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EagleBridge Capital arranges \$2.7 million mortgage financing

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Marlborough, MA EagleBridge Capital has arranged acquisition/permanent mortgage financing in the amount of \$2.7 million for The Learning Experience.

The mortgage financing was arranged by EagleBridge principals Brian Sheehan and Ted Sidel who stated that the loan was provided by a leading Massachusetts thrift institution.

The Learning Experience is located at 70 Simarano Dr. in Marlborough Hills, a corporate and residential mixed-use development. It is a free-standing childcare learning center containing 10,000 s/f with a 5,000 s/f outdoor play area on a 1.82 acre site.

The property is net leased to The Learning Experience on a long term basis. Founded in 1980, The Learning Center is one of the nation's fastest growing pre childcare centers with more than 300 locations across the country.

Also located within Marlborough Hills are the 350 unit Avalon Marlborough Apartments, the Hilton Garden Inn and Conference Center, and a number of corporations including TJX, GE Healthcare, Quest Diagnostics, Wellington Management, Dow Chemical, Oracle, Lockheed Martin, and the Whole Foods Northeast Corporate headquarters.

Sidel and Sheehan said, "We are pleased that EagleBridge was able to meet the borrower's requirements and arrange a very attractive long term mortgage financing featuring a most attractive rate, term, and amortization with a flexible prepayment."