BOSWELL WEST MEDICAL OFFICE BUILDING
10503 WEST THUNDERBIRD BLVD. | SUN CITY, ARIZONA 85351

MEDICAL OFFICE SPACE FOR LEASE
±612 RSF TO ±3,533 RSF SUITES AVAILABLE

NYSE: HTA
**Boswell West Medical Office Building**

**10503 West Thunderbird Blvd. | Sun City, Arizona 85351**

**Features:**
- Move-in ready suites available
- On-site lab, pharmacy and café
- 5.91/1,000 parking with underground parking available
- Building frontage on Thunderbird Blvd.
- Located adjacent to Banner Boswell, a 501 bed hospital, with primary specialty areas including: cardiac services, neurosciences, orthopedic services, rehabilitation and oncology services
- Great freeway accessibility

**Sun City, Arizona:**
- Sun City named by CNN Money as a Most Popular Place to Retire
- Baby Boomers (65+) are the primary long-term demographic driver of demand for medical services

**Demographics:**

<table>
<thead>
<tr>
<th></th>
<th>1 Mi</th>
<th>3 Mi</th>
<th>5 Mi</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 Population</td>
<td>11,347</td>
<td>106,268</td>
<td>240,617</td>
</tr>
<tr>
<td>2014 Average Age</td>
<td>69.60</td>
<td>47.80</td>
<td>44.40</td>
</tr>
<tr>
<td>2014 Avg. HH Income</td>
<td>$40,091</td>
<td>$48,427</td>
<td>$57,720</td>
</tr>
</tbody>
</table>

*Source: Claritas*

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

**Phoenix Contacts:**

- **Rachael Thompson**
  - Senior Leasing Associate
  - 480.998.3478
  - rachaelthompson@htareit.com

- **Michelle Rae**
  - Leasing Associate
  - 480.998.3478
  - michellerae@htareit.com

**Regional Contact:**

- **Jaime Northam**
  - Senior Vice President - Leasing
  - 480.998.3478
  - jaimenortham@htareit.com

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

**Property Leased by:**
- Healthcare Management of America, Inc.
- Regional Office
- 16435 N. Scottsdale Rd. Ste. 320
- Scottsdale, AZ 85254

Healthcare Trust of America, Inc. (NYSE: HTA) is a nationally owned, publicly traded real estate investment trust, is a fully integrated, leading owner of medical office buildings. Since its formation in 2006, HTA has built a portfolio of properties that totals approximately $3.4 billion based on purchase price and is comprised of approximately 15.0 million square feet of gross leasable area located in 28 states. HTA has invested significant resources into the development of an integrated approach to property management and leasing. HTA’s Asset Management platform seeks to improve the efficiency of each property while maximizing tenant satisfaction. This approach makes HTA’s properties attractive to healthcare providers and maximizes the financial performance of each asset. Property management, leasing, engineering and building maintenance, construction management and accounting services are some of the specific services HTA provides to its tenants.

All information contained herein has been obtained from sources believed to be reliable. However, we make no guarantees, warranty, or representation about such information. All references to square footages are approximate. Healthcare Trust of America, Inc. and Healthcare Management of America, Inc. are not affiliated with any tenants at the properties. Logos and trade names shown are the property of their respective owners. It is your responsibility to conduct a careful inspection of the premises to satisfy yourself as to the suitability of the premises for your needs. The properties are owned, managed and leased by an affiliate of Healthcare Trust of America, Inc. Copyright 2014 © Healthcare Trust of America, Inc. All rights reserved.