



monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of MAY, 2008

Key: Desc = Property Type; S/L = Sale or Lease

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Edgewood Commons	H. Pearce Commercial R.E.	—	Real Living Now Realty Company	Howe & Edgewood Sts., New Haven, Conn.	\$1.825 million	10 apts.	residential	sale
C & G Investment Trust	Kelleher & Sadowsky	Angel Guard Realty	Kelleher & Sadowsky	120 Goddard Memorial Dr., Worcester, Mass.	\$1.5 million	42,000 s/f	commercial	sale
The Interface Group	Colliers Meredith & Grew	Northstar Insurance Services	The Simard Company	300 First Ave., Needham, Mass.	—	7,901 s/f	office	lease
MetLife Real Estate	Lincoln Property Co.	CDM	CRESA Partners	One Cambridge Pl., Cambridge, Mass.	—	180,000 s/f	office	lease
AEW	Cushman & Wakefield	Zipcar	CRESA Partners	25 First St., Cambridge, Mass.	—	21,122 s/f	office	lease
Compass Realty	Grubb & Ellis	Truth Productions	Grubb & Ellis	116 John St., Lowell, Mass.	—	13,000 s/f	commercial	lease
—	GVA Williams of Conn.	Dunkin' Donuts	Dunkin' Donuts	Lincoln Square, Cromwell, Conn.	—	1,705 s/f	retail	lease
S J Realty	CBRE/The Boulos Co.	The Ace Corporation	CBRE/The Boulos Co.	125 John Roberts Rd., So. Portland, Me.	—	4,000 s/f	office/ commercial	lease
A.W. Perry Nashua	Sperry Van Ness/Fini Group	3 Holiday Circle, LLC	—	3 Holiday Circle, Nashua, N.H.	\$2.675 million	9,903 s/f	office	sale
—	Coldwell Banker Commercial Associates	Billy and Sally Bickford	—	Rte.11 & Airport Rd., Gilford, N.H.	\$90,000	1,500 s/f	retail	sale
Lehman Brothers Small Business of California	Grubb & Ellis/ Coldstream	J.T. Manufacturing Corp.	Goodnow Real Estate Services	60 Pulpit Rock, Bedford, N.H.	\$2.6 million	83,000 s/f	commercial	sale
Long Lake Investments	Malone Commercial Brokers	261 Gorham Rd. Holdings,	CB Richard Ellis/The Boulos Company	261 Gorham Rd., So. Portland, Me.	\$1.45 million	9,600 s/f	office	sale
Triton Realty Corp.	McLaughry Commercial	EarthDeco	—	Glen Road Plaza, W. Lebanon, N.H.	—	2,400 s/f	retail/ commercial	lease
David Krafton	Stebbins Commercial Properties	EIPD 722 U17, LLC	—	722 East Industrial Pk. Dr., Manchester, N.H.	\$111,250	—	commercial	sale
Gateway Garage, LLC	CB Richard Ellis/The Boulos Company	Noyack Medical Partners	CB Richard Ellis/The Boulos Company	High St. & Cumberland Ave., Portland, Me.	\$11.9 million	649 spaces	garage	sale
Storage Realty Corporation	Fishman Realty	Atlantic Limousine	Fishman Realty	942 Main St., Westbrook, Me.	—	8,600 s/f	commercial	lease
Mussey Rd. Properties	Applebee Commercial	Life's Big Events	Fishman Realty	87 Mussey Rd., Westbrook, Me. w w	—	1,500 s/f	office	lease
Ocean Bank	Sperry Van Ness/ Paul Mcinnis, Inc.	Paniello Plaistow 214 Realty Trust	Sperry Van Ness/ Fini Group	214 & 216 Plaistow Rd., Portsmouth, N.H.	—	—	commercial	sale
Torello Enterprises	Levey Miller Maretz	Post Road Market Place	Levey Miller Maretz	1651 Boston Post Rd., Milford, Conn.	\$2.75 million	12,000 s/f	retail	sale
—	Francis Zappone Co.	Barberi Development Company	F.K. Reyher	Waterbury, Conn.	\$900,000	85 beds 32,000 s/f	residential	sale
