

## Carter Validus Mission Critical REIT Acquires Data Center Asset in Sale-Leaseback Transaction with AT&T

**(October 15th, 2013 - Tampa, FL)** Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced that it has acquired the AT&T Data Center property in Waukesha, WI for approximately \$52,000,000. The property is strategically located 18 miles west of Milwaukee, adjacent to Interstate 94, within the submarket of Pewaukee/Waukesha, Wisconsin. The area is conducive to a highly efficient data center environment as it benefits from local the climate, which offers natural cooling and historically limited exposure to environmental and weather-related risks.

The property, sold to CVMC REIT by AT&T and leased back for ten years by AT&T Services, Inc., was built in 1989 by Wisconsin Bell (subsequently acquired by AT&T) and measures approximately 142,952 SF, including over 40,000 SF of raised floor space and 60,000 SF of supporting infrastructure and critical systems. The data center houses a wide array of enterprise applications for AT&T's business operations.

"The addition of the AT&T Data Center is representative of our commitment to acquire high quality, mission critical assets under long-term net leases with credit tenants," said John Carter, CEO, CVMC REIT. "We look forward to adding more assets of this caliber to our investment portfolio."

### **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.*