

GHP Office Realty
Four West Red Oak Lane
White Plains, New York 10604

Phone: 914.642.9300
Fax: 914.642.9301
www.ghpoffice.com

HOULIHAN-PARNES REALTORS & GHP OFFICE REALTY ARRANGE A \$13,750,000 MORTGAGE AT 4 WEST RED OAK LANE IN WHITE PLAINS, NY

JUNE 2026: James J. Houlihan and Andrew 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 \$13,750,000 on a Class-A five-story office building on West Red Oak Lane. The 134,000 square foot property, located on the I-287 corridor in Westchester County, has been in the owner's portfolio for the last 25 years.

4 West Red Oak Lane is prominently located on the border of White Plains and West Harrison, NY at the intersection of many major highways. The building boasts 400 parking spaces, half of which are in a covered structure, a café, fitness center, EV chargers and operable windows. 4 West Red Oak Lane is known for having a long-term stable tenant base. Historically, the well-established tenant base has included companies active in the real estate services, legal services, financial services, insurance, and telecommunications sectors.



The mortgage was placed with a local bank for a term of five years at a rate of 6.25%. The rate is fixed for the term of the loan. There is a flexible tiered prepayment schedule placed on the deal. The Borrower was represented by Kelly Molloy of Goldberg Weprin Finkel Goldstein, LLP, and 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.

Owning more than 6 million square feet of office, retail and industrial space, the firm also owns or manages approximately 15,000 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 which is a leading owner, operator, and purchaser of commercial properties. GHP Office Realty has acquired, financed, redeveloped, leased, and managed more than 7,000,000 square feet of space in the states of New York, Connecticut and South Carolina. Privately funded, vertically integrated, and well-capitalized, GHP Office Realty is stable, strong, and poised to continue flourishing.

For more information, please contact Andy Greenspan at (843) 874-3343 or by email at: andy@ghpoffice.com