



CEDAR HILL MEDICAL PLAZA

950 EAST BELT LINE ROAD | CEDAR HILL, TX 75104

MEDICAL OFFICE SPACE FOR LEASE
1,200 SF TO 5,633 CONTIGUOUS SF AVAILABLE

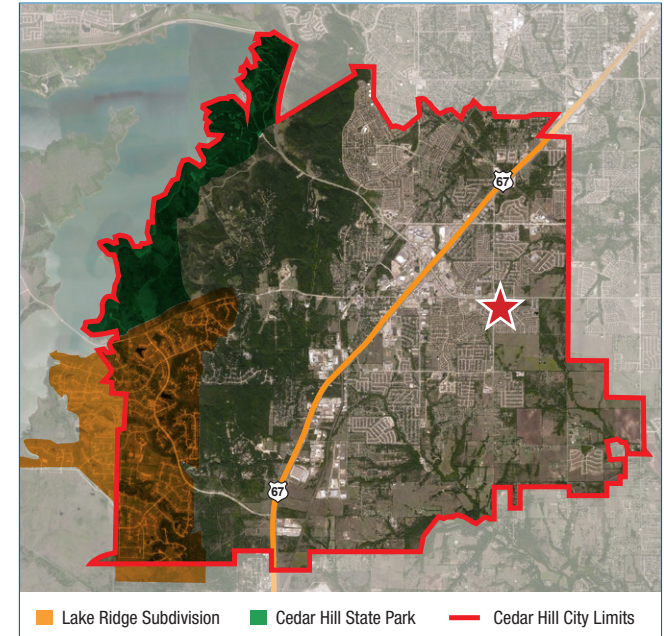
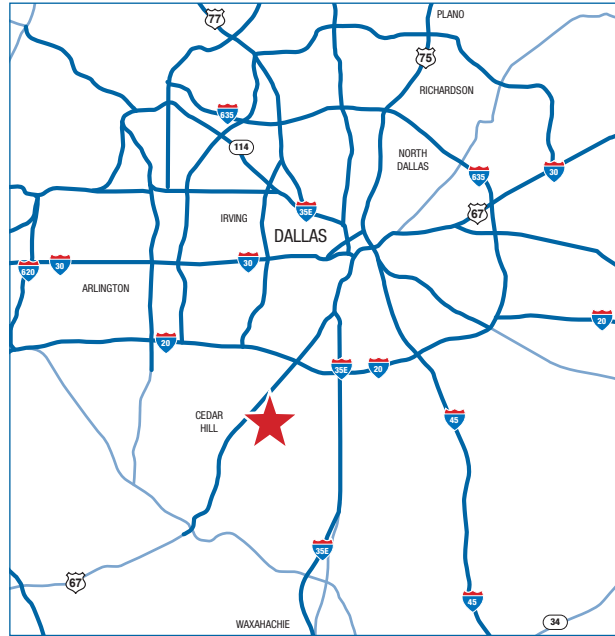
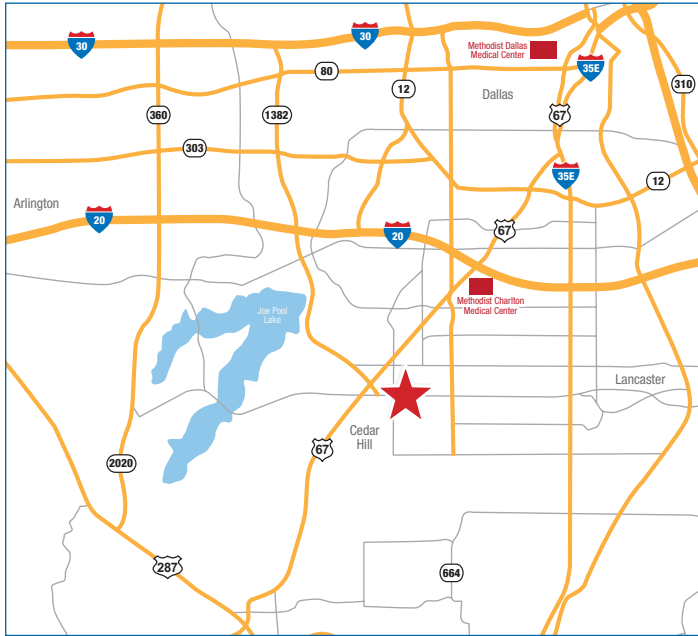


Healthcare Trust of America, Inc.
A Leading Owner and Operator of Medical Office Buildings

NYSE: HTA

CEDAR HILL MEDICAL PLAZA

950 EAST BELT LINE ROAD | CEDAR HILL, TX 75104



■ Lake Ridge Subdivision
 ■ Cedar Hill State Park
 ■ Cedar Hill City Limits

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
- » 1,200 to 5,633 SF Suites Available
- » 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:

MELINDA ALFORD, CCIM
469.317.6160
melindaalford@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), a nationally owned, publicly traded real estate investment trust, is a fully integrated, leading owner of medical office buildings. Since its formation in 2006, HTA has built a portfolio of properties that totals approximately \$3.6 billion based on purchase price and is comprised of approximately 15.3 million square feet of gross leasable area located in 28 states. HTA has invested significant resources into the development of an integrated approach to property management and leasing. HTA's Asset Management platform seeks to improve the efficiency of each property while maximizing tenant satisfaction. This approach makes HTA's properties attractive to healthcare providers and maximizes the financial performance of each asset. Property management, leasing, engineering and building maintenance, construction management and accounting services are some of the specific services HTA provides to its tenants.

All information contained herein has been obtained from sources believed to be reliable. However, we make no guarantee, warranty, or representation about such information. All references to square footages are approximate. Healthcare Trust of America, Inc. and Healthcare Management of America, Inc. are not affiliated with any tenants at the properties. Logos and trade names shown are the property of their respective owners. It is your responsibility to conduct a careful inspection of the premises to satisfy yourself as to the suitability of the premises for your needs. The properties are owned, managed and leased by an affiliate of Healthcare Trust of America, Inc. Copyright 2015 © Healthcare Trust of America, Inc. All rights reserved.