Genlyte Thomas Group	Lyman Real Estate	OMNI Engineering	Pequot Commercial	40 Wisconsin Ave. Norwich, Conn.	—	20,000 s/f	office	lease
Wales Realty	Sentry Commercial Real Estate Services	Point Lighting Corp.	—	61 West Dudley Town Rd., Bloomfield, Conn.	—	7,956 s/f	commercial	lease
Madison Tower Main Street	CB Richard Ellis N.Y.	TR SONO Partners	Madison Marquette	So. Main and Washington Sts., So. Norwalk, Conn.	\$24.75 million	86,062 s/f	retail/ office	sale
—	—	Benefit Cosmetics	GVA Williams	18 Elm St., New Canaan, Conn.	—	1,190 s/f	retail	lease
—	Chozick Realty	W & K Associates	—	32 Elm St., Vernon, Conn.	\$500,000	9 apartments	residential	sale
Groton Townhouse and Phoenix Apts.	Cushman & Wakefield Sonnenblick Goldman	—	—	Groton, Conn.	—	141 apts. in 29 bldgs. and 96 apts. in 3 bldgs.	residential	sale
127 West Central St., LLC	Boston Realty Advisors	Owner of Bill's Pizza & Family	Davis & DiMarco	127 West Central St., Natick, Mass.	\$3.415 million	14,200 s/f	retail	sale



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Gale International and WJCC Realty Trust	Jones Lang LaSalle and WJCC Realty Trust	Insulet Corp.	DTZ FHO Partners	7 & 9 Oak St., Bedford, Mass.	—	63,516 s/f	commercial	lease
Pease Tradeport	CB Richard Ellis	Planning Systems Inc.	Grubb & Ellis Coldstream	110 Corporate Dr., Unit 2, Portsmouth, N.H.	—	5,600 s/f	office	lease
Ocean Front Motel	Corporate Realty	Raymond Daly	Corporate Realty	966 Craigville Beach Rd., Centerville, Mass.	\$1.1 million	9 rooms, office, apt., parking	residential	sale
KJJ Realty	Brenner Realtors	Rent-A-Tent	Brenner Realtors	785 American Legion Hwy., Westport, Mass.	\$550,000	—	commercial	sale
Pende Associates 1057 Partners, Inc.	Malone Commercial Brokers	VHGP Global Ent., Inc. Ride, Inc.	Coldwell Banker Plourde Real Estate	456 Payne Rd., Scarborough, Me. 1037 Forest Ave., Portland, Me.	—	2,625 s/f 2,350 s/f	office office	lease lease
Copying & Printing	Levey Miller Maretz	84 Washington	Press/Cuozzo	84 Washington Ave., North Haven, Conn.	\$699,000	—	commercial	sale
TA Associates	—	Cubist Pharmaceuticals	Grubb & Ellis	45-55 Hayden Ave., Lexington, Mass.	—	12,146 s/f	office	lease
RREEF	Grubb & Ellis and NAI Hunneman	Wetmore Company	Stubblebine Co.	326 Ballardvale St., Wilmington, Mass.	—	88,000 s/f	commercial	lease
TV Marlborough, LLC	New Dover Associates, Inc.	Xtalic, Inc.	T3 Realty Advisors	260 Cedar Hill St., Marlborough, Mass.	—	14,800 s/f	office/ commercial	lease
Atlantic Management	Cushman & Wakefield	B.O.S.S., Inc.	—	53 Teed Dr., Randolph, Mass.	—	10,600 s/f	commercial	lease
New Boston Fund, Inc.	Jones Lang LaSalle	Tro Jung/Brannen and R Life Spa for Women	— —	270 Farmington Ave., Farmington, Conn.	— —	6,318 s/f 3,778 s/f	office retail	lease lease
One Longwater Circle Realty	Conrad Group	Foxrock Properties	Conrad Group	93 Longwater Cir., Norwell, Mass.	\$4.925 million	27,000 s/f	office	sale
Laurel Ridge, LLC	Chozick Realty	Bill & Jim Gajewski	Chozick Realty	555 Worcester St., Southbridge, Mass.	\$4.9 million	58 apartments	residential	sale
