



YALE ONE LONG WHARF DRIVE
NEW HAVEN, CT

Key Statistics

Location: Hartford/ New Haven, Connecticut

Buildings: 26

Total Investment: \$180 million

GLA: 579 thousand square feet

Occupancy: 98%

Closed: April 2016

Health System Affiliation: Hartford Hospital/ ECHN/ Yale Hospital



Strategic Rationale

HTA's Connecticut portfolio was strategically targeted to create greater efficiencies among its Northeast markets – Boston, Albany and White Plains. Hartford/New Haven is part of HTA's Northeast Region the largest by invested dollars. HTA has invested \$1 billion in 3 million square feet within a 120-mile radius, establishing itself as a dominant owner compared to its REIT peers.

Comprised of ±2.1 million people within a 40-mile radius, Hartford and New Haven are known for their education and healthcare institutions, as well as prominent employers that provide over 65,000 jobs. Included in education and healthcare are Yale University and the Yale School of Medicine; Hartford the primary teaching hospital for the University of Connecticut Medical School; Saint Francis Hospital and Medical Center and affiliated with UConn; The John Dempsey Hospital in West Hartford, also known as the University of Connecticut Health Center; as well as the Hospital of Central.

Yale One Long Wharf Drive is a prominently located, 3-building medical office complex comprised of 286,713 square feet. This MOB is just 1 mile from Yale New Haven Hospital ("YNHH") and the campus of Yale University in New Haven, CT. Supported by an affluent, existing aging population – almost 15% of the population is over 65, HTA's significant market concentration, couple with a high demand for MOB space, creates significant opportunity to accommodate the growing demand of outpatient healthcare. The proximity of HTA's assets within this market will benefit from the inherent efficiencies of scale that will further expand HTA'S asset management and leasing platform while driving future growth and cost savings. As the epicenter of the Northeast, Hartford is 39 miles from New Haven, 90 miles from White Plains, NY, 112 miles from Albany, NY and 102 miles from Boston.