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Sidel of EagleBridge Capital arranges \$9.2 million refinancing for two-story, 61,177 s/f property

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Marlborough, MA EagleBridge Capital, has arranged mortgage refinancing in the amount of \$9.2 million for 33 Locke Dr.

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

33 Lock Dr. is a two-story, 61,177 s/f, multi-tenant, office R&D building situated on a 3.91-acre site with parking for 212 vehicles. Tenants include XL Batteries, Communication Technology Services, and Meadowhawk Biolabs.

Locke Dr. is located less than one mile from the Rte. 20 interchange of I-495 (Exit 24), metropolitan Boston's outer ring circumferential highway. Several office/r & d and industrial buildings are situated along Locke Dr. Located nearby are the Best Western Hotel and Trade Center, the Courtyard by Marriott and a number of corporations including TJX, GE Healthcare, Quest Diagnostics, Wellington Management, Dow Chemical, Oracle, Lockheed Martin, Boston Scientific, Hologic, Ingersoll Rand, and the Whole Foods Northeast Region headquarters as well as shopping centers, apartment complexes including the 350-unit Avalon Marlborough Apartments, and several additional hotels.

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, flex, and R&D buildings, shopping centers,

hotels, condominiums, and mixed-use properties as well as special purpose buildings.

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