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PATROON CREEK MEDICAL ARTS

400 PATROON CREEK BOULEVARD | ALBANY, NY 12206

CLASS "A" MEDICAL OFFICE SPACE FOR LEASE

 **HTA**
Healthcare Trust of America, Inc.

Dedicated Owner of Best in Class Medical Office

NYSE: HTA

FEATURES:

- » Class A medical office building
- » Brand new common areas
- » Located across from the NYS Harriman Office Campus
- » Easily accessed via Washington Avenue, Exit 4 of I-90 via NY Route 85 and the Harriman Ring Road
- » Located within 15 minutes of the Albany International Airport and is less than ten minutes away from downtown Albany and the New York State Capitol



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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 ("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.



Building Leased By:
Healthcare Management of America, Inc.
Regional Office
711 Troy-Schenectady Road, Suite 212
Latham, NY 12110

For more information, please contact:

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