



NORTHGLENN HEALTHCARE PAVILION

11900 Grant Street | Northglenn, CO 80233

For more information, please contact:

720.773.3699

leasing@htareit.com
www.htareit.com

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

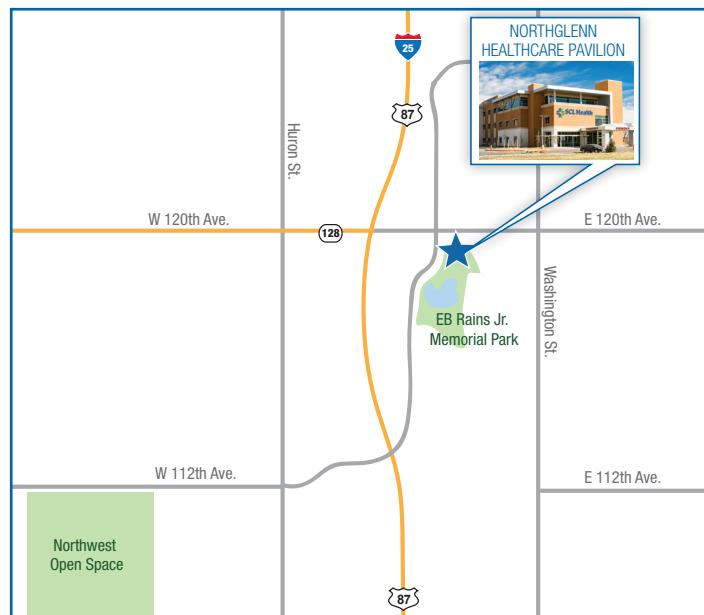
NYSE: HTA

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Property Features:

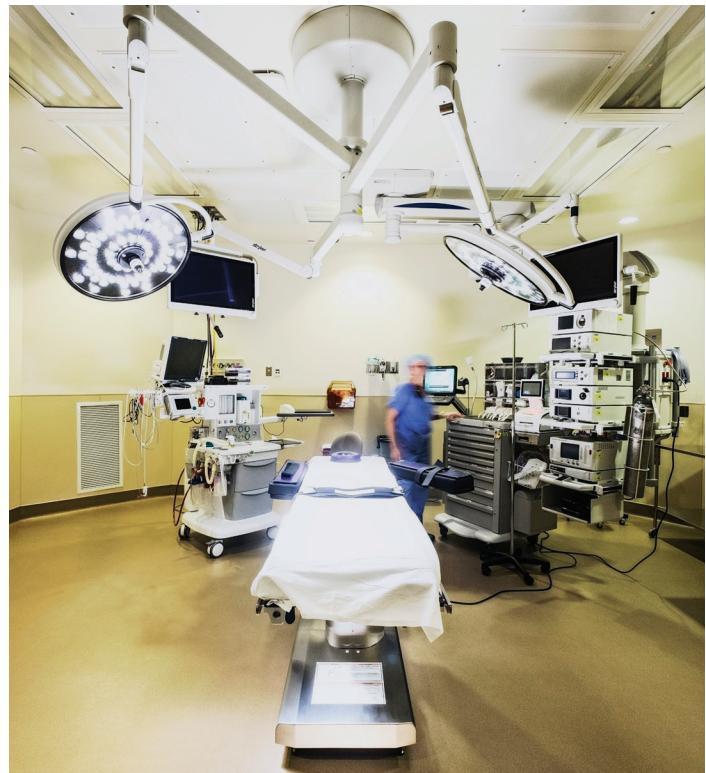
- » 55,528 SF, state-of-the-art comprehensive care facility
- » Three stories
- » Built in 2016
- » Urgent Care located on first floor
- » 3 elevator banks, including dedicated pre-op and post-op elevators
- » Highly visible location
- » Private balcony off of Suite 300
- » Conveniently located off the I-25 at 120th Ave
- » High-end finishes throughout
- » Adjacent to Webster Lake
- » Tenant mix includes emergency services, endoscopy, podiatry and cardiology
- » Suites available:
 - » Suite 300: Up to 8,314 SF (Shell condition)



Northglenn Demographics*

Population	17,024
Households	7,169
Median Age	34.60
Median Household Income (1 mi)	\$52,116

