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Sidel of EagleBridge Capital arranges \$4.23 million financing for 45,000 s/f office building at 44 Bearfoot Rd.

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Northborough, MA EagleBridge Capital, has arranged acquisition/permanent mortgage financing in the amount of \$4.23 million for 44 Bearfoot Rd.

The mortgage financing was arranged by EagleBridge principal Ted Sidel who stated that the loan was provided by a leading regional financial institution.

44 Bearfoot Rd. is a three-story, 45,000 s/f, multi-tenant, building situated on a 6.5 acre site with parking for 212 vehicles. The building is 100% leased. Occupants include Marlborough Office Center, Greater Boston Commercial Properties, Endeavor Films, and a mix of medical, legal, and business tenants. The building was constructed in 2001 and renovated in 2017.

The property is located off of the Solomon Pond Rd./I-290 Interchange (Exit 25) and less than two miles from the I-290/I-495 Interchange. Rte. I-495 is metropolitan Boston's outer ring circumferential highway. The 1.1 million s/f Solomon Pond Mall is located on Solomon Pond Rd.

Located nearby are the Courtyard by Marriott, the Best Western Hotel and Trade Center, and a number of corporations including TJX, Saint-Gobain Research Center, GE Healthcare, Quest Diagnostics, Wellington Management, Dow Chemical, Oracle, Lockheed Martin, TJX, Boston Scientific and the Whole Foods Northeast Region Corporate headquarters as well as shopping centers, restaurants, and apartment complexes.

EagleBridge Capital is a Boston-based mortgage banking firm specializing in arranging debt and

equity financing as well as joint ventures for apartment, industrial, office, and r & d buildings, shopping centers, hotels, condominiums and mixed use properties as well as special purpose buildings EagleBridge Capital is a member of Commercial Real Estate Capital Advisors (CRECA), a national association of independent commercial mortgage banking firms.

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