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Sidel of EagleBridge Capital places \$14.65 million debt and equity financing for a class A, two-story building containing 77,000 s/f

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Andover, MA EagleBridge Capital has arranged mortgage and JV equity financing in the amount of \$14.65 million for 6 Riverside Dr., a flex/R&D building. The financing was arranged by EagleBridge principal Ted Sidel.

6 Riverside Dr. is a class A, two-story building containing 77,000 s/f situated on 8.6 acres with parking for 168 vehicles. The building features a large glass atrium entry opening onto a two-story lobby which was recently renovated. Other improvements include a new rooftop HVAC system, upgraded lighting, and resurfacing of the parking lot.

The property is located one mile from I-93 interchange and several minutes from Rte. I-495. It is situated in the local office, R&D, industrial corridor. The neighborhood is home to offices, corporate facilities as well as technology, software, manufacturing, and life science companies.

A Homeward Suites Hotel by Hilton is located adjacent to the property. Nearby companies include Pfizer, Becton Dickinson, Putnam, Vicor, Mercury Systems, and Serepta Therapeutics.

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