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monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of NOVEMBER, 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
The Kihei Group	Shanley Realtors	BNG Properties	—	14 Market Square, Portsmouth, N.H.	\$2.215 million	12,000 s/f	office/ retail	sale
—	—	Salem Five Cents Savings Bank	Boston Realty Advisors	8 Walkers Brook Crossing, Reading, Mass.	\$1.4 million	25,265 s/f	retail	sale
Sunreal Development	Cushman & Wakefield	Rich's Transportation	CB Richard Ellis	305 Myles Standish Rd., Taunton, Mass.	\$7.55 million	166,548 s/f	office	sale
Cummings Properties	Cummings Properties	BioEnergy International	Colliers Meredith & Grew	42 West Cummings Park, Woburn, Mass.	—	7008 s/f	commercial	lease
Estate of Kenneth Rainin	Grubb & Ellis	Mark Investors	—	23 Rainin Rd., Woburn, Mass.	\$4.8 million	56,290 s/f	office/ commercial	sale
Faber Family Associates	Butler Realty	Ultra Vision Security Systems	Shea Commercial Properties	Salem Professional Pky., Salem, N.H.	—	5,000 s/f	office	lease
—	Angel Commercial	ALDI International	The Proto Group	232-242 Boston Post Rd., Milford, Conn.	—	18,000 s/f	retail	lease
Gateway Rosewood	CB Richard Ellis	Keystone Partners	DTZ FHO Partners	67 South Bedford, St., Burlington, Mass.	—	10,449 s/f	office	lease
The Flatley Company	The Flatley Company	Cogito Health	The Stevens Group	529 Main St., Charlestown, Mass.	—	2,100 s/f	office	lease
—	Cardente Real Estate	Francis Jackson	Downeast Realty	70 India St., Portland, Me.	—	726 s/f	retail/office	sale
Stephen Grimaldi	Century 21 Alaimo	Otis Manch	Chozick Realty	20-28 Otis St., Manchester, Conn.	\$1.26 million	15 units	residential	sale
Walker Drive Realty Trust	O'Brien Commercial Properties	Tom Smart	O'Brien Commercial Properties	1 Walker Dr., Upton, Mass.	\$733,000	12,750 s/f	commercial	sale
Woodman Associates	Cardente Real Estate	Dr. Claire Oppenheim	—	75 Pearl St., Portland, Me.	—	200 s/f	office	lease
Mountain Development Corporation	Coldwell Banker Commercial	Subway Shopping Center and Outland Engineering	—	500 Bic Dr., Milford, Conn.	—	28,000 s/f	office/ commercial	lease
KS Partners	Colliers Meredith & Grew	Turbine, Inc.	DTZ FHO Partners	980-990 Washington St. Dedham, Mass.	—	22,497 s/f	office	lease
Mt. Royal Associates II	Haynes Management	Kubotek USA	T3 Advisors	2 Mt. Royal Ave., Marlborough, Mass.	—	10,000 s/f	office	lease
Baltic Westborough	New Dover Associates	Ross Mortgage Co.	—	134 Flanders Rd., Westborough, Mass.	—	8,337 s/f	office	lease
Baltic Westborough	New Dover Associates	Center for Technology Commercialization	—	134 Flanders Rd., Westborough, Mass.	—	4,590 s/f	office	lease
477 Time and Temperature	CB Richard Ellis/The Boulos Company	URS Corp.	CB Richard Ellis/The Boulos Company	477 Congress St., Portland, Me.	—	6,600 s/f	office	lease
G/D Acquisition	Carney & Company	Power House Supply, Inc.	The Kane Company	18 Henry Graf Rd., Newburyport, Mass.	—	3,250 s/f	commercial	sale
Portrush Inc.	The Kane Company	Fertility Centers of New England	—	875 Greenland Rd., Portsmouth, N.H.	—	1,700 s/f	office	lease
Teradyne, Inc.	CB Richard Ellis	Taurus Investment Holdings and DivcoWest Joint Venture	—	300 & 400 Riverpark North Reading, Mass.	—	—	office	sale
