

Exeter, New Hampshire Medical Office Building Sold for \$13,500,000

Exeter, NH - September 25, 2023: In a significant real estate transaction, the 80,384± SF medical office building located at 1 Hampton Road in Exeter, NH, has been successfully sold to Sendero Capital and Angelo Gordon for \$13,500,000.

The Seller, Banks Rocks LLC, an entity owned by GL Rogers Co. of Portsmouth, NH, was represented by [Kent White](#) and [Caitlin Burke](#) of The Boulos Company. White and Burke had been handling the leasing of the property for years and played a critical role in preparing the property for a sale.

Presently, medical tenants occupy 90% of the building. The buyers intend to fill the entire property with medical tenants, achieving 100% occupancy. Additionally, they plan to invest in upgrading the building's exterior and mechanical systems, elevating it to Class A standards. This renovation will not only enhance the building's aesthetics but also its functionality, further solidifying its reputation as one of the premiere medical office campuses in the market.

"We are very excited to announce the acquisition of 1 Hampton Rd and to be a part of the growing community in Exeter, NH," said Ross Negele, principal at Sendero Capital. "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."



About Sendero Capital

[Sendero Capital](#) is a privately held real estate investment, development, and advisory firm based in Boston, MA. The principals of the firm have decades of experience investing in, developing, and managing large portfolios of real estate across the United States, including millions of square feet in the healthcare sector. This is their first acquisition in New Hampshire.

About Angelo Gordon

[Angelo Gordon](#) is a leading alternative investment firm founded in November 1988. The firm currently manages approximately \$73 billion* with a primary focus on credit and real estate strategies. Angelo Gordon has over 650 employees, including more than 200 investment professionals, and is headquartered in New York, with associated offices elsewhere in the U.S., Europe, and Asia.

**Angelo Gordon's (the "firm") currently stated AUM of approximately \$73 billion as of December 31, 2022 reflects fund-level asset-related leverage. Prior to May 15, 2023, the firm calculated its AUM as net assets under management excluding leverage, which resulted in firm AUM of approximately \$53 billion as of December 31, 2022. The difference reflects a change in the firm's AUM*

calculation methodology and not any material change to the firm's investment advisory business. For a description of the factors the firm considers when calculating AUM, please see the disclosure linked [here](#).

About GL Rogers and Company:

Founded in 1981, [GL Rogers and Company](#) has grown through service, resourceful property management, and targeted commercial real estate development. We are a small family-owned company that has historically provided strong returns to our investors through sound asset acquisition and management. Our staff is highly tenured and brings years of experience and skill to the job.

We are currently developing a 300,000 SF multi-building project in Portsmouth, New Hampshire on property we have owned and managed since the early 1980s. The project envisions a top-tier hotel, an outdoor community civic space, a class-A office building, and mixed-use buildings that merge the best of residential, retail, restaurant, and commercial uses in an innovative and exciting way.

About The Boulos Company:

The Boulos Company is a Maine and New Hampshire commercial real estate firm dedicated to serving owners, investors, and tenants, blending Maine, New Hampshire, and Northern Massachusetts market knowledge with a global network. Founded by Joseph Boulos in 1975, the firm has grown to include more than 43 Portland, Maine, Portsmouth and Manchester, New Hampshire-based employees. More information is available at [Boulos.com](#).



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