



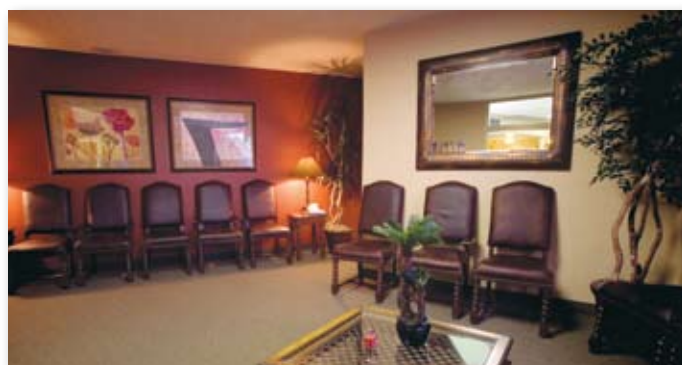
ACADEMY MEDICAL CENTER

TUCSON, AZ

Property Description

Located in Tucson, Arizona, Academy Medical Center consists of approximately 41,000 square feet of gross leaseable area. Situated on approximately five acres of land, the property offers 251 parking spaces and is 95 percent leased to various tenants, including Healthsouth Surgery, Laboratory Corporation of America and Academy Dental Care. The site joins two other properties owned by Healthcare Trust of America in the Tucson Medical Office Portfolio including Desert Life Medical Plaza and 6261 North La Cholla Boulevard.

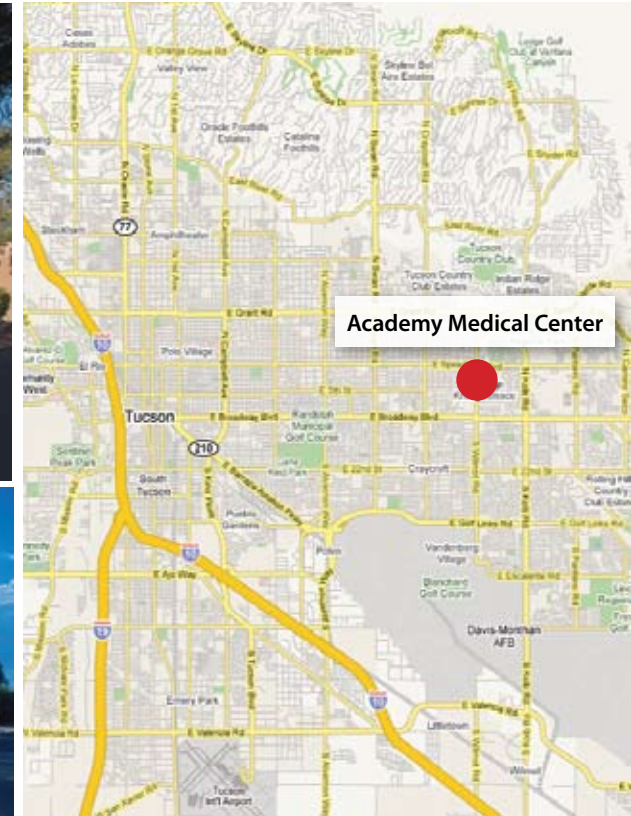
The property is located across the street from the St. Joseph's Hospital campus, currently undergoing a large expansion. The hospital is a 309-bed not-for-profit facility that offers various medical services, including robotic surgery, sports medicine and a diabetes care center. Adjacent to Academy Medical Center is Kindred Hospital, a 51-bed facility that provides long-term acute care.



PROPERTY AT A GLANCE

Address	310 North Wilmot Road Tucson, AZ 85711
Built	1971-1985
Gross Leaseable Area	41,000 Square Feet
% Leased	95%
Acquisition Date	June 2008

Academy Medical Center



Location Information

Located in Arizona's Sonoran Desert, Tucson lies along the Santa Cruz River and is rimmed by the Santa Catalina Mountains. Formally founded in 1775, Tucson is the second-largest city in Arizona and one of the oldest towns in the United States. It was originally an Indian village called Stook-zone, meaning water at the foot of black mountain. Tucson is a popular vacation and health resort due to its sunny, mild, dry climate and unique desert location. Tourism is important to the city's economy and major industries include aerospace and missile production, high technology, optics, biotechnology, environmental technology, software, and electronics. As of the 2006 U.S. Census Bureau estimates, the city's population is approximately 519,000. Unemployment is very low, 3.5 percent as of April 2008, significantly less than the national average of 5.5 percent.