



ST. THOMAS DEPAUL MED CENTER A

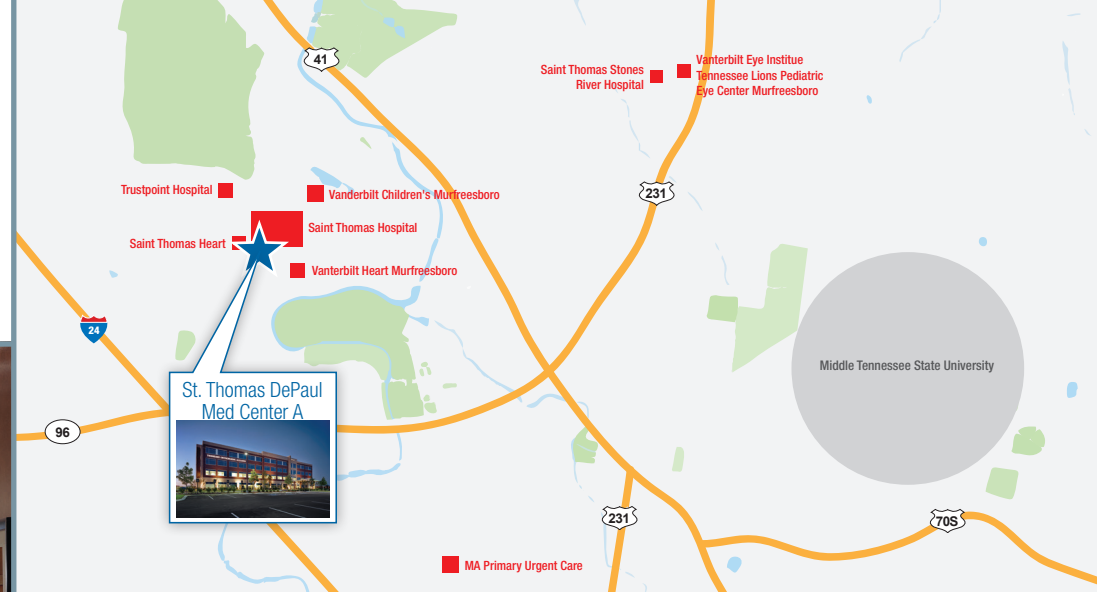
1800 MEDICAL CENTER PARKWAY | MURFREESBORO, TN 37129

MEDICAL OFFICE SPACE FOR LEASE

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

FEATURES:

- » 121,985 RSF Medical Office Building
- » Located on the new Middle Tennessee Medical Center campus
- » Anchor tenants: Tennessee Orthopaedic Alliance & Middle Tennessee Ambulatory Surgery Center
- » ASC has 6 operating rooms & 1 procedure room
- » Competitive rental rate & generous tenant improvement allowance
- » Newly constructed in the Spring of 2008



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The building is owned by 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 in the United States, comprising over 24 million square feet of GLA, with over \$7 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.



Building Leased By:
Healthcare Management of America, Inc.
Regional Office
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For more information, please contact:

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