

HEALTHCARE REALTY TRUST INC  
Form FWP  
December 01, 2009

**Free Writing Prospectus  
Filed pursuant to Rule 433  
Dated December 1, 2009**

**Relating to  
Preliminary Prospectus Supplement dated December 1, 2009 to  
Prospectus dated May 13, 2008  
Registration Statement No. 333-150884**

Final Term Sheet

**\$300,000,000 6.500% Notes due 2017**

<b>Issuer:</b>	Healthcare Realty Trust Incorporated
<b>Principal Amount:</b>	\$300,000,000
<b>Title of Securities:</b>	6.500% Notes due 2017
<b>Trade Date:</b>	December 1, 2009
<b>Original Issue Date (Settlement Date):</b>	December 4, 2009
<b>Maturity Date:</b>	January 17, 2017
<b>Benchmark Treasury:</b>	2.750% due November 30, 2016
<b>Benchmark Treasury Yield:</b>	2.743%
<b>Spread to Benchmark Treasury:</b>	T+387.5 basis points
<b>Interest Rate:</b>	6.500% per annum
<b>Yield to Maturity:</b>	6.618%
<b>Public Offering Price:</b>	99.323%
<b>Interest Payment Dates:</b>	Semi-annually in arrears on each January 17 and July 17, commencing July 17, 2010.
<b>Make-Whole Call:</b>	T+ 50 basis points
<b>CUSIP/ISIN:</b>	42225B AA4 / US42225BAA44
<b>Active Book-Running Managers:</b>	Banc of America Securities LLC J.P. Morgan Securities Inc.
<b>Passive Book-Running Managers:</b>	Barclays Capital Inc. Calyon Securities (USA), Inc. Morgan Keegan & Company, Inc.

UBS Securities LLC  
Wells Fargo Securities, LLC

**Co-Managers:**

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

**The issuer has filed a registration statement (including a prospectus) with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement 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 Banc of America Securities LLC toll-free at 1-800-294-1322 or J.P. Morgan Securities Inc. collect at 1-212-843-4533.**

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