

HEALTHCARE REALTY TRUST INC  
Form FWP  
December 08, 2010

**Free Writing Prospectus  
Filed pursuant to Rule 433  
Dated December 8, 2010**

**Relating to  
Preliminary Prospectus Supplement dated December 8, 2010 to  
Prospectus dated May 13, 2008  
Registration Statement No. 333-150884**

Final Term Sheet  
**\$400,000,000 5.750% Notes due 2021**

|   |   |
|---|---|
| <b>Issuer:</b>                                | Healthcare Realty Trust Incorporated  |
| <b>Principal Amount:</b>                      | \$400,000,000   |
| <b>Title of Securities:</b>                   | 5.750% Notes due 2021   |
| <b>Trade Date:</b>                            | December 8, 2010  |
| <b>Original Issue Date (Settlement Date):</b> | December 13, 2010   |
| <b>Maturity Date:</b>                         | January 15, 2021  |
| <b>Benchmark Treasury:</b>                    | 2.625% due November 15, 2020  |
| <b>Benchmark Treasury Yield:</b>              | 3.230%  |
| <b>Spread to Benchmark Treasury:</b>          | T+ 262.5 basis points   |
| <b>Coupon:</b>                                | 5.750% per annum  |
| <b>Yield to Maturity:</b>                     | 5.855%  |
| <b>Public Offering Price:</b>                 | 99.200%   |
| <b>Interest Payment Dates:</b>                | Semi-annually in arrears on each January 15 and July 15, commencing July 15, 2011.  |
| <b>Make-Whole Call:</b>                       | T+ 40 basis points  |
| <b>CUSIP/ISIN:</b>                            | 421946 AG9/US421946AG98   |
| <b>Ratings:</b>                               | Baa3 by Moody's Investors Service (positive outlook), BBB- by Standard and Poor's Ratings Services (stable outlook) and BBB by Fitch Ratings (negative outlook) |
| <b>Book-Running Managers:</b>                 | Barclays Capital Inc.<br>UBS Securities LLC   |

Credit Agricole Securities (USA) Inc.  
J.P. Morgan Securities Inc.  
Merrill Lynch, Pierce, Fenner & Smith Incorporated  
Morgan Keegan & Company, Inc.  
Wells Fargo Securities, LLC

**Co-Managers:**

Fifth Third Securities, Inc.  
SunTrust Robinson Humphrey, Inc.  
BMO Capital Markets Corp.  
Scotia Capital (USA) Inc.

**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 December 8, 2010 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](http://www.sec.gov). Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling Barclays Capital Inc. toll-free at 888-603-5847 or UBS Securities LLC toll-free at 877-827-6444, ext. 561 3884.**

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