



# CEDAR HILL MEDICAL PLAZA

950 EAST BELT LINE ROAD | CEDAR HILL, TX 75104

**7,474 SF TOTAL AVAILALBE**

**1,200 SF TO 5,633 CONTIGUOUS SF AVAILABLE**



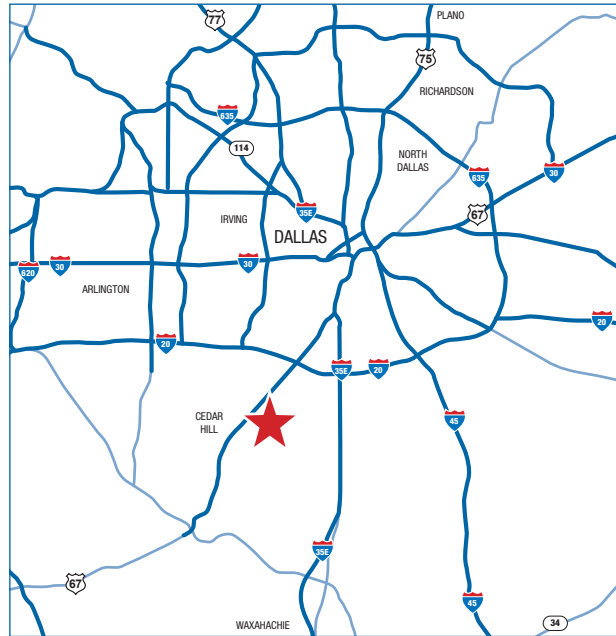
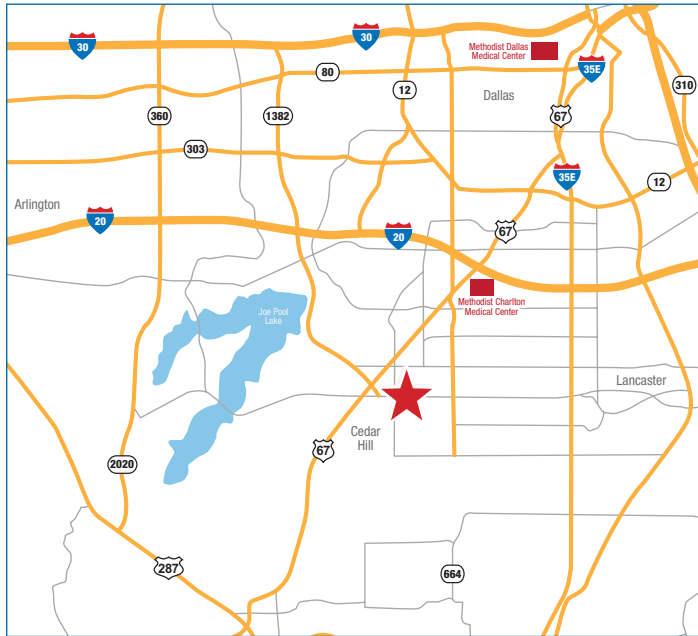
Healthcare Trust of America, Inc.  
*Largest Dedicated Owner of Medical Office for the Future of Healthcare*

NYSE: HTA



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## BUILDING FEATURES:

- » 24,850 RSF Medical Office Building
- » Easy Patient Access
- » Drive-Up parking – Parking Ratio 5.5/1,000
- » Built in 2007
- » Exterior, Top-of-Building Signage Available for Every Tenant
- » Generous Tenant Improvement Allowance
- » 1,200 to 5,633 SF Suites Available
- » Specialties include: Family Practice, Pediatrics, Podiatry, Dentistry, Lab Services, Chiropractic and Optometry

## LOCATION FEATURES:

- » Excellent Visibility on Belt Line Road
- » Convenient Access to US-67, I-20, and I-35
- » 16 Miles Southwest of Downtown Dallas
- » Located in One of the Fastest Growing Cities in Dallas/Fort Worth Metroplex
- » Southern Dallas County is the 11th Fastest Growing Market in the US

## DEMOGRAPHICS\*:

	3 Mile
Population	60,478
Households	20,700
Average Age	35.40
Median HH Income	\$74,496

\* 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:

214.560.4332  
leasing@htareit.com

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](http://www.htareit.com).

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