

## Carter Validus Launches New Mission Critical REIT

**(December 29, 2010 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. announced today that its registration statement pertaining to a public offering of up to \$1.75 billion in common stock (including shares to be sold pursuant to its distribution rein-vestment plan) was declared effective as of December 10, 2010, by the United States Securities and Exchange Commission. Carter Validus Mission Critical REIT intends to use the net proceeds from this offering to invest primarily in mission critical real estate assets located throughout the United States.

Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants. Carter Validus Mission Critical REIT will focus its acquisitions on mission critical assets in three distinct real estate sectors: data centers, healthcare and education.

The common stock, priced at \$10 per share, will be made available through SC Distributors, LLC, a FINRA member and the affiliated dealer manager to the offering

This is not an offer or a solicitation of an offer to buy the securities described herein. Such an offer can be made only by means of a prospectus. To obtain a prospectus, please contact your investment professional or SC Distributors, LLC at 610 Newport Center Drive, Suite 350 Newport Beach, CA 92660 (877-907-1148). Securities offered through SC Distributors, LLC member FINRA and SIPC.

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**About Carter Validus Mission Critical REIT, Inc.**

Carter Validus Mission Critical REIT, Inc. is a real estate investment trust that invests in mission critical real estate assets located throughout the United States. Mission critical real estate assets are purpose-built facilities designed to support the most essential operations of tenants.

**Forward-Looking Statements**

*Certain statements contained herein, other than historical fact, may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). These statements are predicated on current assumptions regarding operational strategies, anticipated events and trends, the economy, and other future conditions. No forward-looking statement is intended to, nor shall it, serve as a guarantee of future performance. You can identify the forward-looking statements by the use of words such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "outlook," "plan," "potential," "predict," "project," "seek," "should," "will" and other similar terms and phrases, including references to assumptions and forecasts of future results. Forward-looking statements are subject to various risks and uncertainties, including those described under the section entitled "Risk Factors" in the Company's most recent Annual Report on Form 10-K, filed with the Securities and Exchange Commission, and subsequent quarterly filings on Form 10-Q. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in the Company's filings with the SEC. The Company undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.*