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## **Atlantic Capital Partners closes \$23 million refinance on behalf of Hall Investments - secured by Lowe's ground-lease**

September 12, 2025 - Financial Digest



Norwalk, CT Atlantic Capital Partners Debt and Equity Platform has completed the closing of a \$23 million refinance on behalf of Hall Investments, secured by a long-term Lowe's ground-lease located at 100 Connecticut Ave. The refinancing was executed at a fixed interest rate of 5.17%.

The transaction reflects Atlantic Capital Partners capital markets expertise and lender relationships particularly in the retail segment, enabling the team to structure and secure terms despite ongoing market volatility. The refinance strengthens the borrower's capital position while ensuring long-term stability and optionality for the asset.

"This assignment garnered interest from a variety of banks and life insurance companies that allowed us to produce 10 competitive quotes and highlights our team's ability to navigate complex

market conditions and deliver outstanding results for our clients,” said Stephen Joseph, vice president. “We were also able to leverage Atlantic Retail’s leasing expertise to procure an extension from Lowe’s and our corporate services business to ensure a seamless execution. Securing \$23 million at such an advantageous rate is a testament to the strength of the asset, sponsor and our commitment to creating value.”

The property, situated in one of Fairfield County’s most dynamic submarkets, continues to benefit from tenant demand and strong fundamentals. The refinancing positions the asset for continued performance and long-term success.

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