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## Fantini & Gorga arranges the refinancing of The Berkeley Building for A.W. Perry

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Boston, MA Fantini & Gorga has arranged the refinancing of award winning, multi-tenant office/retail property known as The Berkeley Building for the sponsor, A.W. Perry, Inc. The property is located at 420 Boylston St., at the corner of Berkeley and Boylston St. in Back Bay. It is surrounded by numerous shops, restaurants, hotels and is adjacent to the Arlington Green Line T Station. Loan proceeds allowed for the recapture of funds previously invested in capital improvements. Details of the financing were not provided.

Built in 1906, the building was rated “of major significance” when receiving landmark designation by the Boston Landmarks Commission. Known as the “Crowned Jewel of the Back Bay,” it was the first building in the city to be honored with all three BOMA’s “Office Building of the Year” awards: Local, Regional, and International.

It is meticulously maintained by the Perry Management team and features first-class building services, including 24/7 lobby security, bike storage in the basement, locker facilities with showers, a shared conference room and an energy management system. Additionally, the Property features oversized windows that provide an abundance of natural light.

The Sponsors, A.W. Perry, Inc., is a privately held full service real estate firm headquartered in Boston, MA with a significant portfolio of commercial, industrial, and retail properties in the downtown Boston and Boston's South Shore markets. The company also has residential development experience and is currently pursuing joint venture activities in the Boston area.

Despite the recent downturn in the office market resulting from the Covid Pandemic, The Berkeley Building has maintained strong occupancy and current leasing activity is very favorable. It