



# BOSWELL WEST MEDICAL OFFICE BUILDING

10503 WEST THUNDERBIRD BLVD. | SUN CITY, ARIZONA 85351

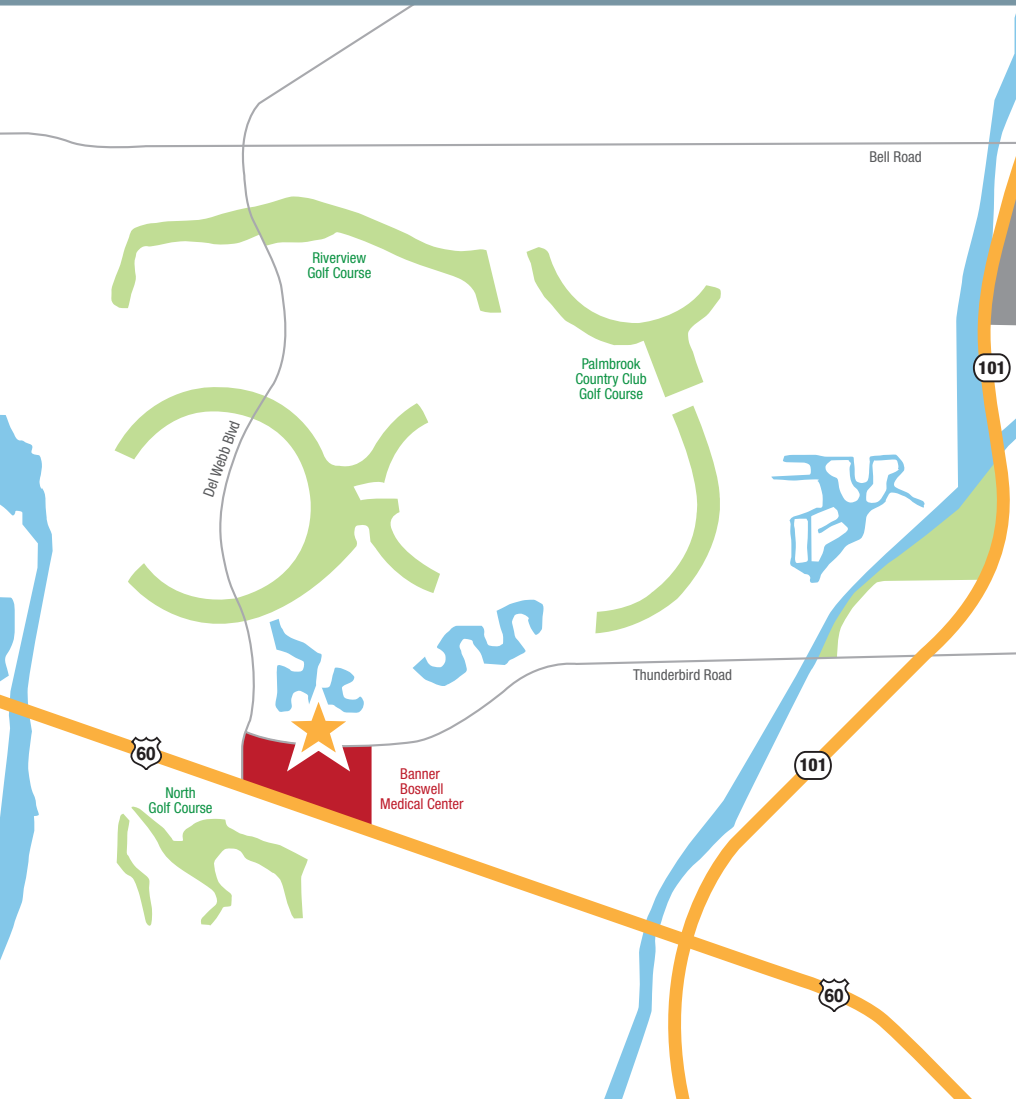
**MEDICAL OFFICE SPACE FOR LEASE**





## FEATURES:

- » Move-in ready suites available
- » On-site lab, pharmacy and café
- » 5.91/1,000 parking with underground parking available
- » Building frontage on Thunderbird Blvd.
- » Located adjacent to Banner Boswell, a 501 bed hospital, with primary specialty areas including: cardiac services, neurosciences, orthopedic services, rehabilitation and Banner MD Anderson Cancer Center radiation oncology facility
- » Great freeway accessibility



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

Healthcare Trust of America, Inc. (NYSE: HTA), is the largest dedicated owner and operator of medical office buildings in the United States, comprising over 24 million square feet of GLA, with over \$7 billion invested primarily in medical office buildings. HTA provides real estate infrastructure for the integrated delivery of healthcare services in highly-desirable locations. Investments are targeted to build critical mass in 20 to 25 leading gateway markets that generally have leading university and medical institutions which translates to superior demographics, high-quality graduates, intellectual talent and job growth. The strategic markets HTA invests in support a strong, long-term demand for quality medical office space. HTA utilizes an integrated asset management platform consisting of on-site leasing, property management, engineering and building services, and development capabilities to create complete, state of the art facilities in each market. This drives efficiencies, strong tenant and health system relationships, and strategic partnerships that result in high levels of tenant retention, rental growth and long-term value creation. Headquartered in Scottsdale, Arizona, HTA has developed a national brand with dedicated relationships at the local level. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website [www.htareit.com](http://www.htareit.com).



Property Leased by:  
Healthcare Management of America, Inc.  
Regional Office  
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Scottsdale, AZ 85254

For more information, please contact:

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NYSE: HTA

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