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EagleBridge Capital arranges \$38m debt and equity financing for office/R&D complex

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Wilmington, MA EagleBridge Capital has arranged mortgage and JV equity financing in the amount of \$38 million for 181 and 187 Ballardvale St., an office/R&D complex. The financing was arranged by EagleBridge principal Ted Sidel and director Brian Walsh.

The complex is composed of two office/R&D buildings totaling 210,945 s/f situated on 15.38 acres with parking for 756 vehicles. 181 Ballardvale St. contains 105,394 s/f and 197 Ballardvale contains 105,541 s/f. Each of the two-story building feature two large glass atrium entries as well as two passenger and two freight elevators.

The property is located one mile from interchanges 39 and 40 of I-93. The neighborhood is home to offices and corporate facilities as well as technology, software, manufacturing, and life science companies. Located within walking distance along Ballardvale St. are multiple shopping and eating choices including Target, CVS, Starbucks, Dunkin Donuts, Subway, Pizza Hut etc. Nearby

companies include OSRAM, Agfa, Verizon, Charles River Laboratories, L3 Harris, Roche, Gillette, National Grid, Symbotic Robotics, Spectra Medical Devices, and Panasonic.

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