Heller Trust	NAI Hunneman	Anthony & Colleen Rosati	Tache Real Estate	313 Essex St., Salem, Mass.	\$1 million	13 apartments	residential	sale
Batstone, LLC	New Dover Associates	PS 468, LLC	O'Brien Commercial	468 Great Rd., Acton, Mass.	\$2.075 million	14,835 s/f	office	sale
PS 468, LLC	O'Brien Commercial	Payright Payroll Service and River of Life Christian Church	O'Brien Commercial	468 Great Rd., Acton, Mass.	—	10,000 s/f	office	lease
Calare Properties	—	DGS Retail	Stubblebine Company	60 Maple St., Mansfield, Mass.	—	57,400 s/f	commercial	lease
Shoppes at Old Pond	Wluka Commercial Real Estate	The Cleaner Spot	Wluka Commercial Real Estate	Rte. 106, Easton, Mass.	—	1,260 s/f	retail	lease
Shoppes at Old Pond	Wluka Commercial Real Estate	One to One Fitness	Wluka Commercial Real Estate	Rte. 106, Easton, Mass.	—	1,521 s/f	retail	lease
JDCA, LLC	Fischer Real Estate	Skate Time of Monroe, LLC	Fischer Real Estate	193 Main St., Monroe, Mass.	—	12,920 s/f	retail	lease
WSL Realty, LLC	King & Newton, LLC Commercial Real Estate	Briarwood Ten, LLC	King & Newton, LLC Commercial Real Estate	70 Court St., Westfield, Mass.	\$900,000	12,000 s/f	office	sale
Agan Insurance Agency	King & Newton, LLC Commercial Real Estate	Growing Tree	—	451 Russell St., Westfield, Mass.	\$585,000	6,658 s/f	office	sale
Development Associates	Development Associates	Baystate Health Systems, Inc.	—	200 Silver St., Agawam, Mass.	—	2,600 s/f	office	lease
Pro-phy-lac-tic Brush Company	—	Nonotuck Mill, LLC	McDonough Realty Services	296 Nonotuck St., Northampton, Mass.	\$950,000	150,000 s/f	office/ commercial	sale
Sandler Realty Corp.	Sea Watch Realty	Forty-One Meetinghouse Lane, LLC	Sea Watch Realty	41 Meetinghouse Ln., Sagamore Beach, Mass.	\$1.8 million	27,940 s/f	retail/ office	sale
AEW	Cushman & Wakefield and Paradigm	Zipcar	Cresa Partners	25 First St., Cambridge, Mass.	—	21,122 s/f	office	lease
LaCroix Properties	Paramount Properties	Allstate Ins., Westerly Radiology Assoc. and Fifth Level, LLC	—	55 Beach St., Westerly, R.I.	—	3,500 s/f	office	lease



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Middletown Properties	Marcus & Millichap	Northland Middletown, LLC	Marcus & Millichap	3 Admiralty Dr., Middletown, R.I.	\$19.65 million	179 apts., 159,151 s/f in 19 bldgs. on 16 acres	residential.	sale
Sharon DiMasco	Albert Realtors	Margaret Investments	Albert Realtors	972 Reservoir Ave., Cranston, R.I.	\$285,000	—	—	sale
Estate of George Nystromand	Albert Realtors	Mohammed Zamam & Adina Ajmeri	Albert Realtors	3 Lockmere Rd., Cranston, R.I.	\$225,000	—	—	sale
—	Coldwell Banker Commercial Brokerage	Fun in Sun Pools	Northboro Realty Holdings, LLC	711 Putnam Pike, Greenville, R.I.	—	2,500 s/f	retail	lease
LaCroix Properties	Paramount Properties Group	Henry Johnson	Meiland Real Estate	265-97 Providence St., West Warwick, R.I.	—	13,000 s/f	retail/office	sale
Economic Dev. Foundation of Rhode Island	Economic Dev. Foundation of Rhode Island	Neurotech, USA	Hayes & Sherry	900 Highland Corporate Dr., Cumberland, R.I.	—	27,000 s/f	office/commercial	lease
