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Holliday Fenoglio Fowler places \$29.5 million financing for three properties for Berkeley Investments, Inc.

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The Boston office of Holliday Fenoglio Fowler, L.P. (HFF) has arranged a \$29.5 million first mortgage financing for two office properties at 12 Farnsworth St. and 22 Boston Wharf Rd. as well as the Farnsworth Garage in the city's Seaport District.

HFF senior managing director Fred Wittmann and senior real estate analyst Carlos Febres-Mazzei worked exclusively on behalf of Berkeley Investments, Inc. to secure the five-year, fixed-rate loan through Cigna Investments. Loan proceeds will finance the portfolio, which was previously unencumbered, after full repayment of the prior mortgage in June 2010.

The portfolio is located across the Fort Point Channel from the city's Financial District and South Station in the Seaport District, which has been declared an "innovation district" by mayor Thomas Menino.

12 Farnsworth St., originally built in 1901, is a 57,361 s/f office property that is 90% leased to several office tenants and the Flour Bakery. 22 Boston Wharf Rd., constructed in 2001, features a 58,132 s/f, fully leased office property over a 500-space parking garage. The Farnsworth Garage, located at 21 Farnsworth St., has 361 parking spaces.

Berkeley Investments, Inc. is a Boston-based, full-service real estate investment and development company with an entrepreneurial focus on urban commercial and mixed-use properties.

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