



Thorofare Capital Provides \$50.5M Loan for Refinancing of Cambridge Life Sciences Property

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Los Angeles-based Thorofare Capital extended a \$50.5 million bridge loan for the refinancing of Cambridgeport Labs, a two-building life sciences development situated across the Charles River from Boston.

The properties occupy two addresses near the Massachusetts Institute of Technology: 99 Erie Street and 167 Sidney Street. Combined, the facilities span 56,351 square feet and focus on laboratory and life sciences operations.

A partnership between Barings and Greatland Realty Partners currently owns the buildings. The borrowers acquired these assets in September 2022 and subsequently undertook redevelopment efforts to support their scientific use.

The renovation work concluded in late 2024, encompassing new passenger elevators, upgraded fire protection, plumbing, HVAC and electrical systems, as well as updated facades and roof replacements and repairs.

Andrew Kim managed the transaction on behalf of Thorofare Capital.

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