Stem Cells, Inc.	NAI Hunneman	Neurotech, USA	Hayes & Sherry	701 George Washington Hwy., Lincoln, R.I.	—	11,732 s/f	commercial	lease
Ariel Triad Corporation	O'Brien Commercial Properties	NE/Realty Trust	—	13 Brent Dr., Hudson, Mass.	\$655,000	7,000 s/f	commercial	sale
Vellumoid, Inc.	Glickman Kovago & Co.	Radio Oil	Glickman Kovago & Co.	54 Rockdale St., Worcester, Mass.	—	4,000 s/f	commercial	lease
Bontronics, Inc.	Coldwell Banker	—	—	290R Broadway, Somerville, Mass.	\$512,500	5,500 s/f	office/commercial	sale
Mary Kottsis	Glickman Kovago & Co.	Capron Corporation	Glickman Kovago & Co.	15 Mendon St., Uxbridge, Mass.	\$175,000	2,800 s/f	commercial	sale
Casco Bay EyeCare	CBRE/The Boulos Co.	Kleinschmidt Associates	—	256 U.S. Rte. One, Falmouth, Me.	—	2,820 s/f	office	lease
Keystone Automotive	Malone Commercial Brokers	Auburn Manufacturing	CBRE/The Boulos Co.	383-85 Rodman Rd., Auburn, Me.	—	5,000 s/f	commercial	lease
JB Brown & Sons	Cardente Real Estate	World Arts & Culture Center	—	81 West Commercial St., Portland, Me.	—	1,300 s/f	retail	lease
FB Mattson Co.	Matthews Commercial Properties	JRD Properties	Matthews Commercial Properties	146 Huntingdon Ave., Waterbury, Conn.	\$725,000	11,300 s/f on 4.39 acres	commercial	sale
W & M Construction Corporation	W & M Properties	Citibank, N.A.	Citibank, N.A.	200 First Stamford Pl., Stamford, Conn.	—	30,590 s/f	office	lease
Frederick & Linda Baver	The Geenty Group	Clinton West Development	The Geenty Group	26 West Main St., Clinton, Conn.	\$222,000	—	commercial	sale
Ceres Simsbury LLC	CB Richard Ellis	Ironshore Insurance Holdings	Studley	86 Hopmeadow St., Simsbury, Conn.	—	12,427 s/f	office	lease
—	John D. Hastings, Inc.	Moffly Publications	John D. Hastings Inc.	215 Main St., Westport, Conn.	—	1,600 s/f	—	lease
Gould Warehouses,	Colliers Dow & Condon	Midwest Medical Supply Company	O, R & L	12 Eastern Park Rd. West Hartford, Conn.	—	10,000 s/f	commercial	lease
Merchant 99-111 Founders LLC	CB Richard Ellis	VNA	Colliers Dow & Condon	111 Founders Plaza, E. Hartford, Conn.	—	14,150 s/f	office	lease
—	Colliers Dow & Condon	Disability Management Associates	—	700 Stanley Dr., New Britain, Conn.	—	43,000 s/f	office	lease
—	John D. Hastings, Inc.	Larew Associates	John D. Hastings Inc.	830 Post Road East., Westport, Conn.	—	1,294 s/f	office	lease
—	John D. Hastings Inc.	97 Washington St. Associates	Prudential Connecticut Commercial Real Estate	97 Washington St., Westport, Conn.	—	830 s/f	office	lease
—	John D. Hastings, Inc.	China Cares Foundation	Rand Real Estate	One Morningside Dr. North, Westport, Conn.	—	1,510 s/f	office	lease
Redmond Manchester Properties	New England Retail Properties	Aspen Dental	New England Retail Properties	Deming St., Manchester, Conn.	—	3,104 s/f	office	Lease
Island Brook Management, Inc.	HK Group	L & M Management, LLC	—	1866 Island Brook Ave., Bridgeport, Conn.	\$225,000	7,050 s/f	commercial	sale

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—	AMS Real Estate	George Decarvalho	H K Group	3775 Main St., Bridgeport, Conn.	\$115,000	—	—	sale
