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## **Sidel and Sheehan of EagleBridge Capital arrange \$6.24 million permanent mortgage financing**

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EagleBridge Capital, working exclusively on behalf of its client, has arranged permanent mortgage financing in the amount of \$6,240,000 for the Verizon facility located at 173 Boston St.

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

The facility is net leased to Verizon New England which has been a tenant at 173 Boston St. for more than 38 years. The complex serves as an important hub for Verizon within the city. Its location offers convenient road access to the city's neighborhoods and downtown area.

Verizon occupies a mix of office and service space including a carport and a warehouse/service building with multiple drive-in doors. The buildings total 56,870 s/f including 20,000 s/f of office space. The 3.72 acre secure site offers parking for Verizon's fleet of service vans and cherry pickers used to service, repair, and install telephone and internet service throughout the city.

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

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