



FEDERAL NORTH MEDICAL OFFICE BUILDING  
PITTSBURGH, PA | ALLEGHENY GENERAL HOSPITAL CAMPUS

### KEY STATISTICS

Total Investment \$149 million

GLA: 1.1 million square feet

4.2% of Invested Dollars

5 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: Highmark Inc. (A-),  
University of Pittsburgh Medical Center (Aa3)

100% On-Campus / Aligned



### HIGHLIGHTS

Over the past 30 years, Pittsburgh has transformed itself into a dynamic hub for the healthcare, technology, and energy industries. Its high-quality universities have created a highly skilled workforce that, combined with a low cost of living, is attractive to businesses and employees. This has resulted in unemployment that is significantly below the national average and wages that are increasing. These factors have also led to improving real estate fundamentals, including increasing occupancy and rental rates in the market. Additionally, Pittsburgh was named the “North American City of the Future” by the Financial Times and a “Best Commercial Real Estate Market” by Moody’s Investor Services.

Healthcare in the region is primarily provided by two competing health systems, UPMC and the West Penn Allegheny Health System. West Penn was recently acquired by Highmark, one of the largest health insurers in the U.S., creating a vertically integrated provider network that is positioned to benefit from the Affordable Care Act.

HTA’s initial investments in the Pittsburgh market began with the acquisition of two MOB’s affiliated with the West Penn system in 2010. Given the strong performance of this market since then, HTA expanded in the region in 2012-2013. The majority of this portfolio is focused around the downtown area that has recently attracted increasing investor interest.



KEY MARKET – PITTSBURGH, PENNSYLVANIA

HTA  
LISTED  
NYSE



MONROEVILLE MEDICAL OFFICE BUILDING  
MONROEVILLE, PA | UNIVERSITY OF PITTSBURGH MEDICAL CENTER CAMPUS



HIGHMARK PENN AVENUE PLACE  
PITTSBURGH, PA | ALLEGHENY GENERAL HOSPITAL CAMPUS