



**MARIAN HANCOCK
MEDICAL BUILDING**

116 S. Palisade

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116 SOUTH PALISADE DRIVE | SANTA MARIA, CA

MEDICAL OFFICE SPACE FOR LEASE

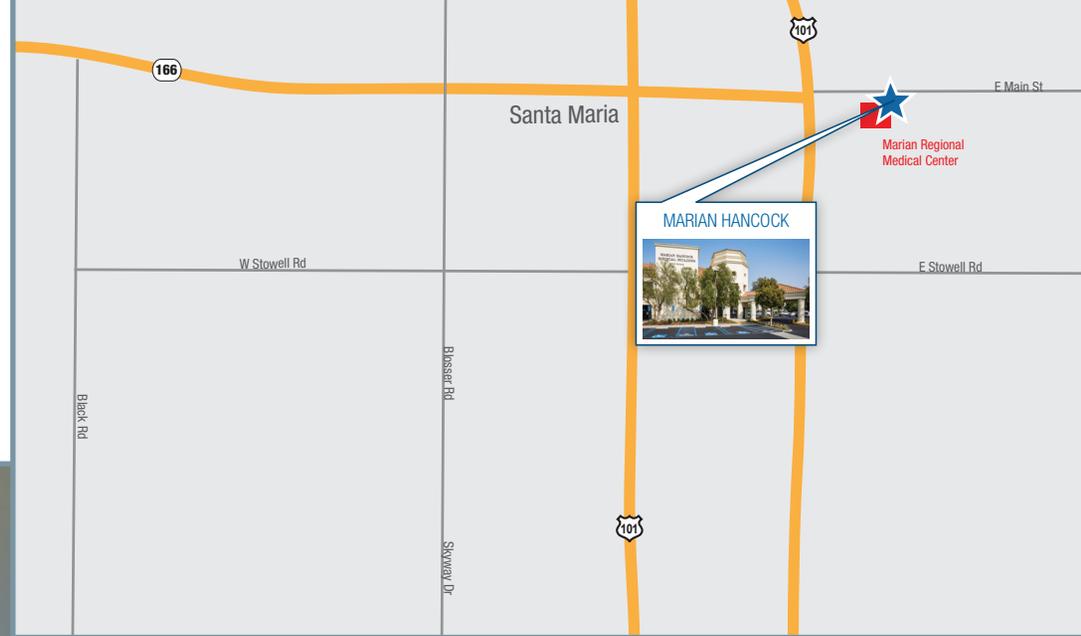


Dedicated Owner of Best in Class Medical Office

NYSE: HTA

FEATURES:

- » 34,585 square feet Class A medical office building
- » Located on the campus of Dignity Health's Marian Regional Medical Center
- » Recently renovated in 2016
- » Easily accessible from US- 101
- » Up to 12,000 SF contiguous space available
- » Generous tenant improvement packages



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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 ("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.
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