



# PATROON CREEK MEDICAL ARTS

400 PATROON CREEK BOULEVARD | ALBANY, NY 12206

**CLASS "A" MEDICAL OFFICE SPACE FOR LEASE**





## FEATURES:

- » Unique opportunity to become the anchor tenant - Available 2019!
- » Up to 40,212 sf of medical space with exterior building signage opportunity
- » Suite 210 currently available: 8,637 SF
- » Located across from the NYS Harriman Office Campus
- » Easily accessed via Washington Ave, Exit 4 of I-90 via NY Route 85 & Harriman Ring Rd
- » Located within 15 minutes of the Albany International Airport & less than 10 minutes away from downtown Albany
- » Current tenants include: New York Oncology and Hematology, St. Peter's Health Partners, Capital District Physicians Health Plan, Labcorp, and Student Health Services for State University of NY (SUNY)



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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 in the United States, comprising over 24 million square feet of GLA, with over \$7 billion invested primarily in medical office buildings. HTA provides real estate infrastructure for the integrated delivery of healthcare services in highly-desirable locations. Investments are targeted to build critical mass in 20 to 25 leading gateway markets that generally have leading university and medical institutions which translates to superior demographics, high-quality graduates, intellectual talent and job growth. The strategic markets HTA invests in support a strong, long-term demand for quality medical office space. HTA utilizes an integrated asset management platform consisting of on-site leasing, property management, engineering and building services, and development capabilities to create complete, state of the art facilities in each market. This drives efficiencies, strong tenant and health system relationships, and strategic partnerships that result in high levels of tenant retention, rental growth and long-term value creation. Headquartered in Scottsdale, Arizona, HTA has developed a national brand with dedicated relationships at the local level. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website [www.htareit.com](http://www.htareit.com).

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



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**  
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NYSE: HTA

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