



CLEAR LAKE MEDICAL OFFICE BUILDING
HOUSTON, TX | KINDRED HOSPITAL CLEAR LAKE CAMPUS

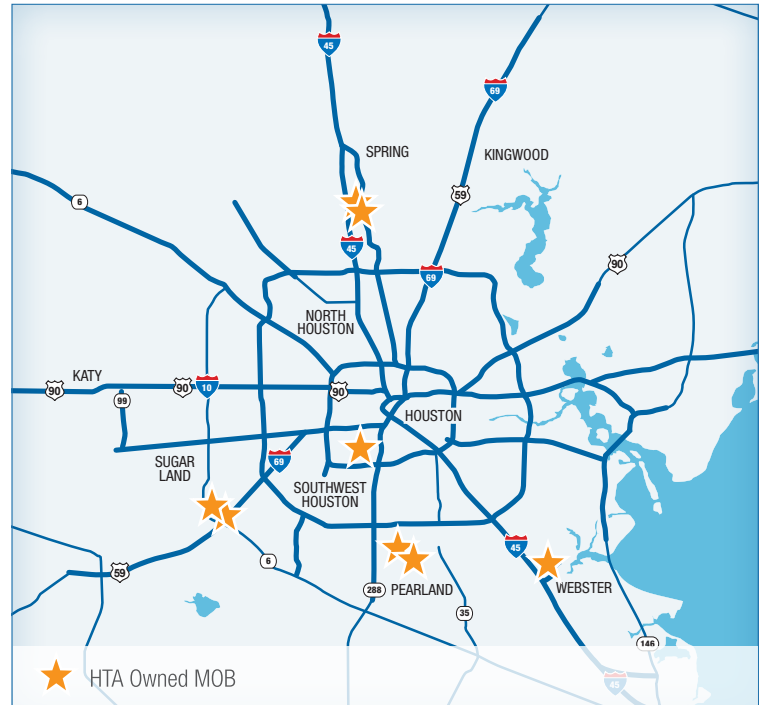
KEY STATISTICS

- Total Investment \$152 million
- GLA: 692 thousand square feet
- 4.2% of Invested Dollars
- 8 Medical Properties
- HTA Management and Leasing
- Key Tenants/Affiliations: Texas Children’s Hospital (Aa2), HCA (BB)
- 100% On-Campus / Aligned

HIGHLIGHTS

Houston is the fifth largest MSA in the U.S., and the largest city in the state of Texas. Houston ranks second in employment growth rate among the 10 most populous metro areas in the country. Houston’s economy has a broad industrial base in the energy, manufacturing, aeronautics, and transportation sectors, and only New York City is home to more Fortune 500 companies. With its business friendly climate, Houston has continued to attract jobs, resulting in an unemployment rate that is considerably below the national average.

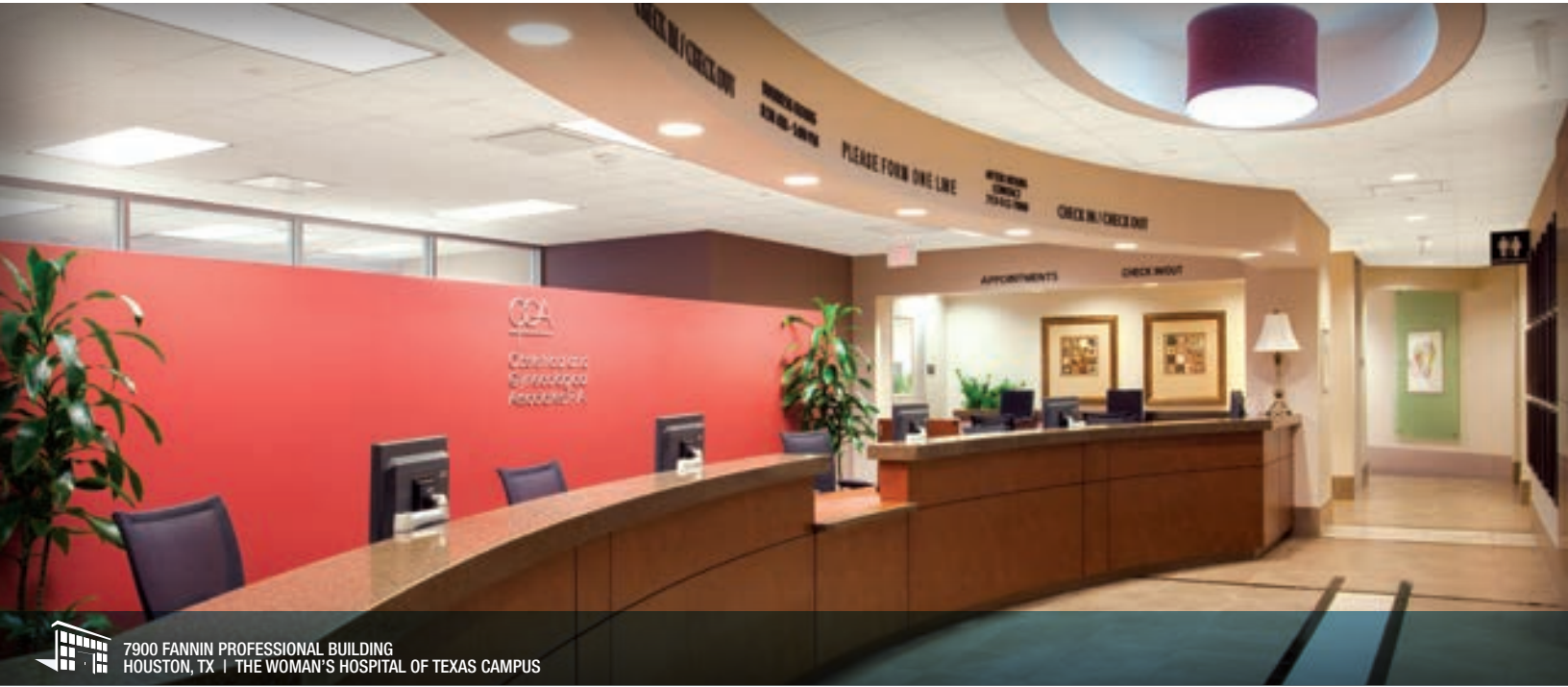
HTA’s Houston portfolio includes almost 700,000 square feet of healthcare real estate. It is highlighted by the 7900 Fannin Professional Building, located adjacent to the Woman’s Hospital of Texas, which is 176,000 square feet and was built in 2005. HTA acquired this building in 2010 from a group of physician sellers. To close this transaction, HTA structured part of the transaction consideration as an “UPREIT,” in which the sellers received shares in HTA in lieu of cash. This enabled HTA to provide some of the sellers with favorable tax treatment and a continued interest in medical real estate, an important consideration to some members of the selling group.





KEY MARKET – HOUSTON, TEXAS

HTA
LISTED
NYSE



7900 FANNIN PROFESSIONAL BUILDING
HOUSTON, TX | THE WOMAN'S HOSPITAL OF TEXAS CAMPUS



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HOUSTON, TX | THE WOMAN'S HOSPITAL OF TEXAS CAMPUS