



# NORTH CYPRESS POB II

21212 NORTHWEST FREEWAY | CYPRESS, TX 77429

**MEDICAL OFFICE SPACE FOR LEASE**

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



## FEATURES:

- » 168,537 RSF, six-story, medical office building
- » Located on the campus of HCA North Cypress Medical Center, a 175-bed general acute care hospital
- » Approximately 1.6 miles west of the intersection of Texas State Highway 6 and U.S. Route 290, also known as the Northwest Freeway
- » Connected to six-level parking garage via a skywalk
- » Building sits in front of a large lake surrounded by lush landscaping and trees and a walking path
- » The rear entrance opens up to an enclosed stone patio with a rock waterfall



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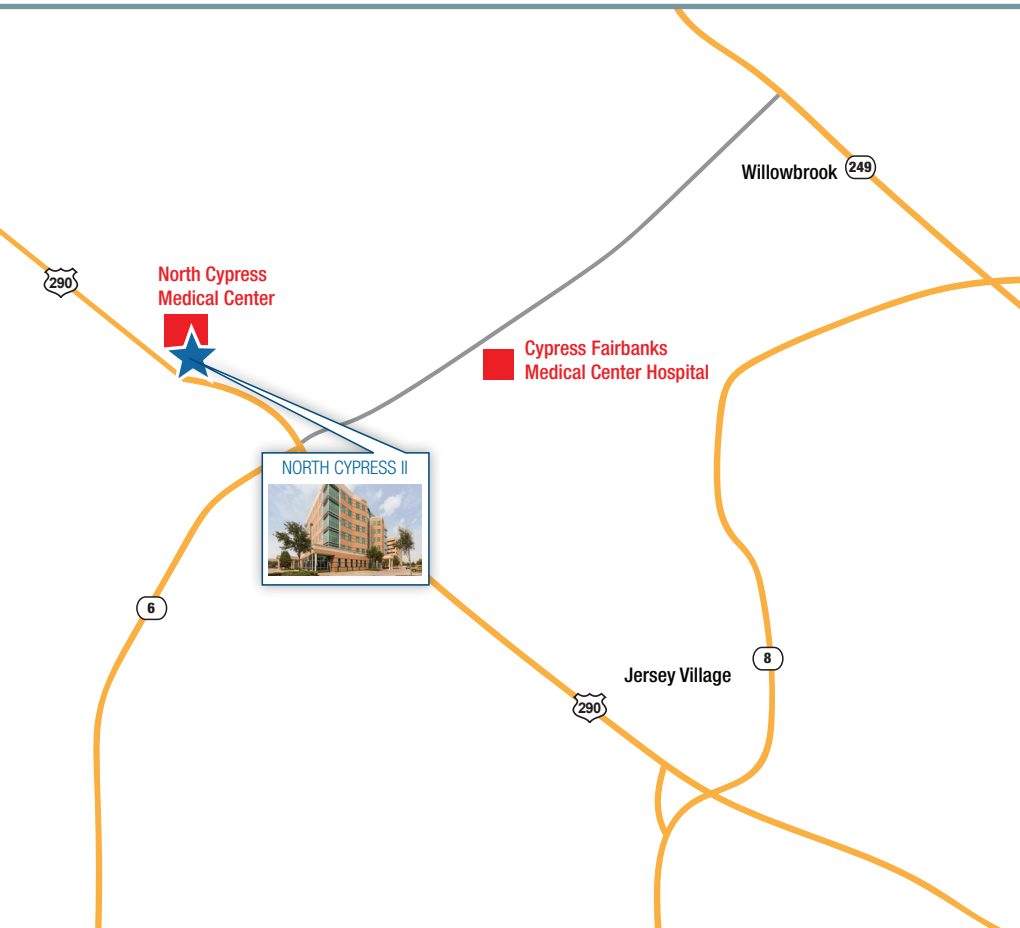
**The building is owned, professionally managed and leased by Healthcare Trust of America, experts in the management and leasing of medical office properties nationwide.**

**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  
1200 Binz, Suite 1210  
Houston, TX 77004

*For more information, please contact:*

**281.661.3972**  
[leasing@htareit.com](mailto:leasing@htareit.com)



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

