

HFF[®]

Holliday Fenoglio Fowler, L.P.

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\$65 million refinancing for 1700 Pacific in downtown Dallas arranged by HFF

DALLAS, TX – The Dallas office of HFF (Holliday Fenoglio Fowler, L.P.) announced today it has arranged a \$65 million refinancing for 1700 Pacific, a 49-story, Class A office tower in downtown Dallas, Texas.

Working exclusively on behalf of Berkeley Investments, HFF managing director Steve Heldenfels and senior managing director Whitaker Johnson placed the five-year, fixed-rate loan with ING Investment Management. HFF is the correspondent for ING. Berkeley Investments is owned by Jon Hamilton and the Hamilton family.

1700 Pacific has 1,340,481 square feet of office space and some of the larger tenants include Akin Gump Strauss Hauer and Penson Worldwide. The recently renovated property's amenities include Starbucks, Camille's, Subway, Café Solace, Elevation Fitness Club, a concierge, a dry cleaner and a three-level 297-space underground parking garage. The property is also attached via a sky bridge to the Elm Street Garage, which has 1,439 spaces. Located between Elm and Pacific Streets, 1700 Pacific is close to Thanksgiving Square in Dallas' central business district.

"1700 Pacific is a world-class, trophy office tower in Dallas' central business district that has earned a reputation as the market leader for small tenant leases," said Heldenfels.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

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