



## Thorofare Capital Funds \$40M Bridge Loan for Seattle R&D Facility

*By Andrew Coen | Originally published on [commercialobserver.com](https://commercialobserver.com) on January 6, 2025*

*Thorofare provided the loan, to a joint venture of Avenue 55 and Columbia Pacific Advisors, for Track6 in Seattle's SoDo — or South of Downtown — neighborhood. The financing will be used to retire existing debt and fund remaining lease-up costs for the 210,776-square-foot advanced manufacturing R&D facility that opened in 2023. Cushman & Wakefield arranged the transaction.*

Affiliates of Avenue 55 and Columbia Pacific Advisors have secured a \$40 million loan to refinance a newly built industrial research & development asset in Seattle, Commercial Observer can first report.

Thorofare Capital provided the loan on the joint venture's Track6 project in Seattle's SoDo — or South of Downtown — neighborhood. The financing will be used to retire existing debt and fund remaining lease-up costs for the 210,776-square-foot advanced manufacturing R&D facility that opened in 2023.

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