 PATEWOOD MEDICAL OFFICE BUILDING B
GREENVILLE, SC | GREENVILLE HEALTH SYSTEM PATEWOOD MEMORIAL HOSPITAL CAMPUS

KEY STATISTICS

Total Investment \$179 million

GLA: 965 thousand square feet

5.0% of Invested Dollars

17 Medical Office Buildings

HTA Management and Leasing

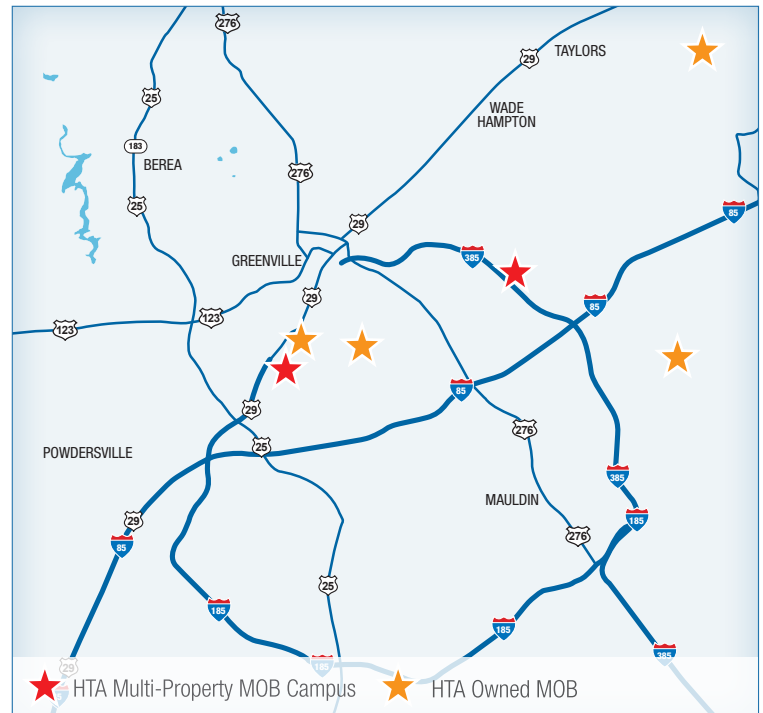
Key Tenants/Affiliations: Greenville Hospital System (A1)

100% On-Campus / Aligned

HIGHLIGHTS

Greenville is the largest MSA in South Carolina, with a growing population that is attracted to the area’s quality of life and expanding employment opportunities. It sits conveniently between Atlanta and Charlotte, with close proximity to the ports of Charleston and Savannah. This makes the area an attractive location for manufacturing and transportation. With over 250 international firms located in the area, including the national or regional headquarters for BMW, Michelin, GE, and Fluor, Greenville has the highest international investment per capita in the nation. This has resulted in regional unemployment below the national average and a positive outlook for the future.

HTA acquired the majority of this portfolio through a \$163 million sale-leaseback transaction with Greenville Health System in 2009. GHS is the dominant provider of healthcare in the area and has recently started to expand beyond its local base of operations. This transaction was one of the largest hospital monetizations in the past ten years. The buildings are predominately on-campus and include triple net, long-term leases with annual rent escalators to a strong, credit rated tenant.





KEY MARKET – GREENVILLE, SOUTH CAROLINA

HTA
LISTED
NYSE



GREENVILLE HEALTH SYSTEM CANCER TREATMENT CENTER
GREENVILLE, SC | GREENVILLE HEALTH SYSTEM MEMORIAL HOSPITAL CAMPUS



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