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## **Sidel and Sheehan of EagleBridge Capital arrange \$10.8 million for Dorset Crossing**

September 13, 2012 - Financial Digest

EagleBridge Capital has arranged mortgage financing in the amount of \$10.8 million for Phase I of Dorset Crossing, working exclusively on behalf of the Keystone Companies.

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

Dorset Crossing is a master planned mixed use development. Phase I includes two 15,000 s/f medical office buildings which are currently under construction. Other buildings in this phase will include an additional 20,000 s/f medical office building, a 14,000 s/f retail building and a 3,500 s/f retail building. Up to 275 apartment units and 3 additional sites for general commercial use are planned for Phase II.

Saint Francis Hospital and Medical Center of Hartford has leased 10,000 s/f in the first building which will include physician offices, urgent care services, and a community room.

Dorset Crossing is located on Rte. 10 (Hopmeadow St.) with visibility and a signaled entrance with dedicated turning lanes on Rte. 10 offering easy access. Located nearby on Rte. 10 are Stop & Shop, TJ Maxx, and The International Skating Center of Connecticut. The location offers easy access to Rte. I-91. Hartford and Bradley International Airport are within a 20 minute drive.

Sidel and Sheehan said, "We are pleased to have played a part in this outstanding project. Our lender recognized the quality of the project and the top notch job that Keystone Cos. has done in bringing Dorset Crossing to fruition."

This will be Saint Francis Care's seventh access center complex joining facilities in Avon, Bloomfield, East Hartford, Ellington, Enfield, and Glastonbury. Saint Francis is 617 bed major teaching hospital and the largest Catholic hospital in New England.

EagleBridge Capital is a Boston-based mortgage banking firm specializing in arranging debt and equity financing as well as joint ventures for mixed use properties, shopping centers, apartments, office, industrial, r & d buildings, hotels and condominiums as well as special purpose buildings.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540