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Newmark arranges \$133 million refinancing of The Link, Stamford, CT

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Stamford, CT Newmark, on behalf of A.M. Property Corp. and Northeast Capital Group, has arranged a \$133 million loan to refinance 200 Elm St. (The Link), a class A office complex located in downtown.

The financing was secured by Newmark and led by co-head of global debt & structured finance Jordan Roeschlaub and vice chairmen Nick Scribani and Chris Kramer. Deutsche Bank and Urban Standard provided the funding.

Originally built in 1984, The Link recently underwent a \$50 million transformation to meet the evolving needs of today's workforce. The renovation introduced a reimagined lobby, modernized elevators, and upgraded common areas, integrated with an amenity package.

The property features a cafeteria and conference facility, outdoor fire pits, and a fitness center offering semi-private classes for tenants. These enhancements, coupled with The Link's location, have driven significant leasing momentum – nearly 400,000 s/f of new leases and renewals have been completed in the past 24 months. Currently 92% leased, The Link is home to a distinguished tenant roster that includes Indeed, Deloitte, Henkel, and Diageo.

Positioned adjacent to I-95, The Link offers access to downtown's expanding residential base – over 7,000 new apartments have been delivered across downtown and Harbor Point since 2014. Additionally, direct access from the property's parking garage to I-95 ensures seamless connectivity for commuters.

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