



# INDEPENDENCE MEDICAL VILLAGE

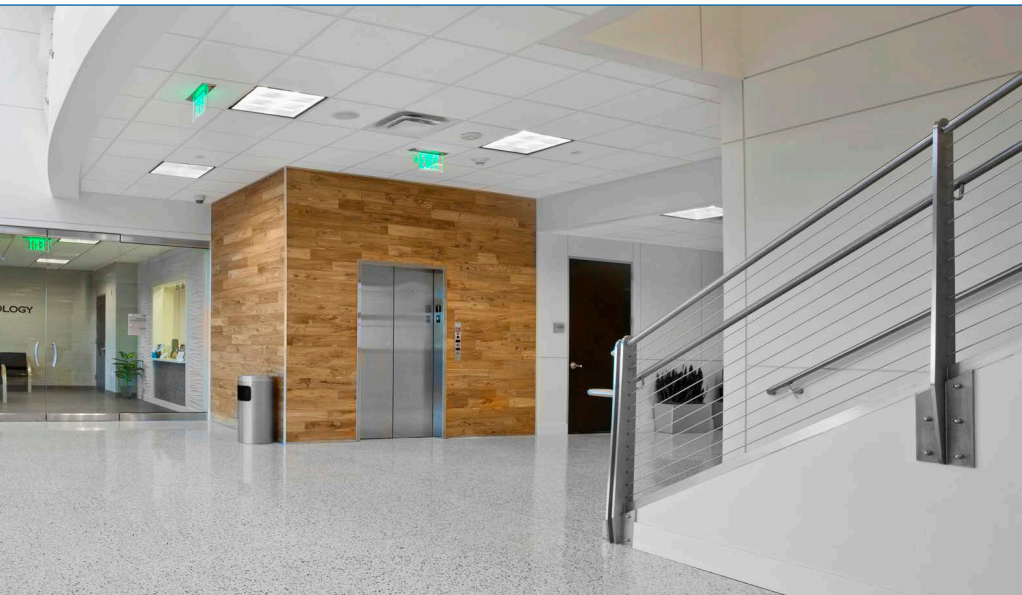
8080 Independence Parkway | Plano, TX 75025

**MEDICAL OFFICE SPACE FOR LEASE**



# INDEPENDENCE MEDICAL VILLAGE

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### BUILDING FEATURES:

- » Class "A" 71,711 SF medical office building
- » Built in 2014 with a 6/1000 parking ratio
- » Synergistic referral patterns
- » Anchor tenant: Village Health Partners
- » Generous tenant improvements

### LOCATION FEATURES:

- » Premier Plano address
- » Located within 8 miles of 14 hospitals and medical centers
- » Convenient access to SH 121
- » Superior demographics
- » Outstanding schools

### POPULATION GROWTH\*:

Year	Three-Mile Radius	Five-Mile Radius	City of Plano
2020 Projected	145,975	313,490	288,790
Growth 2000-2015	30.6%	34.7%	59.1%
Growth 2010-2015	7.0%	8.7%	5.5%
Growth 2015-2020	6.4%	7.3%	5.3%

\* 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:

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Property Owned by:  
Healthcare Trust of America, Inc.  
Corporate Office  
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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. Over the last decade, we have invested over \$4 billion primarily in MOBs and other healthcare assets comprising almost 18 million square feet of GLA. 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](http://www.htareit.com).

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