



TOWER ROAD MEDICAL OFFICE BUILDING – MARIETTA  
ATLANTA, GA | WELLSTAR KENNESTONE HOSPITAL CAMPUS

## Key Statistics

Location: Atlanta, Georgia
Buildings: 1 On-Campus, 1 Off-Campus Aligned
Total Investment: \$35.3 million
GLA: 117 thousand square feet
Occupancy: 98%
Closed: March 2015
Health System Affiliation: WellStar Health System (Aa3)

## Strategic Rationale

The Atlanta metro area is the ninth largest in the U.S., with more than 5.5 million residents. It is also one of the fastest growing populations, with an increase of more than 28% since 2000. The Atlanta area offers residents one of the most expansive and efficient healthcare systems in the U.S. The area is home to more than 50 hospitals, run by leading health systems, such as Piedmont Healthcare, WellStar, Northside and Emory. Residents also have access to more than 100,000 healthcare practitioners.

HTA's 2015 acquisitions expanded the relationship with WellStar Health System. The two separate transactions were completed in tandem and negotiated directly with the health system, positioning HTA as a preferred buyer for future WellStar dispositions. One of the MOB's is positioned next to WellStar's flagship 633-bed WellStar Kennestone Hospital and the other is in Woodstock, Georgia, a strategic market for WellStar where they have been a leading provider for over 15 years.

HTA has a significant presence in the Atlanta market with 15 assets totaling over 700,000 square feet of GLA. It is also the headquarters of HTA's Southeast regional property management and leasing platform.

