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Cassum and O'Neil of Holliday Fenoglio Fowler arrange \$16.3 million refinancing for a two building office campus

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The Boston office of Holliday Fenoglio Fowler, L.P. (HFF) has arranged a \$16.3 million first mortgage loan secured by a 207,000 s/f, two-building office campus within Lake Williams Corporate Center.

Working exclusively on behalf of Great Point Investors, LLC, HFF senior managing director Riaz Cassum and senior real estate analyst Lauren O'Neil placed the five-year fixed-rate loan with Danvers Bank. Loan proceeds were used to retire the existing maturing debt on the properties, which was originally placed with a life company by HFF in 2002.

Located at 26 and 62 Forest St. within the Lake Williams Corporate Center, the properties are close to I-95, 90 and 290, approximately 27 miles west of Boston. 26 Forest St. has 119,016 s/f and 62 Forest has 88,342 s/f of class A office space. Both properties were completed in 2001 and are 90% leased to four tenants: Advanced Micro Devices; International Power America; Netezza; and Navilyst Medical.

"HFF was able to secure a loan that was equal to the existing debt on the property, which was a major accomplishment in today's challenging capital market," said Cassum. "Additionally, the borrower was able to fix its cost of capital for the next five years at a very attractive interest rate."

Great Point Investors, LLC creates and manages private market real estate transactions for institutional investors.

HFF operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

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