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Herron and LaBine of HFF place \$25 million financing for H.N. Gorin, Inc.

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Holliday Fenoglio Fowler, L.P. (HFF) has secured \$25 million in financing for 101 Merrimac St., a 10-story, 159,173 s/f class A office building in the city's Bulfinch Triangle neighborhood.

Working exclusively on behalf of H.N. Gorin, Inc., HFF senior managing director Bob Herron and director Greg LaBine placed the loan with Unum Group. Loan proceeds will refinance an existing first mortgage on the building. HFF will also service the loan.

Completed in 1990, 101 Merrimac St. features an on-site restaurant, courtyard and 55-space parking garage and is 95% leased to tenants including Partners Healthcare System, Inc. The property is located in Boston's Bulfinch Triangle neighborhood close to North Station, Mass. General Hospital, Faneuil Hall, the Financial District and the waterfront.

"Unum was able to provide a 15-year, fixed-rate financing at a competitive rate, which fit both the building profile and HN Gorin's strategy for the asset," said LaBine.

H.N. Gorin, Inc. is a real estate investment and development company involved in the acquisition, development, management and ownership of commercial, multifamily residential, industrial and retail real estate.

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