The Kihei Group	Shanley Realtors	BNG Properties	—	14 Market Sq., Portsmouth, N.H.	\$2.215 million	12,000 s/f	retail	sale
Heritage & Lafayette	NAI Norwood Group	Commonwealth Lacrosse Co.	America Commercial Real Estate	Lafayette Rd., Portsmouth, N.H.	—	1,520 s/f	retail	lease
Pease Tradeport	CB Richard Ellis	Stewart Title	—	110 Corporate Dr., Portsmouth, N.H.	—	3,520 s/f	office	lease
Allen Brook Development	Omega Realty	Schenck Chiropractic Family Health Center	J.L. Davis Realty	204 Cornerstone Dr., Williston, Vt.	—	2,500 s/f	retail	lease
SPI-Trust	—	Spire Corporation	The Stubblebine Co.	25 Sagamore Park Rd., Hudson, N.H.	—	45,000 s/f	commercial	lease
Atomic Realty Corporation	Grubb & Ellis/Coldstream Real Estate Advisors	9 Columbia Dr. Realty Holdings	—	9 Columbia Dr., Amherst, N.H.	\$2 million	38,380 s/f	retail/ commercial	sale



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McLaughry Commercial	Service Credit	McLaughry Commercial Union	Route 4,	\$1.125 million Lebanon, N.H.	1 acre (land)	retail	sale	
Miele Properties	CB Richard Ellis/The Boulos Company	Mortgage Network, Inc.	Acadia Realty Advisors	100 Main St., Westbrook, Me.	—	9,977 s/f	office	lease
Lionel Labonte	Tinkham Realty	Superior Fitness Services	—	Londonderry, N.H.	—	2,500 s/f	office/ commercial	lease
Lionel Labonte	Tinkham Realty	GKS Manufacturing	—	Delta Dr. Londonderry, N.H.	2,000 s/f	office/ commercial	lease	
Park II West	Tinkham Realty	LIF Industries	—	13 Orchard View Dr., Londonderry, N.H.	—	900 s/f	office	lease
Park II West	Tinkham Realty	Bambo Natural Beauty Salon & Boutique	—	13 Orchard View Dr., Londonderry, N.H.	—	1,100 s/f	retail	lease
James Fisher	Tinkham Realty	Crawford Software Consulting	—	Parmenter Rd., Londonderry, N.H.	—	960 s/f	office	lease
James Fisher	Tinkham Realty	Capital Cleaning Contractors	—	Parmenter Rd., Londonderry N.H.	—	960 s/f	office	lease
Londonderry Commons	Tinkham Realty	CADD Edge	—	Londonderry, N.H.	—	2,736 s/f	office	lease
David Jones	Tinkham Realty	Right at Home	—	Londonderry, N.H.	—	907 s/f	office	lease
W.P. Hood Associates	Tinkham Realty	LynNicole Athletics	—	Londonderry, N.H.	—	1,600 s/f	retail	lease
Muirfields, LLC	The Kane Company	Davidson & Stone CPA	—	210 Commerce Way, Portsmouth, N.H.	—	2,189 s/f	office	lease
Secure Self Storage	Secure Self Storage	Storage Opportunity Partners	Storage Opportunity Partners	Route 140 New Bedford, N.H.	—	517 units 71,025 s/f	commercial	sale
Winstanley	Colliers Dow & Condon	Sims Metal Management Aerospace	—	West Service Rd., Hartford, Conn.	—	424,000 s/f	commercial	lease
Cadbury Schweppes	Cushman & Wakefield	Greenwich Hospital	Cushman & Wakefield	900 King St., Rye Brook, N.Y.	—	35,000 s/f	office	lease
S L Green	Cushman & Wakefield	Greenwich Hospital	Cushman & Wakefield	500 West Putnam Ave., Greenwich, Conn.	—	16,230 s/f	office	lease
RFR Realty	RFR Realty	Digitas	Byrnam Wood and Choyce Peterson	107 Elm St., Stamford, Conn.	—	36,000 s/f	office	lease
29 North Plains Hwy., LLC	Press/Cuozzo Commercial Services	Practical Enery Solutions	Press/Cuozzo Commercial Services	29 North Plains Hwy., Wallingford, Conn.	—	5,850 s/f	office/ commercial	lease
Tin Cup Golf LLC	Shanley Real Estate	Roger Leblanc	—	Franklin, N.H.	\$852,500	—	commercial	sale
Davis Marcus Partners	Albert Ashforth	The Sun Products Corp.	Cushman & Wakefield	60 Danbury Rd., Wilton, Conn.	—	56,603 s/f	office	lease
