ROSEDALE MEDICAL CENTER

14330 OAKHILL PARK LANE | HUNTERSVILLE, NC

MEDICAL OFFICE SPACE FOR LEASE

**1,640 SF FIRST FLOOR SPACE AVAILABLE
WITH LOBBY ENTRANCE**

HTA
Healthcare Trust *of* America, Inc.
*Dedicated Owner of Best in Class Medical Office*
NYSE: HTA

FEATURES:

» 37,746 SF Class A medical office building

» Immediate access to Novant Medical's Huntersville Campus with easy access to seven other surrounding medical facilities

» Located off I-70 and Gilead Road with walkable access to Rosedale Shopping Center, dining, shopping and entertainment options

AREA DEMOGRAPHICS
3 Mile Radius

Population	41,812
Households	15,701
Average Age	35.90
Median Household Income	$89,067

Sourced from CoStar

ROSEDALE MEDICAL CENTER
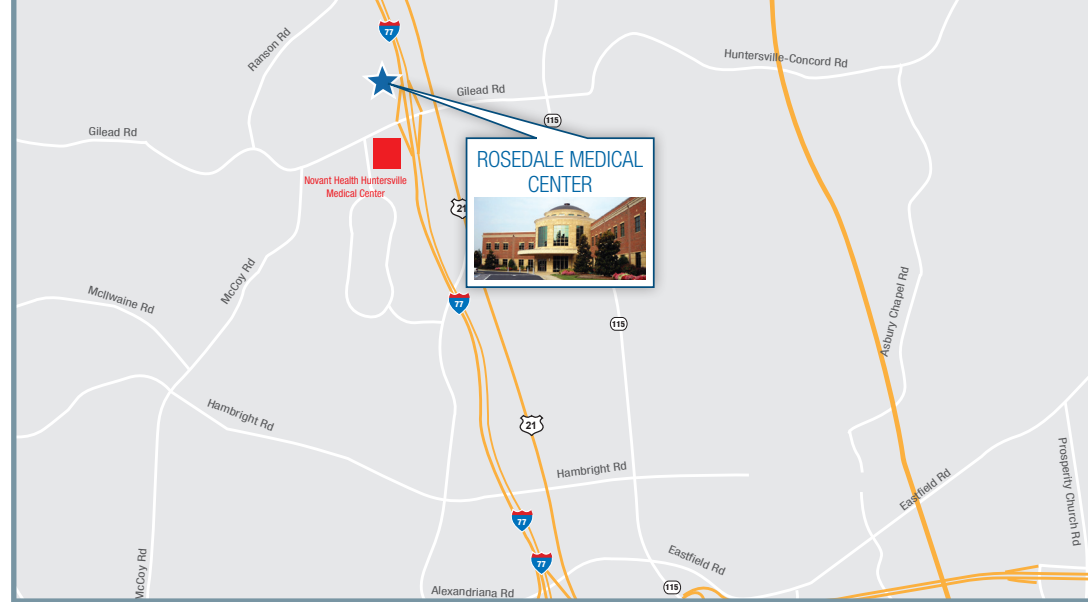
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The building is owned and professionally managed by Healthcare Trust of America, Inc., experts in the management of medical office properties nationwide.

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.

Healthcare Management *of* America, Inc.
A wholly owned subsidiary of Healthcare Trust of America, Inc.

Property Leased by:
Healthcare Management of America, Inc.
Regional Office
216 Ashville Ave. Ste. 60
Cary, NC 27518

For more information, please contact:

980.338.0005
leasing@htareit.com

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