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Brome and Yates of Holliday Fenoglio Fowler exclusively represent Talcott Realty in \$35 million refinancing

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The Hartford office of Holliday Fenoglio Fowler, L.P (HFF) has secured a \$35 million refinancing for One Financial Plaza, a 621,305 s/f class A office building plus an adjoining eight-story, 1,100 space parking garage.

HFF senior managing director Dana Brome and managing director Gerry Yates worked exclusively on behalf of the borrower, Talcott Realty Investors, LLC in arranging the three-year, adjustable-rate loan through People's United Bank. Â Talcott Realty Investors, an opportunistic real estate investment firm headquartered at One Financial Plaza, has a geographically diversified portfolio of approximately 3.6 million rentable s/f of class A office buildings across the U.S.

One Financial Plaza, also known as "The Gold Building" is currently 99% leased to 28 tenants including United Technologies Corp.; Travelers, Conning, Reid & Riege and People's Bank.Â The 26-story property is located at 755 Main St. in the city's central business district directly west of Adriaen's Landing.

"People's United Bank's involvement is a reflection of how local and regional banks area aggressively filling the capital void left behind by the lack of appetite from life insurance companies and CMBS providers," said Yates.

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