Eastport 230 LLC	Eastport 230 LLC	Data Sense Solutions	—	230 Second Ave., Waltham, Mass.	—	2,250 s/f	office	lease
Eastport 230 LLC	Eastport 230 LLC	Korea IT International Cooperation Agency	—	230 Second Ave., Waltham, Mass.	—	1,374 s/f	office	lease
Eastport 230 LLC	Eastport 230 LLC	WIC/Stanton Insurance	—	230 Second Ave., Waltham, Mass.	—	8,000 s/f	office	lease
Alkermes	Colliers Meredith & Grew	AVEO Pharmaceuticals	Richards Barry Joyce	64 Sidney St., Cambridge, Mass.	—	7,407 s/f	office	lease
—	Angel Commercial	1-800-PACK-RAT LLC	—	125 Old Gate Lane, Milford, Conn.	—	40,000 s/f	commercial	lease
1608 Development LP	Angel Commercial	Potomac Garage Solutions of Connecticut	—	555 Lordship Blvd., Stratford, Conn.	—	5,400 s/f	retail/office/ commercial	lease
—	Angel Commercial	DaVita, Inc.	USI Real Estate Services	427 Stillson Rd., Fairfield, Conn.	—	9,500 s/f	office	lease
KS Partners	Colliers Meredith & Grew	Turbine, Inc.	DTZ FHO Partners	980-990 Washington St., Dedham, Mass.	—	22,497 s/f	office	lease
CB Construction Company	Diamond/Sinacori, LLC	Anton Cleaners	M & J Associates	Ocean and Webster Sts., Marshfield, Mass.	—	1,000 s/f	retail	lease



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25 Mathewson Dr. Corporation	Paramount Partners, LLC	Halpin Line Construction	Paramount Partners, LLC LLC	25 Mathewson Dr. Weymouth, Mass.	—	6,218 s/f	office	lease
Bayside I, LLC	CB Richard Ellis/The Boulos Company	Medical Care Development	CB Richard Ellis/The Boulos Company	175 Lancaster St., Portland, Me.	—	1,860 s/f	office	lease
TC 110 Free St., LLC	CB Richard Ellis/The Boulos Company	UMHS V, LLC	CB Richard Ellis/This Boulos Company	110 Free St., Portland, Me.	—	1,963 s/f	office	lease
—	CB Richard Ellis/The Boulos Company	Finest Hearth, Inc.	CB Richard Ellis/The Boulos Company	145 Presumpscot St., Portland, Me.	—	3,180 s/f	commercial	lease
The Carbo Co.	CB Richard Ellis/The Boulos Company	Metal Technologies, LLC	CB Richard Ellis/The Boulos Company	170 John Roberts Rd., So. Portland, Me.	—	1,500 s/f	commercial/office	lease
Millennium Borthwick II, LLC	The Kane Company	Northeast Dermatology	Gail Hughes	155 Borthwick Ave., Portsmouth, N.H.	—	4,500 s/f	office	lease
Republic Oil Company	New England Retail Properties	Windham Region Transit District	New England Retail Properties	117 Ash St., Willimantic, Conn.	—	2,000 s/f	—	lease
Charles River Laboratories	Jones Lang LaSalle	TOG Union St.	—	55-57 Union St., Worcester, Mass.	—	160,000 s/f	office/commercial	sale
Longwater Realty Trust	The Conrad Group	Fifty One LLC	—	136 Longwater Dr., Norwell, Mass.	\$4.8 million	35,500 s/f on 7.5 acres	commercial	sale
Whelan Associates, LLC	Sea Watch Realty	2C Trust	—	One Merrill's Wharf, New Bedford, Mass.	\$3.6 million	18,000 s/f	office	sale
Baltic Westborough LLC	New Dover Associates	Ross Mortgage Company	New Dover Associates	134 Flanders Rd., Westborough, Mass.	—	8,337 s/f	office	lease
Baltic Westborough LLC	New Dover Associates	Center for Technology Commercialization	New Dover Associates	134 Flanders Rd., Westborough, Mass.	—	4,590 s/f	office	lease
A.W. Perry	A.W. Perry	BOJ Construction	—	85 Research Rd., Hingham, Mass.	—	4,702 s/f	office	lease
G/D Acquisition LLC	Carney and Company	Power House Supply Inc.	The Kane Company	18 Henry Graf Rd., Newburyport, Mass.	—	3,250 s/f	commercial	sale
