENUE | ALBANY, NY 12206

CLASS "A" MEDICAL OFFICE SPACE FOR LEASE



FEATURES:

- » Two-story, 80,546 SF brick masonry, multi-tenant medical office building
- » Located directly across from the SUNY Albany Campus
- » Ideally situated on Washington Avenue and can be accessed by Exit 4 off I-90 and Route 85
- » Located just minutes from The New York State Thruway (I-87) and less than ten miles from the Albany International Airport
- » Situated amongst nearly 1 million square feet of dedicated medical facilities



WASHINGTON MEDICAL ARTS I

1365 WASHINGTON AVENUE | ALBANY, NY 12206

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
711 Troy-Schenectady Road, Suite 212
Latham, NY 12110

For more information, please contact:

518.218.5174
leasing@htareit.com



Corporate Office:
Healthcare Trust of America, Inc.
16435 N. Scottsdale Road, Suite 320
Scottsdale, AZ 85254

NYSE: HTA