



Holliday Fenoglio Fowler, L.P.

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**HFF arranges \$64.78 million in debt and equity
for Eisenhower Corporate Campus in northern New Jersey**

FLORHAM PARK, NJ – The New Jersey office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has arranged \$64.78 million in debt and joint venture equity for Eisenhower Corporate Campus, a 384,828-square-foot, Class A office building in Livingston, New Jersey.

HFF senior managing director Jon Mikula and managing director Jim Cadranel worked exclusively on behalf of Eastman Companies and The Sagner Companies to secure a \$44.7 million, adjustable-rate loan through Wells Fargo Bank and TD BankNorth. Fidelity Real Estate Group provided \$20.08 million in joint venture equity. Proceeds are being used for the redevelopment of the office building.

Eisenhower Corporate Campus has four interconnected buildings surrounding a four-story atrium lobby. Amenities at the complex include a full-service cafeteria with seating, a 200-person stadium-style seating auditorium, a fitness center and executive conference center. Situated on a 33.6-acre campus, the property is located at the intersection of Route 10 and Eisenhower Parkway close to Interstates 280 and 287 approximately 20 miles west of New York City in Livingston, New Jersey.

“Eisenhower Corporate Campus has been a single tenant facility since its completion in 1984. This financing will enable Eastman Management to transform the building into a premier multi-tenant property,” said Mikula.

Eastman Companies celebrated its thirtieth anniversary last year and is a full-service real estate firm with in-house leasing, management and construction capabilities. Eastman is a recognized leader in high quality real-estate developments with property throughout northern New Jersey.

The Sagner Companies are investors and owners of office, medical, retail and healthcare real estate assets.

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Fidelity Real Estate Group pursues value-added real estate investment opportunities throughout the U.S. on a fully discretionary basis for its managed funds. The Real Estate Group is a division of Pyramis Global Advisors, a Fidelity Investments Company. Fidelity Real Estate Group manages approximately \$1.2 billion on behalf of institutional and individual clients.

HFF (NYSE: HF) operates out of 18 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, structured finance, private equity, loan sales and commercial loan servicing. www.hfflp.com.

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