Plaza Mall Associates	King & Newton Commercial Real Estate	Sunshine Village	—	78 Franklin St., Westfield, Mass.	—	5,000 s/f	retail	lease
Nowak, Stanley	King & Newton Commercial Real Estate	Meyers Enterprises	—	65 Franklin St., Westfield, Mass.	\$300,000	3,000 s/f	retail	sale
G & G Holdings	CB Richard Ellis	Split Finger, LLC	Colebrook Realty	372 Pasco Rd. Mashpee, Mass.	\$1.575 million	61,000 s/f	retail/commercial	sale
Turnstone Enterprises	Kinlin Grover GMAC	James Sullivan	Kinlin Grover GMAC	Mashpee, Mass.	\$175,000	—	retail	sale
70 Franklin St., LLC	Cushman & Wakefield	GLL Partners	—	70 Franklin St., Boston	\$36 million	87,212 s/f	office/retail	sale
Commonwealth Ventures	CB Richard Ellis	Cengage Learning	—	10-20 Channel St., Boston	—	100,000 s/f	commercial	lease
300 Atwells Ave., LLC	Denenberg Realty Advisors	Surabian Realty Company	—	Providence, R.I.	\$2.23 million	13,500 s/f	commercial	sale
Pitney Bowes	Hayes & Sherry Real Estate	The Health & Wellness Institute	MG Commercial	291 Promenade St., Providence, R.I.	—	29,000 s/f	office	sale
Tonetti Enterprises	Coldwell Banker Commercial	Crugnale Bakery	Coldwell Banker Commercial	1764 Mendon Rd., Cumberland, R.I.	—	1,100 s/f	retail	lease
P K Rumford, LLC	Hayes & Sherry	Sentinel Financial Group	—	Rumford, R.I.	—	3,500 s/f	office	lease
New Age Industries	Coldwell Banker Commercial	J C Investments, LLC	ReMax Preferred Properties	319 Pocasset Ave., Providence, R.I.	\$830,000	27,400 s/f	retail	sale
Maric, Inc.	Richards Barry Joyce & Partners	BJ's Wholesale Club	R.W. Holmes Realty	4, 5, 21 & 27 Strathmore Rd., Natick, Mass.	—	56,400 s/f	office	lease
Atlantic Philadelphia Realty	R.W. Holmes Realty	MathWorks, Inc.	—	One Apple Hill, Natick, Mass.	—	\$4,000 s/f	office	lease
LMF Cochituate Corporation	R.W. Holmes Realty	MathWorks, Inc.	—	24 Prime Pkwy., Cochituate, Mass.	—	22,032 s/f	office	lease

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Firmin Ave. Joint Venture, LLC	R.W. Holmes Realty	Update Logic	CB Richard Ellis	2 Willow St., Southborough, Mass.	—	3,800 s/f	office	lease
Firmin Ave. Joint Venture, LLC	R.W. Holmes Realty	ViryaNet	R.W. Homes Realty	2 Willow St., Southborough, Mass.	—	10,007 s/f	office	lease
Firmin Ave. Joint Venture, LLC	R.W. Holmes Realty	Trigent Software	Richards Barry Joyce & Partners	2 Willow St., Southborough, Mass.	—	3,850 s/f	office	lease
—	—	Albany Engineered Composites, Inc.	CB Richard Ellis	216 Airport Dr., Rochester, N.H.	—	84,000 s/f	commercial	lease
Bulfinch Companies, Inc.	Richards Barry Joyce	Siemens	CB Richard Ellis	Route 2, Cambridge, Mass.	—	22,442 s/f	office	lease
Vermont Picture Frame	EXIT Realty Associates	Whites Metal Detectors	Investment Property Specialists	Worcester, Mass.	\$573,000	1,500 s/f	retail/ commercial	sale
CarBase, Inc.	Kelleher & Sadowsky Associates, Inc.	15 Sawin St., LLC	—	14 Sawin St., Marlborough, Mass.	\$630,000	4,690 s/f	commercial	sale
Boondocks Kennebec, LLC	Magnasson-Balfour	Granit Bay Care	CB Richard Ellis/ The Boulos Company	81 Winthrop St., Augusta, Me.	—	4,265 s/f	office	lease
—	Glickman Kovago Company	Benchmark Education Co. of New York	Glickman Kovago Company	300 Church St., Northborough, Mass.	—	1,500 s/f	office	lease
