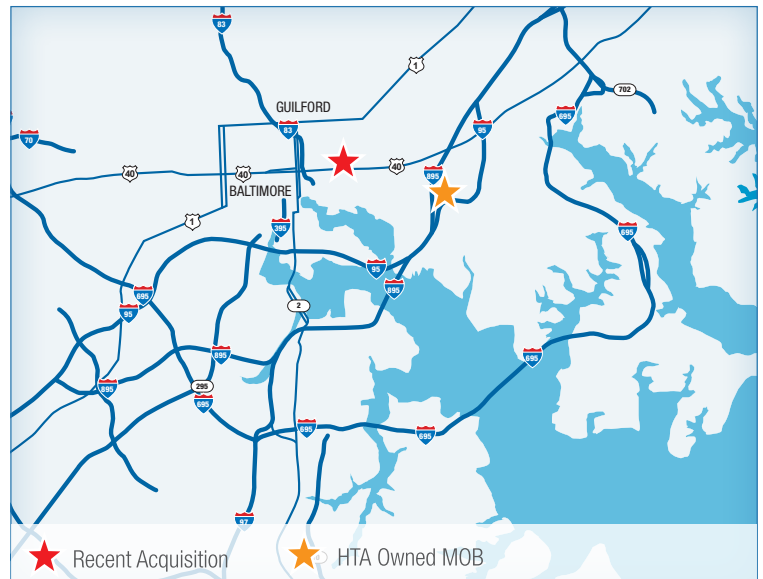


 JOHNSTON PROFESSIONAL BUILDING
BALTIMORE, MD | MEDSTAR UNION MEMORIAL HOSPITAL CAMPUS | ACQUIRED 2014

Key Statistics

Location: Baltimore, Maryland
Buildings: 1 on-campus
Total Investment: \$24 million
GLA: 79 thousand square feet
Occupancy: 100%
Closed: June 2014
Health System Affiliation: MedStar Health



Strategic Rationale

The acquisition of the Johnston Professional Building increases HTA's total Baltimore portfolio to almost 243 thousand square feet between three properties. This represents the second MOB that HTA will own on MedStar Health System ("MedStar", Rated A-) campuses, allowing HTA to expand its asset management and leasing platform to this area over time.

The Johnston Professional Building is a 79 thousand square foot MOB located on MedStar's Union Memorial Hospital campus. It is a multi-tenanted building, anchored by Medstar and its nationally recognized orthopedic program. The facility is located in Northern Baltimore, a few blocks from The Johns Hopkins University and just south of the affluent residential community of Guilford.