



 BOSTON MEDICAL CENTER AT 670 ALBANY STREET
BOSTON, MA | BOSTON MEDICAL CENTER AND BOSTON UNIVERSITY CAMPUS

KEY STATISTICS

Total Investment \$364 million

GLA: 844 thousand square feet

10.2% of Invested Dollars

16 Medical Office Buildings

HTA Property Management for Steward assets in 2013

Key Tenants/Affiliations: Tufts Medical Center (BBB),
Boston University (A1), Steward Health Care System (B3),
Boston Medical Center (Baa2)

100% On-Campus / Aligned



HIGHLIGHTS

Boston is HTA's largest market by invested dollars. It is a dynamic market with strong growth, low unemployment, and a diverse economic base.

The area has several top-rated universities, creating a highly educated workforce that contributes to its economic performance. Boston also has a mature infrastructure and significant building density, creating high barriers to entry for existing real estate projects. With the Massachusetts Health Reform Act of 2006 requiring almost every resident to obtain health insurance, Boston healthcare providers benefit from a highly insured population.

HTA's Boston portfolio is concentrated with four of the leading healthcare systems in the area: Boston University (BU), Boston Medical Center (BMC), Steward Health Care and the Tufts Medical Center. Steward is one of the leading health systems in New England focused on providing high quality, affordable healthcare. It has significant market share and a presence in multiple communities throughout the region. The Tufts Medical Center is a leading academic medical center located in Boston's urban core. BU and BMC are located in Boston's South End Medical Cluster, an area known as BioSquare which is home to the Center for Advanced BioMedical Research and the National Emerging Infectious Diseases Laboratories. Overall, HTA's Boston area MOBs are strategically located in established, high barrier to entry neighborhoods and are adjacent to some of the leading hospitals and medical universities in the region.



KEY MARKET – BOSTON, MASSACHUSETTS

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THE BIEWEND BUILDING
BOSTON, MA | TUFTS MEDICAL CENTER CAMPUS