Synergy	NAI Hunneman	Extell Development	—	4 Liberty Sq., Boston	—	3,309 s/f	office	lease
—	—	CELL TREAT Scientific Products, LLC	Apex Properties	2 Shaker Rd., Shirley, Mass.	—	3,400 s/f	office/ commercial	lease
Pomeroy Enterprises	Matthews Commercial	Casle Corporation	Mogy & Associates	61 Pomeroy Ave., Meriden, Conn.	\$3.625 million	34,000 s/f	office	sale
84 Terrace Street LLC	Marcus & Millichap	Green Properties Management	Marcus & Millichap	70 Terrace St., New Haven, Conn.	\$2.6 million	41 units	residential	sale
Caffee Realty	Sentry Commercial Real Estate Services	Carter Realty LLC	Sentry Commercial Real Estate Services	586 New Park Ave., W. Hartford, Conn.	\$950,000	14,400 s/f	commercial	sale
CK Builders	H. Pearce Commercial Real Estate	Elmsford Insulation Company	H. Pearce Commercial Real Estate	4 Sycamore Way, Branford, Conn.	—	3,600 s/f	commercial	lease
CK Builders	H. Pearce Commercial Real Estate	Factory Direct Hot Tubs	H. Pearce Commercial Real Estate	4 Sycamore Way, Branford, Conn.	—	3,000 s/f	commercial	lease
CK Builders	H. Pearce Commercial Real Estate	Papa's Home & Hearth	H. Pearce Commercial Real Estate	4 Sycamore Way, Branford, Conn.	—	1,180 s/f	commercial	lease
Diamond Properties of Mt. Kisco, N.Y.	H K Group	West End Partners of New York City	H K Group	1351 Washington Blvd., Stamford, Conn.	\$11.5 million	110,000 s/f	office	sale
750 Stamford Partners	Cushman & Wakefield	Home Service USA	Jones Lang LaSalle	750 East Main St., Stamford, Conn.	—	7,681 s/f	office	lease
750 Stamford Partners	750 Stamford Partners	Laidlow & Company	750 Stamford Partners	750 East Main St., Stamford, Conn.	—	5,620 s/f	office	lease
—	Tower Realty Corporation	Pet Supplies Plus	Albert Ashforth	3 Federal Rd., Brookfield, Conn.	—	7,000 s/f	retail	lease
—	Bernard Mussman Associates Commercial Real Estate	C W Resources	AMS Real Estate	259 Great Hill Rd., Naugatuck, Conn.	—	16,423 s/f	commercial	lease
—	Geenty Group	Drs. Hotchkiss, Reynolds & Simon	Geenty Group	420 East Main St., Branford, Conn.	—	1,094 s/f	office	lease
Clark Development	H. Pearce Commercial Real Estate	The Greaves Company	H. Pearce Commercial Real Estate	11 Heritage Park Rd., Clinton, Conn.	—	14,500 s/f	commercial	lease
207 Tracy Road Associates, LLC	Prudential Conn. Realty Commercial Division	RoI-Vac, LP	Prudential Conn. Realty Commercial Division	207 Tracy Rd., Dayville, Conn.	—	48,000 s/f	commercial	lease
Squire One Assoc. and Prescott Sq., LP	Marcus & Millichap	Landings Capital & Development	Marcus & Millichap	11 Anthony Rd., New London, Conn. and 45 South Rd., Groton, Conn.	\$21.68 million	327 apts.	residential	sale
Windham Associates	Bondi Commercial	Aldi, Inc.	Saugatuck Commercial	Boston Post Rd., North Windham, Conn.	\$550,000	2.6 acres	retail	sale
Hilltop Associates	Trevor Davis Commercial Real Estate	Aculer	Trevor Davis Commercial Real Estate	442 Main St., Middletown, Conn.	—	2,600 s/f	retail	lease



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Hilltop Associates	Trevor Davis Commercial Real Estate	Mikado Sushi Bar & Grill	Trevor Davis Commercial Real Estate	3 Melilli Plaza, Middletown, Conn.	—	2,745 s/f	retail	lease
Hilltop Associates	Trevor Davis Commercial Real Estate	Joe Riff's Music	Trevor Davis Commercial Real Estate	440 Main St., Middletown, Conn.	—	6,390 s/f	retail	lease