

GHP Office Realty  
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## **HOULIHAN-PARNES REALTORS ARRANGES \$35,000,000 LOAN FOR 555 TAXTER ROAD, ELMSFORD, NEW YORK**



Bryan Houlihan, Christie Houlihan and Rachel Greenspan, of Houlihan-Parnes Realtors, LLC and GHP Office Realty, LLC are pleased to announce the placement of a first mortgage in the amount of \$35,000,000 on two Class-A buildings located at 555-565 Taxter Road, Elmsford, New York. The complex contains a total of 371,224 rentable square feet, which is managed and leased by GHP Office Realty. The properties are conveniently located two miles from the entrance of the Gov. Mario M. Cuomo Bridge, the Cross Westchester Expressway, New York Thruway, Saw Mill River and Sprain Brook Parkways. Since acquiring the property in early 2019, GHP has significantly improved the two-building complex, commonly known as Taxter Corporate Park. Montefiore Medical Center has committed to a long-term lease of over 127,000 square feet. Other major tenants at the property include Massachusetts Mutual Life Insurance Company, The Coca-Cola Company, Pillinger Miller Tarallo LLP, Schott Corporation, and Nationwide Mutual Insurance Company.

The loan was placed with a national Life Insurance company for a term of 20 years with a fixed interest rate of 3.98 percent. The borrower was represented by Elizabeth Smith, Esq. of Goldberg Weprin Finkel Goldstein, LLP, and the title was ensured by 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 throughout the United States. Owing 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. Houlihan-Parnes' mortgage brokerage affiliate, Q10 New York Realty Advisors, is a member of Q10 Capital, LLC, a leading commercial mortgage brokerage consortium with 20 offices in 19 states nationwide.

GHP Office Realty is a division of Houlihan-Parnes Realtors, LLC which 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).