

Carter Validus Mission Critical REIT Acquires Bay Area Regional Medical Center Property

(September 10th, 2014 - Tampa, FL) Carter Validus Mission Critical REIT, Inc. ("CVMC REIT") announced that it acquired a 60% interest in the Bay Area Regional Medical Center property (the "Property"), a newly constructed acute care hospital in the Houston suburb of Webster, TX. An affiliate of Medistar Corporation, the developer of the Property, retains the remaining 40% interest in the Property. CVMC REIT has committed additional capital for the future build-out of the remaining shelled four floors of the facility, which will likely occur within the next 18 months.

The Property is a nine-story, 373,000-square-foot, full service, general acute care hospital with 104 beds, five operating rooms including a Hybrid OR and a full service emergency department. The Property includes an attached 676 space parking garage. The planned build-out of the remaining floors of the facility would increase the number of beds to approximately 202. Hospital services offered include emergency and urgent care, diagnostics and testing functions such as CT, MRI, nuclear medicine, and EKG EEG Echocardiogram, plus a wide assortment of treatment functions, including chemotherapy, wound care, and cardiac rehabilitation. The Property is currently 100% leased to Bay Area Regional Medical Center, LLC.

"Bay Area Regional Medical Center has been designed and constructed with the fundamental objective of treating patients with the leading technologies in medicine," said Michael Seton, President and Chief Investment Officer, Carter Validus Advisors, LLC. "This cutting-edge facility is an excellent addition to our portfolio of mission critical real estate assets. We look forward to our continued partnership and joint venture with Medistar in the ownership of this truly remarkable real estate."

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.