



Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Sidel and Sheehan of EagleBridge Capital arrange \$15 million financing

EagleBridge Capital has arranged the \$20.75 million sale of as well as permanent mortgage financing in the amount of \$15 million for the St. Francis Information Technology and Finance Center located at 103 Woodland St. The sale and financing were arranged by EagleBridge principals Ted Sidel and Brian Sheehan. The non-recourse, long-term fixed-rate mortgage was provided by a major Connecticut based financial institution.

The five-story, 57,753 s/f Saint Francis Information Technology and Finance Center, is located on a 3.92 acre site across Woodland St. from the main campus of Saint Francis Hospital & Medical Center. The building is NNN leased to Saint Francis on a long term basis. It houses administrative, IT, and finance offices.

The Saint Francis Hospital & Medical Center is a 617 bed major teaching hospital and one of the largest hospitals in Connecticut. 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.



St. Francis Information Technology and Finance Center, 103 Woodland Street - Hartford, CT



Ted Sidel, EagleBridge Capital



Brian Sheehan, EagleBridge Capital