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JLL assists Sendero and Angelo Gordon in 82,000 s/f acquisition

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Exeter, NH JLL Capital Markets (JLL) has arranged the acquisition of 1 Hampton Rd., a medical office campus comprised of two buildings totaling 82,000 s/f.

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 1 Hampton Rd. is the third 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 United States – a region with high barriers to entry, strong growth, and one of the largest concentrations of healthcare businesses in the U.S.

The property is 82,000 s/f, 92% leased to medical tenants, and anchored by Access Sports Medicine, Seacoast Pathology and Exeter Hospital. In June, New Hampshire's attorney general's office signed off on Exeter Hospital joining Beth Israel Lahey. The deal has been in the works since June 2022 and it includes a \$375 million investment into Exeter Hospital and its affiliates.

"We are very excited to announce the acquisition of 1 Hampton Rd. and to be a part of the growing community in Exeter, NH. We see this as an opportunity to partner with Exeter Hospital & Beth Israel Lahey Health, as well as many of the region's leading healthcare providers, as the premier off-campus outpatient medical facility in the region," said Ross Negele, principal, Sendero Capital.

1 Hampton Rd. is located one mile from Exeter Hospital and less than 50 miles from two national

airports. The location is easily accessible from NH Rte. 101, U.S. I-95 and the Amtrak Commuter Rail via the Downeaster.

The JLL Capital Markets team was led by managing director Brannan Knott, senior managing director Mindy Berman, director Anthony Sardo, and associate Landon Weaver.

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