Mario Lodato	CB Richard Ellis	Zieman Engineering	H K Group	350 Bedford St., Stamford, Conn.	—	1,490 s/f	office	lease
121 Brookline Ave., LLC	Richards Barry Joyce & Partners	Boylston Properties Company, Inc.	—	121 Brookline Ave., Boston	\$8.7 million	130,000 s/f	office/ commercial	sale
Weymouth Office Park, LLC	The Conrad Group	Foxrock Properties	The Conrad Group	541-55 Columbian St., Weymouth, Mass.	\$3.232 million	32,790 s/f in 3 buildings	office	sale
Baker Properties	CB Richard Ellis	Lighthouse R.E. Ventures, Inc.	—	Morris Plains, N.J., Elmsford & Port Chester, N.Y., Chester, N.Y. Fairfield & New Counties, Conn.	\$209 million	1.98 million s/f	commercial	sale
Centre St. Realty Trust	Heritage Corporation	Jeffrey Silver, M.D.	Boston Commercial Properties	1400 Centre St., Newton, Mass.	—	1,250 s/f	office	lease
SMTM Equity Partners, LLC	Glickman Kovago & Company	Hardy & Sons LLC	—	299 Barber Ave., Worcester, Mass.	\$193,000	.5 acre	commercial (land)	sale
PTC	Landmark Real Estate Advisors	Career Academy.com	Boston Realty Advisors	140 Kendrick St., Needham, Mass.	—	5,000 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Unicare	Jones Lang LaSalle	Brickstone Sq., Andover, Mass.	—	57,649 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Devine Millimet & Branch	—	Brickstone Sq., Andover, Mass.	—	4,151 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Helium, Inc.	—	Brickstone Sq., Andover, Mass.	—	4,411 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Constitution Capital	Lincoln Property Co.	Brickstone Sq., Andover, Mass.	—	7,340 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Capsule Technologies	T3 Realty Advisors	Brickstone Sq., Andover, Mass.	—	5,592 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Spirit Food Service Products	—	Brickstone Sq., Andover, Mass.	—	4,555 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Standard Capital Corp.	—	Brickstone Sq., Andover, Mass.	—	3,873 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	One Vision Software, AG	—	Brickstone Sq., Andover, Mass.	—	2,460 s/f	office	lease
Nordic Properties	DTZ FHO Partners	InfoMedics	CB Richard Ellis	55 Walkers Brook Dr., Reading, Mass.	—	30,000 s/f	office	lease
Richards Ford Trust	Parsons Commercial	Peabody Supply	Burgess Properties	288-92 Second Ave., Waltham, Mass.	—	14,700 s/f	commercial	lease
Spinelli-Hickey L.P.	Grubb & Ellis	Borrergo Solar Systems	O'Brien Commercial Properties	205 Industrial Ave., Lowell, Mass.	—	14,200 s/f	commercial	lease
Blue Cross Blue Shield	—	Berkeley Investments	—	One Empire Plaza & 15 LaSalle Sq., Providence, R.I.	—	237,776 s/f	office	sale
1037 Partners	CBRE/The Boulos Company	Mr. Signs	Cardente Real Estate	1037 Forest Ave., Portland, Me.	—	2,567 s/f	commercial	lease
Home Fabric Mills	Proto Group	Whitney Cheshire, LLC	Press/Cuozzo Commercial Services	882 South Main St., Cheshire, Conn.	\$1.35 million	11,500 s/f	retail	sale
127 West Central LLC	Boston Realty Advisors	Bill's Pizza	Davis & DiMarco	127 West Central St., Natick, Mass.	\$3.415 million	14,200 s/f	retail/ office	sale
