



# Harrison Street Pays \$17M For 2 Philly Medical Buildings

By [Dan Packel](#)

Law360, Philadelphia (February 21, 2017, 3:25 PM EST) -- Chicago-based [Harrison Street Real Estate Capital LLC](#) is paying \$17 million for two medical office buildings in Northeast Philadelphia currently occupied by [Thomas Jefferson University Hospital](#), marketer Holliday Fenoglio Fowler LP announced on Tuesday. The buildings, which total 86,000 square feet, had been owned by an affiliate of George Comfort & Sons.

They underwent near complete renovations over the last 24 months, and they are 94.7 percent leased. Thomas Jefferson offers urgent care, vascular surgery, oral surgery, family practice, imaging, podiatry, dental, hematology oncology, periodontics and prosthetics and dermatology at the site. It also hosts a branch of the hospital's heart institute.

"The purchase of these assets is a testament to the strength of Philadelphia's health care market, the quality of the Jefferson Health System and the first-class medical office building George Comfort & Sons renovated," [HFF](#) director Ben Appel said in a statement.

George Comfort & Sons, one of New York's oldest and most reputable real estate firms, currently manages more than 12 million square feet of commercial property and has ownership interests in 70 percent of this portfolio.

Harrison Street focuses on holdings in the education, health care and storage sectors. The firm employs more than 90 people and holds approximately \$12.2 billion in assets.

The properties, located at 8001 and 8040 Roosevelt Boulevard in Philadelphia, are just off of Trinity Health's 231-bed Nazareth Hospital campus. The location is also within one mile of nearly 1,500 senior housing and age-restricted units.

A representative for Harrison Street did not immediately respond to a request for comment on Tuesday, and a spokeswoman for HFF said the company could not disclose the advising legal counsel involved in the deal.

The HFF investment sales team representing the seller was led by Appel, managing directors Philip Mahler and Evan Kovac and senior managing director Eric Anton.

In May 2015, HFF marketed a 12-story medical office building in Center City Philadelphia, across the street from Thomas Jefferson's main campus, to [HCP Inc.](#) for \$160 million.

That 705,000-square-foot building is almost 10 times the size of the buildings sold on Tuesday.

The seller there was [Digital Realty Trust Inc.](#), a San Francisco-based real estate investment trust that owns and develops technology-related properties.

--Additional reporting by Tom Zanki. Editing by Stephen Berg.