

## Carter Validus Mission Critical REIT Acquires Data Center Property in Massachusetts

**(April 8th, 2013 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. announced today that it has purchased a data center property in Andover, Massachusetts for \$12,000,000. The property is situated 25 miles north of Boston in an area that caters to financial, education, healthcare, technology and biotech users.

The property is 100% leased under a long term, net lease to a leading provider of advanced network communications, including cloud computing and managed services. The purpose-built facility, originally constructed as a build-to-suit for a major telecommunications company, totals 92,700 square feet and has benefited from extensive capital investment by the current tenant.

"We are pleased to continue to expand our diversified portfolio of mission critical real estate assets throughout key markets across the United States," said John Carter, CEO of Carter Validus Mission Critical REIT, Inc.

### **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.*