



REX CARY MEDICAL OFFICE BUILDING—CARY
RALEIGH, NC | ALIGNED WITH REX HOSPITAL

Key Statistics

Location: Raleigh, North Carolina
Buildings: 3 Off-Campus Aligned
Total Investment: \$40.1 million
GLA: 129 thousand square feet
Occupancy: 100%
Closed: April-May 2015
Health System Affiliation: Rex Hospital (A2)

Strategic Rationale

The capital of North Carolina, Raleigh, is home to leading academic institutions, including the University of North Carolina – Chapel Hill, Duke University, and North Carolina State University, the famed Research Triangle Park, and more than 50 multi-national corporations. With a well-educated workforce, this area is positioned for continued economic and population growth over the next 10 years. This growth should lead to continued expansion of healthcare demand in the area.

In 2015, HTA made two acquisitions in the Raleigh MSA. The Rex Cary MOB is 64,000 square feet, 100% leased and anchored by both Rex Hospital and a 21,000 square foot surgery center. The Tryon MOBs (2) total 67,000 square feet, are 98% leased and anchored by Cary Orthopedics, a leading orthopedics specialty group that has serviced the Raleigh area since 1982. The Tryon MOBs were purchased directly from a local owner and developer.

HTA's latest acquisitions expand HTA's Raleigh portfolio to over 400,000 square feet.

