



## **Keller and Gray of HFF complete \$75m refinancing of Warwick Mall**

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Warwick, RI Holliday Fenoglio Fowler, L.P. (HFF) completed a \$75 million refinancing for Warwick Mall, a 978,659 s/f regional mall.

The HFF team worked on behalf of the borrower, a joint venture between Bliss Properties, Mark T. Brennan & Co. and the Lane Family Trust, to secure the 10-year, fixed-rate loan through Bank of America.

Originally developed in the 1970s, the Warwick Mall was renovated in 2011 and is currently leased to 86 tenants, including Nordstrom Rack, Macy's, Jordan's Furniture, Target, H&M, Old Navy and JCPenney. Additionally, the mall features a 12-screen Showcase Cinema, 12 restaurants and 5,000 parking spaces on the 70-acre site. Located at 400 Bald Hill Rd. at the intersection of I-95 and 295, the Warwick Mall is positioned 10 miles south of downtown Providence.

The HFF debt placement team representing the borrower included senior director Jennifer Keller and associate Andrew Gray.

“The Warwick Mall continues to demonstrate exceptional performance as a result of its strong tenancy, strategic location and attentive management team,” said Keller. “This financing strengthened a long-standing relationship with Bank of America and was an ideal long term strategy for the generational ownership team.”

HFF and its affiliates operate out of 24 offices and are a leading provider of commercial real estate and capital markets services to the global commercial real estate industry. HFF, together with its affiliates, offers clients a fully integrated capital markets platform, including debt

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