

SECURITIES AND EXCHANGE COMMISSION

FORM FWP

Filing under Securities Act Rules 163/433 of free writing prospectuses

Filing Date: **2013-03-19**
SEC Accession No. [0001193125-13-115205](#)

(HTML Version on secdatabase.com)

SUBJECT COMPANY

HEALTHCARE REALTY TRUST INC

CIK:[899749](#) | IRS No.: **621507028** | State of Incorporation: **MD** | Fiscal Year End: **1231**
Type: **FWP** | Act: **34** | File No.: **333-172368** | Film No.: **13702204**
SIC: **6798** Real estate investment trusts

Business Address
3310 WEST END AVE
FOURTH FL SUITE 700
NASHVILLE TN 37203
6152699175

FILED BY

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Final Term Sheet



\$250 million 3.75% Senior Notes due 2023

Issuer:	Healthcare Realty Trust Incorporated
Expected Ratings (Moody' s / S&P):*	Baa3 / BBB-
Principal Amount:	\$250 million
Title of Securities:	3.75% Senior Notes due 2023
Trade Date:	March 19, 2013
Original Issue Date (Settlement Date):	March 26, 2013 (T+5)
Maturity Date:	April 15, 2023
Interest Payment Dates:	Semi-annually in arrears on each April 15 and October 15, commencing October 15, 2013.
Benchmark Treasury:	2.00% due February 15, 2023
Benchmark Treasury Price/Yield:	100-29/1.899%
Spread to Benchmark Treasury:	T+195 basis points
Yield to Maturity:	3.849%
Coupon:	3.75% per annum
Public Offering Price:	99.179%
Redemption Provision:	
Make-Whole Call:	T+30 basis points, before January 15, 2023
Par Call:	On or after January 15, 2023
CUSIP / ISIN:	421946 AH7 / US421946AH71
Joint Book-Running Managers:	J.P. Morgan Securities LLC Wells Fargo Securities, LLC Credit Agricole Securities (USA) Inc.
Senior Co-Managers:	Barclays Capital Inc. Merrill Lynch, Pierce, Fenner & Smith Incorporated

Co-Managers:

U.S. Bancorp Investments, Inc.
Fifth Third Securities, Inc.
BMO Capital Markets Corp.
Scotia Capital (USA) Inc.
PNC Capital Markets LLC
RBC Capital Markets, LLC
BB&T Capital Markets, a division of BB&T Securities, LLC
Regions Securities LLC

* **Note:** A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

The issuer has filed a registration statement (including a prospectus) and a preliminary prospectus supplement dated March 19, 2013 with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement, the related preliminary prospectus supplement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus supplement and accompanying prospectus if you request it by calling J.P. Morgan Securities LLC collect at 1-212-834-4533 or Wells Fargo Securities, LLC toll-free at 1-800-326-5897.

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