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HFF arranges \$111.5m financing for 80 Guest St. at Boston Landing on behalf of the borrower, NB Development Group

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Brighton, MA Holliday Fenoglio Fowler, L.P. (HFF) has arranged \$111.5 million in first mortgage financing for 80 Guest St., a 245,720 s/f, trophy office and lab property situated in the Boston Landing master-planned development.

HFF worked on behalf of the borrower, NB Development Group, to secure the fixed-rate loan through MetLife Investment Management.

Designed by architecture firm Elkus Manfredi, 80 Guest St. was the second asset to deliver in Boston Landing in September 2016. Home to New Balance's world headquarters, Boston Landing has emerged as the city's newest live-work-play district and will ultimately comprise 1.9 million s/f of office, retail, residential and hotel space when fully built-out. The project has a presence along the Massachusetts Turnpike, with access to the MBTA Boston Landing commuter rail station on site. 80 Guest St. features eight floors of high-ceiling, office and lab space averaging an open 28,000 s/f floor plate above 15,000 s/f of amenity retail.

The property is fully leased to four office tenants and three ground floor restaurant tenants, including Bose, Boston Bruins, Roche and Proteostasis.

The asset also consists of a 55,000 s/f ice rink complex, known as the Warrior Ice Arena, which serves as the practice facility for the Boston Bruins NHL franchise.

The HFF debt placement team was led by executive managing director John Fowler, senior managing director Riaz Cassum and associates Sam Campbell and Henry Schaffer.

Jim Halliday, managing director of NB Development Group, and Kevin Doyle, treasurer at New Balance, led the borrower team in the transaction.

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