



2015 ACQUISITION – BOSTON MEDICAL CENTER AT 670 ALBANY

HTA
LISTED
NYSE



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

Key Statistics

Location: Boston, Massachusetts

Buildings: 1 On-Campus

Total Investment: \$101.5 million

GLA: 161 thousand square feet

Occupancy: 100%

Closed: June 2015

Health System Affiliation: Boston University (A1), Boston Medical Center (Baa2)

Strategic Rationale

Expanding into the Boston market brings HTA's total square footage in the area up to 844,000 square feet. Building critical mass within a market overtime allows HTA's in-house asset management platform to uncover synergies, maximize expense efficiencies, and generate long-term value for shareholders.

In Boston, HTA increased its scale and presence in its largest market with the acquisition of the 670 Albany building, a 161,000 square feet state-of-the-art biomedical research facility located on the joint campus of Boston Medical Center (BMC) and Boston University (BU) Medical Center. 670 Albany is 100% leased to BU and BMC, two of the leading academic medical centers in the Northeast. Uses in the building extend to hematology, pathology, and infectious disease labs, among others. The building is also home to a shared 300-seat auditorium for classroom and seminar space as well as a pneumatic tube system that links Boston Medical Center's lab directly to four buildings in its medical center.

HTA's entire Boston real estate portfolio is on-campus or affiliated with leading healthcare systems in the area including BMC, Steward Healthcare, and Tufts Medical Center.

