



# FORT ROAD MEDICAL CENTER

360 SHERMAN STREET, ST. PAUL, MN 55102

**MEDICAL OFFICE SPACE FOR LEASE**





## BUILDING & LOCATION HIGHLIGHTS:

- » Class A medical office building
- » Conveniently located on the United Hospital and Children's Hospital campuses
- » Easy access to both hospitals by tunnel
- » Adjacent ramp and surface parking
- » Located in downtown St. Paul, on West 7th Street, just 3 minutes from I-35 and 5 minutes from I-94



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The building is owned, professionally managed and leased by Healthcare Trust of America, Inc., experts in the management and leasing 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](http://www.htareit.com).



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NYSE: HTA