

MEDICAL OFFICE SPACE RANGING FROM ±1,684 RSF TO ±2,651 RSF



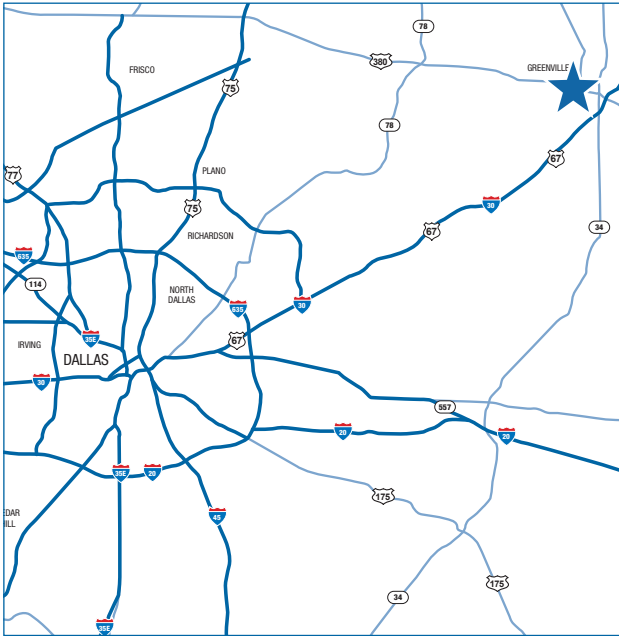
GREENVILLE PHYSICIANS BUILDING

4501 JOE RAMSEY BLVD. | GREENVILLE, TX 75401

MEDICAL OFFICE SPACE FOR LEASE



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BUILDING FEATURES:

- » 43,309 RSF multi-tenant medical office building
- » 2 Stories
- » Built in 2007
- » 5/1,000 parking
- » Monument signage available
- » Specialties Include: Primary Care, Lab Services, Infusion Center, Optometry, Neurology, Psychiatry and Physical Therapy

LOCATION FEATURES:

- » Greenville's location less than 45 minutes east of Dallas on Interstate 30 makes it a gateway to the Dallas/Fort Worth Metroplex.
- » Building is next to Hunt Regional Medical Center at Greenville
- » Hunt Regional Healthcare leads the way in shaping a healthy community for the region. Hunt Regional Medical Center in Greenville, a 201-bed acute care facility, anchors a growing regional healthcare system, making healthcare close to home, but far from ordinary. Affiliated with the Baylor Health Care System, Hunt Regional Healthcare also partners with other healthcare agencies to provide the latest technology for prevention, diagnosis and treatment.

DEMOGRAPHICS*:

| | 3 Mile |
|-------------------|----------|
| Population | 22,558 |
| Households | 8,557 |
| Average Age | 37.00 |
| Median HH Income | \$32,403 |
| Daytime Employees | 15,104 |

* Source: Claritas

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

For more information, please contact:

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Property Owned by:
Healthcare Trust of America, Inc.
Corporate Office
16435 N. Scottsdale Rd. Ste. 320
Scottsdale, AZ 85254

Property Leased by:
Healthcare Management of America, Inc.
Regional Office
11970 N. Central Expressway, Ste. 160
Dallas, TX 75243



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.

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