



CEDAR HILL MEDICAL PLAZA

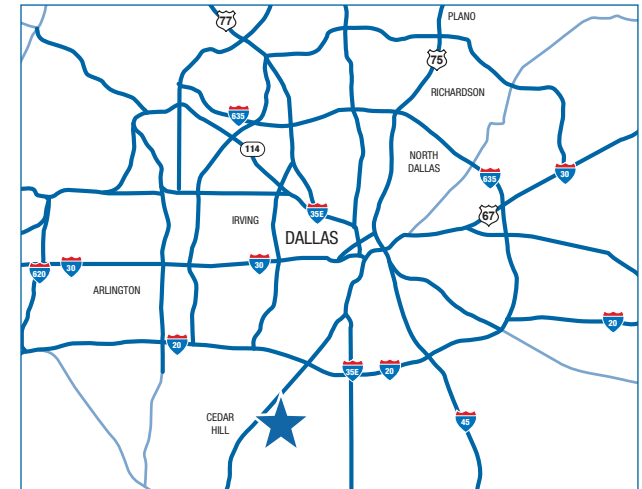
950 EAST BELT LINE ROAD | CEDAR HILL, TX 75104

12,548 SF TOTAL AVAILABLE

1,200 SF TO 8,129 SF CONTIGUOUS SF AVAILABLE

 **HTA**
Healthcare Trust of America, Inc.
Dedicated Owner of Best in Class Medical Office
NYSE: HTA

CEDAR HILL MEDICAL PLAZA 950 EAST BELT LINE ROAD | CEDAR HILL, TX 75104



BUILDING FEATURES:

- » 24,850 RSF Medical Office Building
- » Easy Patient Access
- » Drive-Up Parking – Parking Ratio 5.5/1,000
- » Built in 2007
- » Exterior, Top-of-Building Signage Available for Every Tenant
- » Generous Tenant Improvement Allowance
- » Specialties Include: Family Practice, Pediatrics, Podiatry, Dentistry, Lab Services, Chiropractic and Optometry

LOCATION FEATURES:

- » Excellent Visibility on Belt Line Road
- » Convenient Access to US-67, I-20, and I-35
- » 16 Miles Southwest of Downtown Dallas
- » Located in One of the Fastest Growing Cities in Dallas/Fort Worth Metroplex
- » Southern Dallas County is the 11th Fastest Growing Market in the US

DEMOGRAPHICS*:

	3 Mile
Population	62,667
Households	21,429
Average Age	35.40
Median HH Income	\$70,327
Daytime Employees	13,514

* Source: Claritas

The building is owned, professionally managed and leased by Healthcare Trust of America, experts in the management and leasing of medical office properties nationwide.

For more information, please contact:

214.560.4332
leasing@htareit.com

Property Owned by:
Healthcare Trust of America, Inc.
Corporate Office
16435 N. Scottsdale Rd. Ste. 320
Scottsdale, AZ 85254

Property Leased by:
Healthcare Management of America, Inc.
Regional Office
11970 N. Central Expressway, Ste. 160
Dallas, TX 75243



Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings (“MOBs”) in the United States, based on gross leasable area (“GLA”). We provide the real estate infrastructure for the integrated delivery of healthcare services in highly desirable locations. Our investments are targeted in 20 to 25 key markets that we believe have superior healthcare demographics that support strong, long-term demand for medical office space. We have achieved, and continue to achieve, critical mass within these key markets by expanding our presence through accretive acquisitions, and utilizing our in-house operating expertise through our regionally located property management and leasing platform. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that we believe have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company’s website at www.htareit.com.

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