—	—	Classic Cuts	GVA Williams	396 Greenwich Ave., Stamford, Conn.	—	1,100 s/f	retail	lease
Charter Realty & Development Corp.	Charter Realty & Development Corp.	Lowe's & Ocean State Job Lot	—	1231 East Main St., Meriden, Conn.	—	—	retail	lease
Arrow Realty	Cardente Real Estate	World Gym	—	265 Marginal Way, Portland, Me.	—	26,000 s/f	retail	lease
Peartree Partners, LLC	GVA Williams	Wireless Zone	GVA Williams	1071 Boston Post Rd., Darien, Conn.	—	1,404 s/f	retail	lease

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Pende Associates	Malone Commercial Brokers	VHGP Global Enterprises, Inc.	Coldwell Banker Plourde Real Estate	456 Payne Rd., Scarborough, Me.	—	2,625 s/f	retail	lease
1037 Partners, Inc.	Malone Commercial Brokers	Ride, Inc.	CBRE/The Boulos Co.	1037 Forest Ave., Portland, Me.	—	2,350 s/f	retail	lease
Maine Properties	Maine Properties	On the Town Inc.	CB Richard Ellis/The Boulos Co.	58 Exchange St., Portland, Me.	—	541 s/f	retail	lease
Robert Cye	Wason Associates	Lafayette Hotels	—	Jackson, N.H.	\$13 million	—	residential	sale
The Blackstone Group	CB Richard Ellis	Equinox Fitness Clubs	Strategic Retail Advisors and CB Richard Ellis	225 Franklin St., Boston	—	40,000 s/f	retail	lease
Madison Tower St. LLC	CB Richard Ellis	TR SONO Partners, LLC	—	South Main and Washington Sts., South Norwalk, Conn.	\$24.75 million	61,146 s/f and 24,916 s/f	retail and office	sale
Sandler Realty Corp.	Sea Watch Realty	Forty-One Meetinghouse Lane, LLC	Sea Watch Realty	41 Meetinghouse Ln., Sagamore Beach, Mass.	\$1.8 million	27,840 s/f	retail	sale
Torello Enterprises	Levey Miller Maretz	Post Road Market Place	Levey Miller Maretz	1651 Boston Post Rd., Milford, Conn.	\$2.74 million	12,000 s/f on 2.5 acres	retail	sale
Robert Cyr	Wason Assoc. Hospitality R.E. Brokerage Group	Danny & Carla Lafayette of Lafayette Hotels	Wason Assoc. Hospitality RE Brokerage Group	Rte. 16, Mt. Washington, Valley, N.H.	\$13 million	170 units	office/residential	sale
The Flatley Co.	The Flatley Co.	Condyne and Mastiff Capital	Condyne and Mastiff Capital	One Corporate Place, Danvers, Mass.	\$12.35 million	103,272 s/f on 4.88 acres	office	sale
Abbey Road Back Bay	Abbey Road Back Bay	Winston Flowers	—	131 Newbury St. 569 Boylston St., Boston	\$6.2 million \$3.8 million	—	office/retail	sale
76-40 Northeastern Blvd.	Leonard, Lee & Co.	PerfCap Corp.	—	Northeastern Blvd., Nashua, N.H.	\$360,000	4,800 s/f	office	sale
41 Lyman Realty	Grubb & Ellis	Cosentino North America	O'Brien Commercial Properties	41 Lyman St., Northboro, Mass.	—	64,000 s/f	commercial	lease
Transatlantic Investment Management	Colliers Meredith & Grew	Allurent, Inc.	Colliers, Meredith & Grew	222 Third St., Cambridge, Mass.	—	15,000 s/f	office	lease
Portland Match Co.	Cardente Real Estate	Leslie Evans	—	West Commercial St., Portland, Me.	—	2,350 s/f	office	lease
BKM Enterprises	Cushman & Wakefield	Urban Strategy America Fund	Urban Strategy American Fund	300 East River Dr., 60 Meadow Rd., 33, 47, 59/69 Ledgett Rd., 22 Rumsey Rd., East Hartford, Conn.	—	389,876 s/f in 7 buildings	office/commercial	sale