* Source: CoStar



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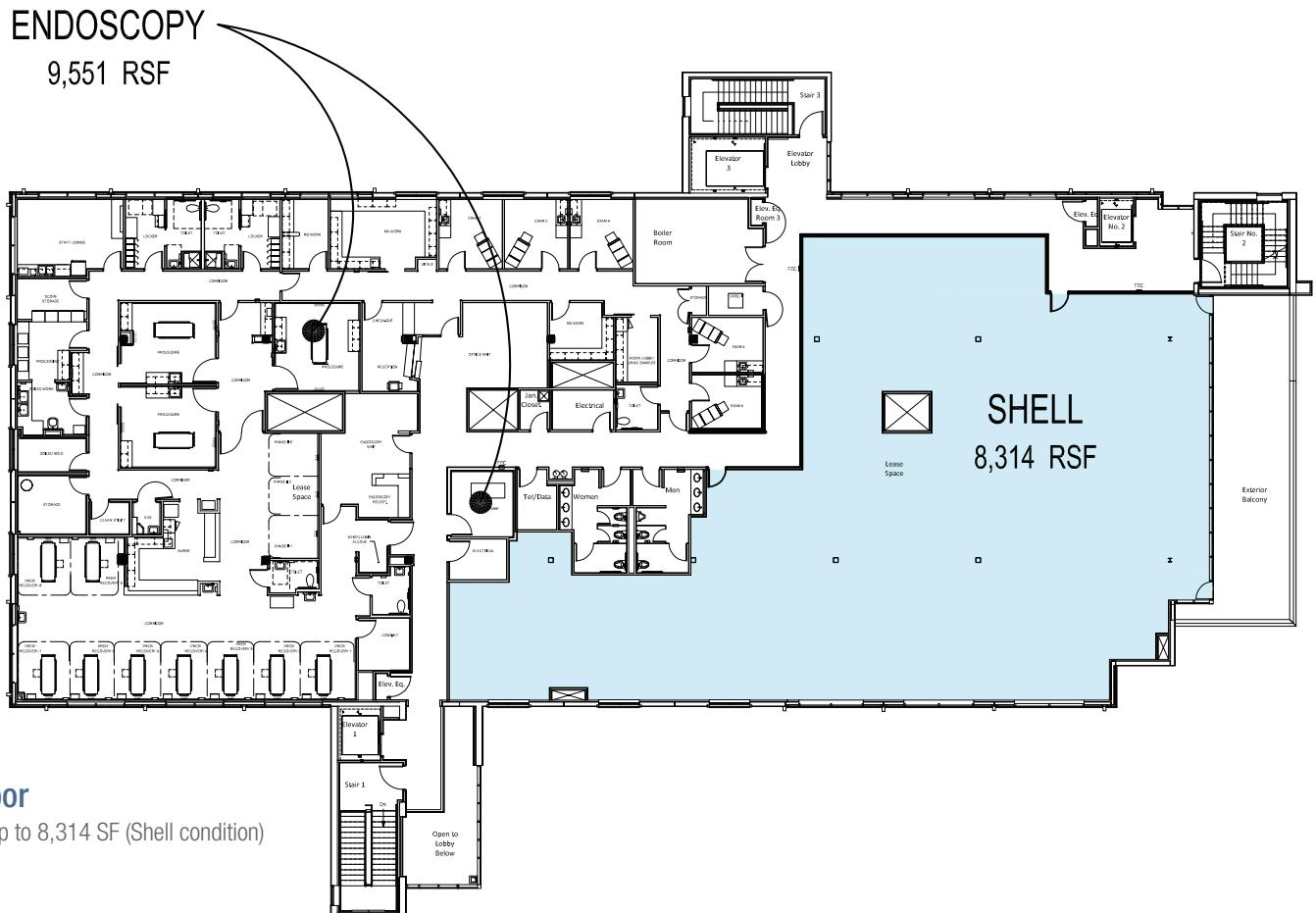
Property Leased by: Healthcare Management of America, Inc. Regional Office 9695 S. Yosemite St. Ste. 384 Lone Tree, CO 80124

Property Owned by: Healthcare Trust of America, Inc. Corporate Office 16435 N. Scottsdale Rd. Ste. 320 Scottsdale, AZ 85254



Northglenn Healthcare Pavilion

Floor Plans



Third Floor

Suite 300: Up to 8,314 SF (Shell condition)

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CORPORATE PROFILE

Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings in the United States, comprising over 23 million square feet of GLA, with over \$6.8 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.

