

MISSION MEDICAL TOWER



HTA Mission Viejo Medical Campus



Scan QR Code for Virtual Tours of Select Suites, Leasing Opportunities, & a Campus Video Tour



NYSE: HTA

Mission Medical Tower:
26732 Crown Valley Parkway, Mission Viejo, CA 92691
Mission Medical Office Buildings 1 & 2:
27800 Medical Center Road, Mission Viejo, CA 92691

Become a Part of Our Community of Excellence

Significant Interior and Exterior Common Area Improvements Recently Completed

Campus Highlights:

- Mission Hospital – Mission Viejo Campus, a 523-bed acute care regional full service facility
- Level II Trauma Center servicing both adult and pediatric care
- Specialties include a Heart Center, Imaging Center, Mission Neuroscience Institute, Stroke Center and CHOC Children's and Women's Center
- Accredited by The Joint Commission and designated as a Magnet Hospital by the American Nurses Credentialing Center for nursing excellence
- Premier south Orange County location, one of two Mission Hospitals serving Orange County for over 40 years

Area Amenities:

- Premier location at Crown Valley Parkway and Medical Center Road, less than ¼ mile from the 5 freeway
- On-campus of Mission Hospital – Mission Viejo Campus
- On-site pharmacy located in Mission Medical Tower and Medical Office Building 1 Lobby
- Covered parking structure
- Wide variety of medical specialty practices surrounding the campus
- Across the street from the Shops at Mission Viejo, an upscale shopping center and numerous restaurants



MISSION VIEJO CAMPUS MAP



On-Campus Hospital Location



Over \$12M of Capital Improvements Recently Completed



No Use Restrictions



Full Medical Office Build-Outs Available



Parking Ratio 6.00:1,000 SF Surface & Ground Parking Available



On-site Property Management and Engineering staff



MISSION MEDICAL TOWER NEWLY RENOVATED INTERIOR



MISSION MEDICAL OFFICE BUILDING 1 RENOVATED LOBBY DESIGN

Mission Medical Office Building 1 & 2 Features:

- Immediate space available for lease
- Generous TI packages available for qualified new tenants
- Extensive building and common area improvements recently completed include:
 - Remodeled corridors and restrooms
 - New elevators
 - Upgraded exterior doors and windows
 - New landscaping
 - Full floor availabilities - build-to-suit white box space
- On-site pharmacy
- Tenant mix includes OB/GYN, Allergy and Asthma, Pediatrics, and Family Medicine
- On-site property management office

Mission Medical Tower Features:

- Move-in ready spec suites
- Extensive building and common area improvements recently completed include:
 - Common area lobby refresh
 - New tile, carpet, paint and walk off mat
 - New elevator sconce lighting
 - New flooring in elevators
 - Architectural film and refresh at elevators
 - Updated restrooms with new fixtures, flooring and countertops
 - New carpet and paint on upper floors with updated lighting
- On-site pharmacy
- Tenant mix includes OB/GYN, Plastic Surgery, Podiatry, Family Medicine, Internal Medicine Orthopedics, Pathology, Cardiology, Gastroenterology, Oncology, Dermatology, Dental, Neurosurgery, Rheumatology, and more
- On-site property management office
- Generous TI packages available for qualified new tenants to the campus



MISSION MEDICAL OFFICE BUILDING 1 & 2

164,285 SF
(3 MOBs)



MISSION MEDICAL TOWER

119,495 SF
(Class A MOB)

Leasing Opportunities

Floor plans available upon request

Mission Medical Office Buildings 1 & 2:

