



BAYLOR MCKINNEY MOB I

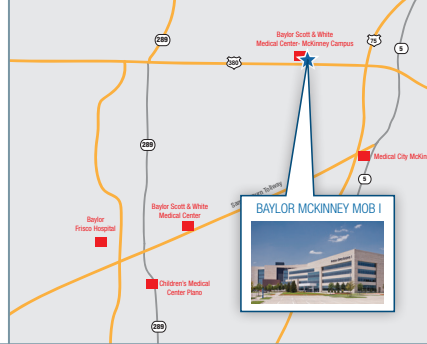
5236 W UNIVERSITY DR | MCKINNEY, TX

MEDICAL OFFICE SPACE FOR LEASE



FEATURES:

- » Four–Story, 115, 278 SF Class A Medical Office Building
- » Year Built: 2012
- » ADA accessible
- » Located NW of Highway 380 and N Lake Forest Dr.
- » 5.27:1,000 parking ratio



DEMOGRAPHICS

	1 MI	3 MI
POPULATION	3,516	58,126
HOUSEHOLDS	1,149	19,425
AVERAGE AGE	32.90	34.70
MEDIAN HH INCOME	\$97,341	\$97,341
DAYTIME EMPLOYEES	1,318	19,821
POPULATION GROWTH '17-'22	16.8%	14.3%
HOUSEHOLD GROWTH '17-'22	16.7%	14.5%



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The building is owned, professionally managed and leased by Healthcare Trust of America, Inc., 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.



Property Leased by:

Healthcare Management of America, Inc.
Regional Office
12222 North Central Expressway, Suite 440
Dallas, TX 75243

For more information, please contact:

214.560.4332

leasing@htareit.com



Corporate Office:

Healthcare Trust of America, Inc.

16435 N. Scottsdale Road, Suite 320

Scottsdale, AZ 85254