



156 OAK STREET NEWTON, MA

TRANSACTION HIGHLIGHTS

Lender:	Sovereign Bank	Loan Term:	5 Years
Sponsor:	Northland Investment Corporation	Amortization:	25 Years
Borrower:	Northland Oak Street, LLC	Interest Rate:	Floating Rate: LIBOR + 300 BP
Loan Amount:	\$24,437,320	Funding Date:	6/24/13

PROPERTY DESCRIPTION

Colliers International - Boston was exclusively engaged to arrange financing for 156 Oak Street located in Newton, Massachusetts. This historic brick-and-beam facility on the Charles River was renovated in 1996; while maintaining the original character and charm, Northland added significant enhancements to the property. This Class A office building offers 172,652 square feet of leasable SF. The building offers bright work areas with oversized period windows and high ceilings that maximize the natural light, surrounded by post-and-beam construction. Every amenity including major shopping centers, fine restaurants, banks, hotels, day care, and fitness centers are within comfortable walking distance. 156 Oak Street is located in the southern part of the City of Newton at the intersection of Oak Street with Needham Street. The property is located one-quarter mile from Route 128 and less than 10 miles from downtown Boston.

Founded in 1970, Northland Investment Corporation is a privately held, fully integrated real estate company focused on the acquisition, development, operation and long-term ownership of commercial real estate throughout the United States.