



5 OMNI WAY CHELMSFORD, MA

TRANSACTION HIGHLIGHTS

Lender:	Bank of New England	Interest Rate:	4.5%
Sponsor:	Griffith Properties, LLC	Amortization:	Two year IO: 25 years Thereafter
Borrower:	EB/GP3 Five Omni Way, LLC	Funding Date:	2/15/13
Loan Amount:	\$7,802,131		

PROPERTY DESCRIPTION

Colliers International – Boston arranged acquisition financing for this 131,252-square-foot Class A office/R&D building located at the intersection of Route 3 and Interstate 495 in Chelmsford, Massachusetts. The property was sold by LNR through Auction.com and, at the time of sale, was 100 percent vacant. The borrower sought a commitment to fund acquisition within 30 days and required financing for building improvements to help attract potential tenants as well as proceeds to fund tenant improvements and leasing costs. Colliers arranged with Bank of New England for a nonrecourse acquisition loan with a base building and “good news” facility at a fixed rate with flexible prepayment. The five-year term included two years interest only and a 25-year amortization schedule thereafter.

5 Omni Way is a free-standing, large-block availability in a market with limited competitive blocks of space. The accessible location and institutional quality of the asset has historically attracted major corporate tenants including M/A-Com Corporation, Sun Micro Systems and Goodrich. As a two-story, stand-alone building, the Property offers large efficient floor plates and provides technology tenants with a 20,000-square-foot section of 19’ foot ceiling height, along with well-designed and flexible loading dock facilities. The Property is well-positioned to satisfy a wide range of tenant requirements including traditional office, R&D, and high tech manufacturing use.