



244 WESTCHESTER AVENUE – WHITE PLAINS MEDICAL CAMPUS  
WHITE PLAINS, NY | COMMUNITY-CORE LOCATION

### KEY STATISTICS

Total Investment \$115 million

GLA: 353 thousand square feet

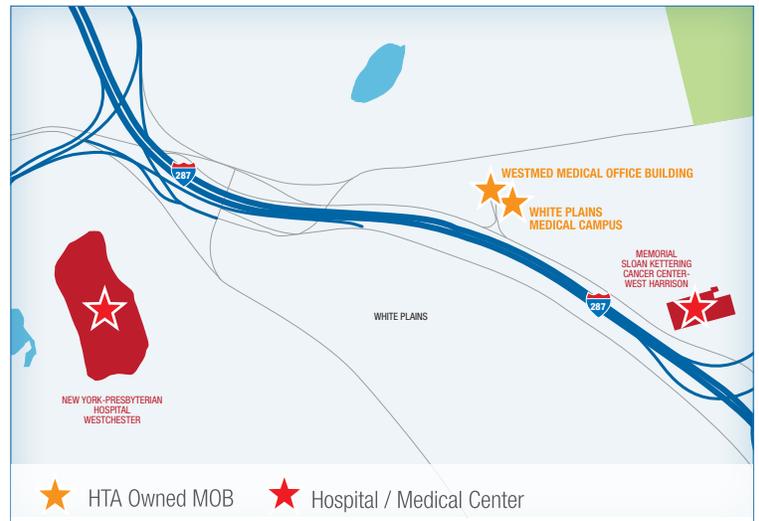
3.2% of Invested Dollars

6 Medical Office Buildings

HTA Property Management

Key Tenants/Affiliations: WESTMED® Medical Group, New York-Presbyterian (Aa3), Montefiore-White Plains Hospital (NR)

100% On-Campus / Aligned



### HIGHLIGHTS

In 2014, HTA entered the White Plains market through the acquisition of six MOB's in two separate transactions. These investments give HTA exposure to great locations that serve some of the leading healthcare providers in one of the wealthiest counties in New York. It also expands the asset management and leasing platform in New York state to over one million square feet across multiple markets. With the acquisition of these six properties, HTA now has exposure to a highly affluent demographic in White Plains, New York.

The White Plains campus is part of a high traffic, regional medical corridor and is immediately adjacent to the new, \$120+ million Memorial Sloan Kettering Cancer Center-West Harrison. The campus has high occupancy and has demonstrated significant leasing activity since closing. It also includes sufficient land to support the development of a new 70,000 SF MOB to meet growing demand. HTA purchased one of the buildings directly from the original developer. In this, the seller elected to invest a portion of their proceeds in HTA's Operating Partnership by way of an UPREIT, signaling a firm vote of confidence in the overall HTA portfolio.

These acquisitions represent HTA's strategy to invest alongside the growing demand for less costly outpatient care. Hospitals, physicians, and clinics are expanding their care to outpatient community-core locations with high visibility, significant foot traffic, and a dense patient base that drives demand. Practices located on a community-core campus like White Plains benefit from a high-quality tenant mix which ultimately drives synergies, a healthy referral base, long-term tenancy and retention, rent growth, and overall lifts in occupancy.



KEY MARKET – WHITE PLAINS, NEW YORK

HTA  
LISTED  
NYSE

