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Groblewski, Miller and Cunnane of Fantini & Gorga arrange \$19 million refinancing

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Boston-based Fantini & Gorga recently arranged a \$19 million first mortgage refinancing facility for Lincoln North, a first class office building, on behalf of its client, FFMS Lincoln North, LLC.

The subject is ideally located next to Hanscom Field and less than one mile from Rte. I-95 off Rte. 2A. Surrounded by Minuteman National Park, Lincoln North is close to historic Lexington and Concord and shops, services and restaurants. The subject is a class A multi-tenant property offering amenities such as a dramatic atrium and galleria with southern exposure, glass elevators, full service cafeteria, exercise and locker rooms, jogging and walking trails and superior landscaping on ten acres. Lincoln North offers 130,750 s/f of rentable area with a variety of tenant suites.

FFMS Lincoln North, LLC is a locally based partnership that has owned the building since 2008 and had been involved in the original development of the subject. Cranberry Hill Associates, Inc., a related entity, manages and leases Lincoln North.

The Fantini & Gorga team was led by Casimir Groblewski, senior managing director, and Chris Miller and Jason Cunnane, analysts, who together arranged the financing with a major Massachusetts-based financial institution.

"We were pleased to assist our client with the refinancing of this attractive and established property," said Groblewski. "Lincoln North is one of the most attractive office buildings in the Rte. I-95 market, and the opportunity to finance it drew serious attention from a variety of lenders. In the end, we were able to negotiate the terms and structure that our client sought within a very tight time frame."

Fantini & Gorga is one of New England's leading mortgage banking firms. Headquartered in Boston, Fantini & Gorga specializes in assisting its clients in arranging traditional debt, mezzanine, and equity financing for all commercial property types. throughout the United States. Fantini & Gorga combines deep regional roots, broad experience, market knowledge, and national/international reach in access to capital.

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