



# BAYLOR MCKINNEY POB 2

5220 W UNIVERSITY DR | MCKINNEY, TX

**±32,359 SF OF ON-CAMPUS MEDICAL OFFICE SPACE AVAILABLE**  
**FULL FLOOR OPPORTUNITY | 26,278 SF**  
**2 SPEC SUITES AVAILABLE | 2,864 SF AND 3,390 SF**



*Dedicated Owner of Best in Class Medical Office*

NYSE: HTA



## FEATURES:

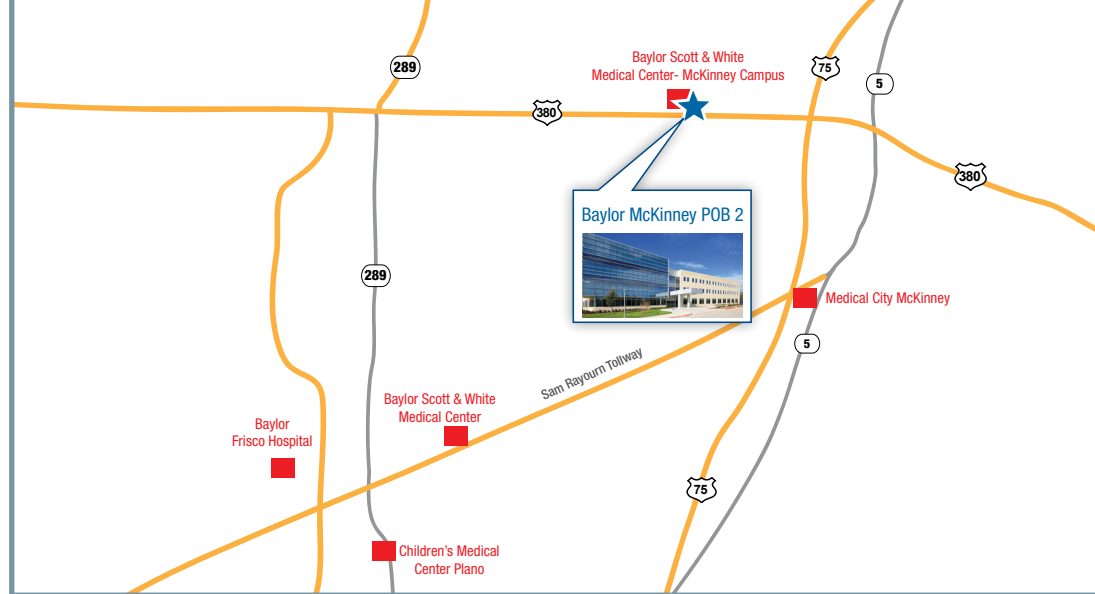
- » 77,047 SF Class A Medical Office Building
- » Year Built: 2016
- » Located on Baylor Scott & White Medical Center - ON McKinney Campus
- » Strategically located to serve one of the fastest growing regions in the nation with direct access to Highway 380
- » 4:1,000 parking ratio
- » Contiguous suites available

## DEMOGRAPHICS

	1 MI	3 MI
POPULATION	4,619	64,149
HOUSEHOLDS	1,470	20,977
AVERAGE AGE	34.30	36.00
AVERAGE HH INCOME	\$121,357	\$129,954
DAYTIME EMPLOYEES	1,666	15,493
POPULATION GROWTH '21-'26	3.2%	2.7%
HOUSEHOLD GROWTH '21-'26	3.1%	2.6%



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



Property Leased by:  
Healthcare Management of America, Inc.  
Regional Office  
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