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Mikula and Klein of HFF arrange \$129.42m for 14 property portfolio

March 13, 2008 - Financial Digest

Holliday Fenoglio Fowler, L.P. (HFF) has arranged a \$129.42 million refinancing for a 14-property portfolio in northern N.J. and southern Conn. that is part of Hampshire Partners Fund VI.

HFF managing director Jon Mikula and associate director Michael Klein worked exclusively on behalf of The Hampshire Cos. to secure the three-year, adjustable-rate loan through a bank syndication led by Webster Bank. Sovereign Bank is one of the major syndicators. The Hampshire Cos. is recapitalizing a portion of the fund's assets, replacing a current line of credit and rebalancing the rest of the portfolio with the new loan.

The portfolio is comprised of 1,350,190 s/f of rentable space, which includes six office buildings (877,100 s/f), five flex buildings (167,216 s/f) and three industrial buildings (305,874 s/f). The southern Conn. properties are: Wright International Financial Tower in Bridgeport and Preston Hill Office Park in Middlebury. The N.J. properties include: Montvale Business Center in Montvale, Florham Park Business Center in Florham Park, 10 Knightsbridge Dr., 80 Kingsbridge Dr., 81 Kingsbridge Dr., 140 Centennial, 275 Centennial and 240 Centennial in Piscataway, 2 Commerce Dr. in Cranbury, 15-01 and 18-01 Pollitt Dr. in Fair Lawn, and 675 Central Ave. in New Providence. The portfolio has an average occupancy of 68.3% and notable tenants include Royal Bank of Scotland, GSA, Cablevision, Alcatel-Lucent and TD BankNorth.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540