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JLL Capital Markets advises Sendero Capital and Angelo Gordon on acquisition of 53,120 s/f medical office

August 04, 2023 - Front Section



Hamden, CT JLL Capital Markets advised on the acquisition of 1952 Whitney Ave., a 53,120 s/f medical office building.

JLL represented Sendero Capital and Angelo Gordon, who have formed a programmatic joint venture (also arranged by JLL) for up to \$300 million in investments in outpatient healthcare real estate over the next two years, in the acquisition. The purchase of 1952 Whitney Ave. is the first acquisition as part of the joint venture, which will focus on value-add and core plus outpatient medical office and surgery center assets throughout the northeast U.S.

The JLL Capital Markets team was led by managing director Brannan Knott and director Anthony Sardo.

1952 Whitney Ave. is a mission critical healthcare facility that is 88% occupied to a diverse tenant roster. The property is anchored by Hartford Healthcare and Yale New Haven Health as well as physician practices providing a range of specialties, including internal medicine, cardiology, dermatology, endocrinology, podiatry and physical therapy.

Located in the New Haven suburb of Hamden, 1952 Whitney Ave. is near Rte. 15 and I-91, providing access throughout the Southern Connecticut area. Additionally, the property has a Connecticut transit stop in front of the building. The facility is positioned in a healthcare-concentrated area with more than 3.2 million s/f of acute-care, rehabilitation and cancer hospitals nearby providing ancillary demand.

“A well-located, health system-anchored medical office building was a great way to kick-off the venture,” said Knott. “We expect Sendero and Angelo Gordon are going to be very active in the regional market and believe this is to the benefit of those looking to transact as they have knowledgeable and good people at the helm to work with.”

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540