



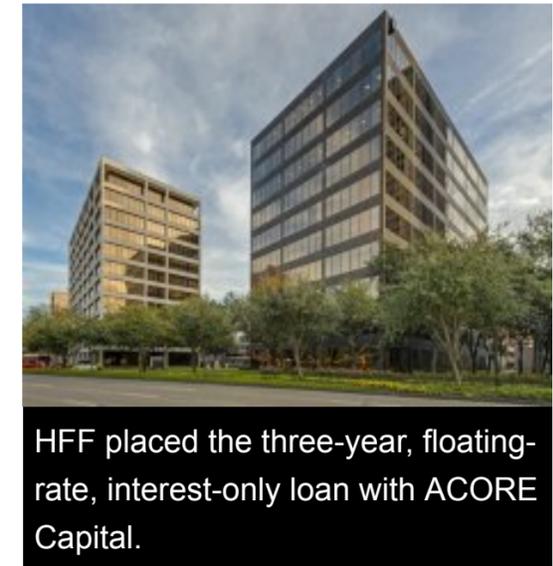
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HFF Arranges \$60M Financing for Galleria Place

By [Anna Caplan](#) | Houston

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HFF placed the three-year, floating-rate, interest-only loan with ACORE Capital.

HOUSTON--**HFF** has arranged \$60.74 million in post-closing acquisition financing for **Galleria Place**, two class A office buildings totaling 401,000 square feet plus a stand-alone retail site across from the **Galleria Mall** in Houston.

Working on behalf of the borrower, **LPC Realty Advisors I LP**, an affiliate of **Lincoln Property Co.**, on behalf of a pension fund client, HFF placed the three-year, floating-rate, interest-only loan with **ACORE Capital**. HFF also arranged the sale of the property earlier in 2015.

Galleria Place consists of **Galleria Place I** (5251 Westheimer Road), an 11-story, 217,006-square-foot office building; **Galleria Place II** (5333 Westheimer Road), a 10-story, 178,468-square-foot office building; **Sage Plaza**, a 5,797-square-foot retail building fully leased to a local high-end salon and tailor; **Regions Bank**, a single-story bank branch and drive-thru connected to Galleria Place I and included in its square footage; and two parking garages with 1,361 spaces. Galleria Place is 53 percent leased to tenants including **Just Energy** and **IHS**. The properties occupy six acres bounded by Sage and Westheimer roads and West Alabama Street

directly across from the Galleria, Houston's premier destination for shopping and dining.

Senior managing director **Susan Hill** led HFF's debt placement team representing the borrower.

About Our Columnist



Anna Caplan is a writer and editor based in Fort Worth, TX. She is currently the Texas and Southwest editor for *GlobeSt.com*. For more than 15 years she has worked in print and digital media, covering everything from small businesses in San Antonio at the *San Antonio Business Journal* to retail and commercial real estate for Racked Dallas. In addition to her business reporting, Caplan also writes about the food and beverage industry as a correspondent for *Edible Dallas-Fort Worth* and as a freelance food critic for the *Fort Worth Star-Telegram*.

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