



WELLSTAR MEDICAL CENTER – SOUTH CHEROKEE
ATLANTA, GA | ALIGNED WITH WELLSTAR

KEY STATISTICS

- Total Investment \$169 million
- GLA: 714 thousand square feet
- 4.7% of Invested Dollars
- 15 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Piedmont Healthcare (Aa3), HCA (BB), WellStar (Aa3)
- 94% On-Campus / Aligned

HIGHLIGHTS

The Atlanta metro area is the ninth largest in the U.S., with more than 5.5 million residents. It is also one of the fastest growing populations, with an increase of more than 28% since 2000. The area is the home of numerous Fortune 500 companies, including Home Depot, UPS and Coca Cola. With the lowest business costs of any major metro area, according to KPMG, Atlanta continues to attract new business and unemployment is anticipated to fall below 5% by the end of 2015.

The Atlanta area offers residents one of the most expansive and efficient healthcare systems in the U.S. The area is home to more than 50 hospitals, run by leading health systems, such as Piedmont Healthcare, WellStar, Northside and Emory. Residents also have access to more than 100,000 healthcare practitioners. This healthcare focus is further aided by the local headquarters of national healthcare entities, such as the Center for Disease Control and the American Cancer Society.

HTA has a significant presence in the Atlanta market with 15 assets totaling over 700,000 square feet of GLA. It is also the headquarters of HTA's Southeast regional property management and leasing platform. HTA's class A MOB's offer a diverse tenant mix and are located on or adjacent to major hospital campuses. The majority of these buildings are affiliated with Piedmont Healthcare and WellStar, both rated Aa3 by Moody's, and both health systems are growing rapidly in this market.





OVERLOOK AT EAGLE'S LANDING
ATLANTA, GA | PIEDMONT HENRY HOSPITAL CAMPUS



WELLSTAR TOWER ROAD MEDICAL OFFICE BUILDING – MARIETTA
ATLANTA, GA | WELLSTAR KENNESTONE HOSPITAL CAMPUS