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Sidel and Sheehan of EagleBridge Capital arrange \$11.08 million financing

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EagleBridge Capital has arranged construction/permanent mortgage financing in the amount of \$11.08 million for 103 Woodland St. which is leased to St. Francis Hospital Medical Center. The mortgage financing was arranged by EagleBridge principals Ted Sidel and Brian Sheehan with a regional financial institution on behalf of its client, The Keystone Companies, Simsbury, Conn.

The five-story, 57,753 s/f building is located on a 3.91 acre site across Woodland St. from the main campus of St. Francis Hospital Medical Center. The building formerly housed VNA Healthcare. 103 Woodland St. is NNN leased to the hospital on a long term basis. It will house administrative, IT, and finance offices.

The building is undergoing significant modernization and rehab which will include buildout of new office space as well as upgrading of the roof, core, electrical system, and elevators.

Saint Francis Hospital Medical Center is a 617 bed major teaching hospital and one of the largest hospitals in the state. It is a regional referral center with major clinical concentrations in cardiology, oncology, orthopedics, women's services, and rehabilitation. In 2011, the hospital opened the ten-story, 318,000 s/f John T. O'Connell Tower featuring 135 private patient rooms, 19 new operating rooms, a new emergency room with 70 treatment areas and 13 sheltered ambulance bays, and a rooftop heliport.

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, and medical buildings, hotels and condominiums as well as special purpose buildings.

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