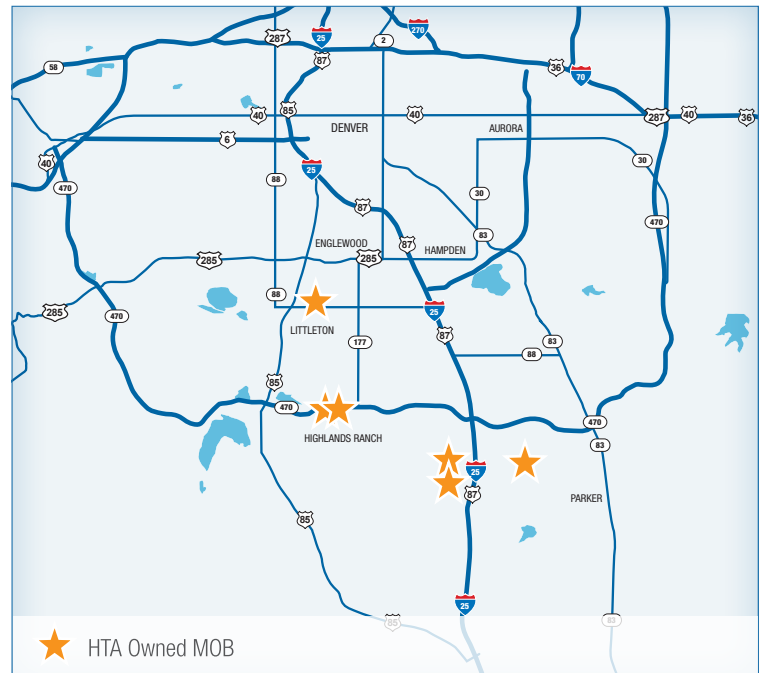




LONE TREE MEDICAL PLAZA
DENVER, CO | COMMUNITY-CORE LOCATION

KEY STATISTICS

Total Investment \$112 million
GLA: 371 thousand square feet
3.1% of Invested Dollars
6 Medical Office Buildings
HTA Property Management
Key Tenants/Affiliations: HCA (BB)
79% On-Campus / Aligned



HIGHLIGHTS

The Denver metro area is quickly becoming a primary market for businesses and investors. It’s central location, mild climate and diverse economy has contributed to Denver’s population growth that nearly doubled the national average between 2002 and 2012. Metro Denver attracts a steady stream of highly educated workers from other areas, and in 2013 Colorado ranked fifth “best state for business” placing high for labor supply, growth prospects and quality of life by Forbes. The region’s largest employers represent a diverse cross-section of industries including aerospace, aviation, bioscience, financial services, and telecommunications. Because major employers are located throughout Metro Denver, the region has a good geographic balance of employment centers.

HTA’s Denver metro portfolio includes six medical office buildings totaling over 370,000 square feet of healthcare real estate. The 2013 acquisition of the Lincoln Medical Center (LMC) was the second purchase completed with a local developer in the region. LMC is positioned in a community-core location, in a high-traffic area off of Lincoln Avenue and less than one mile from the HCA-Sky Ridge Medical Center. Additionally, LMC is anchored by an HCA affiliated 26,000 square foot surgery center. Three of HTA’s MOB’s, including LMC, are located in the affluent Douglas County, one of the wealthiest counties in the Western U.S.



KEY MARKET – DENVER, COLORADO

HTA
LISTED
NYSE



LINCOLN MEDICAL CENTER
DENVER, CO | COMMUNITY-CORE LOCATION



LINCOLN MEDICAL CENTER
DENVER, CO | COMMUNITY-CORE LOCATION