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HFF secures \$27 million financing for two building portfolio in Fenway neighborhood

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Holliday Fenoglio Fowler, LP (HFF) has secured \$27 million in financing for 1249 and 1255 Boylston St., a two-building office and retail portfolio totaling 70,330 s/f in the city's Fenway neighborhood. Working exclusively on behalf of Samuels & Associates to refinance the existing debt, HFF placed the fixed-rate loan with Boston Private Bank & Trust Co.

1249 and 1255 Boylston St. are located one block from Fenway Park in the city's Fenway neighborhood. Originally built in the 1920s, both properties were renovated in 1990 and are fully leased. 1249 Boylston St. is a 37,495 s/f building leased to CVS and Partners Healthcare. 1255 Boylston St. is a 32,835 s/f building occupied by Guitar Center and Nextel.

The HFF team representing Samuels & Associates was led by director Greg LaBine, along with director Porter Terry and senior real estate analyst Robyn King.

"One of many successes that Samuels & Associates has had in the Fenway neighborhood, these assets have a great combination of strong tenancy and superior urban infill location," said LaBine.

"As such, this financing was attractive to banks, CMBS lenders and life insurance companies. Boston Private provided the best alternative for the deal and moved quickly to an efficient closing."

Samuels & Associates boasts twenty years of development, leasing and management experience and continues in 2012 to chart new waters with remarkable projects in urban and suburban communities.

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