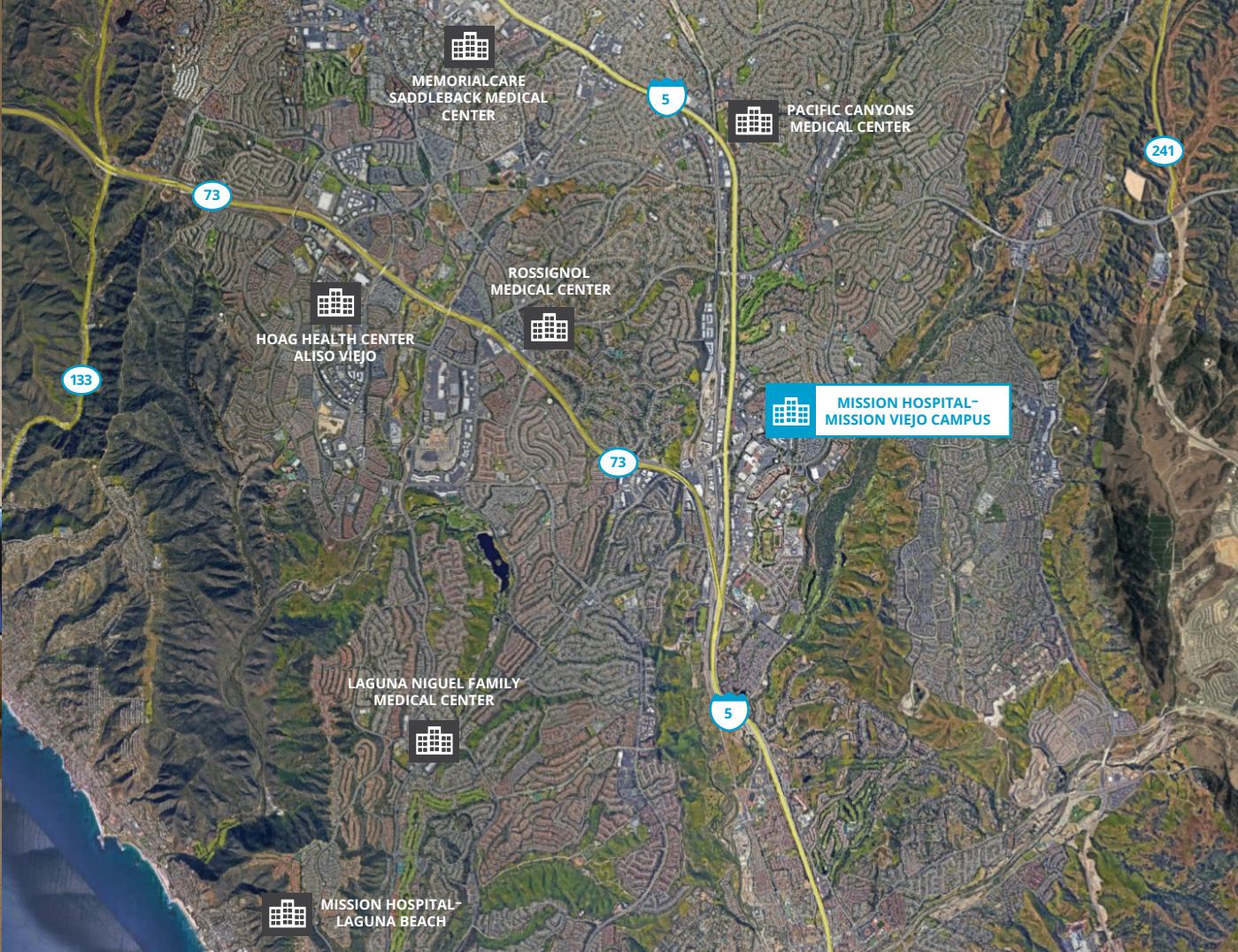
- Various suite sizes available starting at 500 square feet
- Up to ±15,881 square feet contiguous available on one floor (full floor)
- 57,000 square foot build-to-suit, full building availability

Mission Medical Tower:

- Various suite sizes available starting at 1,000 square feet
- Up to ±21,000 square feet contiguous available on one floor (full floor)



MISSION MEDICAL
OFFICE BUILDING 2
RENOVATED LOBBY DESIGN



**For more information,
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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 US REIT index. More information about HTA can be found on the Company’s website at www.htareit.com.

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