

**HOULIHAN-PARNES REALTORS & GHP OFFICE REALTY ARRANGE FINANCING FOR  
20 SAUGATUCK AVENUE, WESTPORT CT**



James J. Houlihan and Andrew Greenspan of Houlihan-Parnes Realtors, LLC and GHP Office Realty LLC, are pleased to announce the placement of \$2,700,000 of first mortgage financing on the Class-A mixed-use property located at 20 Saugatuck Avenue in Westport, Connecticut. Owned and operated by GHP Office Realty LLC, the 17,561 square foot building is fully leased and was acquired by the owners in 2014.

The loan was placed with a local bank for 10-year term with an interest-only rate of 5.42%. While we do live in a market with elevated interest rates, Houlihan-Parnes Realtors was able to negotiate beneficial terms should there be a shift in the market.

Since 2017, the property has been anchored by The Goddard School of Westport, comprising over 65% of the space. Several smaller tenants include RE/MAX, GAC Shipping USA, and Chirag Shah Consulting. The Borrower was represented by Elizabeth Smith and Cindy Albstein of Goldberg Weprin Finkel Goldstein, and Title Insurance was provided by Wayne Baird of First American Title Insurance Company.

Houlihan-Parnes, Realtors, LLC is a privately owned, vertically integrated commercial real estate investment and management firm, with a presence in 18 states across the United States. Owning more than 7 million square feet of office, retail and industrial space, the firm also owns or manages approximately 10,000 multifamily units. Founded in 1891 and operated by the fourth and fifth generations of the Houlihan family, the company is headquartered in White Plains, NY. The firm is engaged in acquisition, property and construction management, consulting services, leasing and mortgage brokerage for all commercial real estate asset classes, both for the company's portfolio and for third parties.

GHP Office Realty is a division of Houlihan-Parnes Realtors, LLC. GHP is presently one of the New York area's leading owners, operators and purchasers of suburban New York commercial and industrial space. GHP Office Realty has acquired, financed, redeveloped, leased and managed more than 7,000,000 square feet. Regionally, the partners presently own and manage buildings in Westchester and Rockland Counties, New York, in Fairfield County, Connecticut and in Bergen County, New Jersey. Privately funded and well-capitalized, GHP Office Realty is stable, strong, and poised to continue flourishing. For more information, please contact Andy Greenspan at 914-641-4346 or by email at: [andy@ghpoffice.com](mailto:andy@ghpoffice.com).