

Carter Validus Mission Critical REIT Acquires AT&T Data Center Property

(December 1st, 2013 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. announced that it has purchased its second AT&T Data Center property via a sale-leaseback transaction for approximately \$110,000,000. The property is situated in Brentwood, TN and is within close proximity to Nashville, one of the largest metropolitan statistical areas in the Southern United States.

The property, 100% leased to AT&T Services, Inc., is a single-tenant data center that serves as AT&T's main communications hub for the Tennessee and Kentucky regions. The facility has over 103,000 square feet of raised floor white space and 75,000 square feet of mechanical space, with the remainder utilized for engineering and support functions.

"This acquisition continues to reinforce our commitment to purchase high quality, mission critical real estate leased to creditworthy tenants in strategic markets throughout the United States," said Michael Seton, President and Chief Investment Officer, Carter/Validus Advisors, LLC.

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.