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## monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of FEBRUARY, 2009

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
Holiday Inn Select	—	Hilltop 15 Middlesex Hilltop Partners, LLC	Hilltop 15 Middlesex Hilltop Partners, LLC	Woburn, Mass.	\$8.5 million	196 rooms	residential	sale
—	Rader Properties	Smith's Medical	Cushman & Wakefield	600 Cordainer Dr., Norwell, Mass.	—	15,304 s/f	office	lease
Urban Equities	Cushman & Wakefield	Tractel, Inc.	Grubb & Ellis	51 Morgan Dr., Norwood, Mass.	—	21,600 s/f	commercial	lease
Autopart Realty Corporation	DTZ FHO Partners	Charles River Apparel	Boston Commercial	1201 Providence Hwy., Sharon, Mass.	\$4.3 million	121,287 s/f	commercial	lease
AMB Property Corporation	CB Richard Ellis	Hanna Paper Recycling	Cushman & Wakefield	31 Suffolk Rd., Mansfield, Mass.	—	57,913 s/f	commercial	lease
HFAH Charter Oak, LLC	O,R & L Commercial, LLC	Corp.. for Independent Living Realty, LLC	CB Richard Ellis	157 Charter Oak Ave., Hartford, Conn.	\$550,000	24,665 s/f	commercial	sale
—	—	Cathy McHugh	Market Realty, LLC	26 West Main St., Mystic, Conn.	—	—	retail	lease
—	—	Tidal River Clothing Company	Market Realty, LLC	28 West Main St., Mystic, Conn.	—	2,000 s/f	retail	lease
—	—	LeMaitre Vascular	The Stevens Group	63 Second Ave., Burlington, Mass.	—	27,500 s/f	office/ commercial	lease
GRE, LLC	Coldwell Banker Millett Realty	Maine Event All Star Catering & Training Center	Coldwell Banker	280 Park St., Lewiston, Me.	—	10,600 s/f	commercial	lease
Newport Realty, LLC	The Naughton Co.	Briamanda Canton, LLC and Apogee Realty, Canton, LLC	New Dover Associates	956 Turnpike St., Canton, Mass.	\$2.65 million	26,600 s/f	office/ commercial	sale
R & R Realty Trust	Kelleher & Sadowsky Associates, Inc.	Wholesale Property Co., LLC	Kelleher & Sadowsky Associates, Inc.	100 Southbridge St., Auburn, Mass.	\$800,000	16,320 s/f	commercial	sale
Colonel Bell Apts., LLC	Marcus & Millichap	Summit Properties	Marcus & Millichap	Colonel Bell Dr., Brockton, Mass.	\$2.155 million	27 apts.	residential	sale
T.A. Associates Realty	Barry Joyce & Partners	Acosta Sales & Marketing Company	Thompson Hennessey & Partners	130 Lizzotte Dr., Marlborough, Mass.	—	88,870 s/f	office	lease
—	—	Utendahl Organization	Utendahl Organization	Locations in Boston; N.J.; D.C.; Penn.; Va.; R.I.; Ala.; Tex.; Col.; Kan.; Calif.	\$485 million	3.1 million s/f	office/ commercial	sale
RREEF	RREEF	Way Systems	UGL Equis	200 Unicorn Park Dr., Woburn, Mass.	—	15,000 s/f	office	lease
TV Marlborough, LLC	New Dover Associates, Inc.	SAI Communications	—	260 Cedar Hill St., Marlborough, Mass.	—	10,075 s/f	office/ commercial	lease
Brenner Levy Associates	Sea Watch	Blanchard's Liquors	—	167 Corporation St., Hyannis, Mass.	—	10,000 s/f	retail	lease
Congress Plaza, LLC	Hunneman Commercial	Owner IQ	Cresa Partners	320 Congress St., Boston	—	4,600 s/f	office	lease
Berkeley Investments	Berkeley Investments	Citisoft	Cresa Partners	343 Congress St., Boston	—	3,056 s/f	office	lease
Essex River Ventures, LLC	Hunneman Commercial	Luna Boston	Hunneman Commercial	56 Roland St., Boston	—	1,356 s/f	office	lease
Gobbins/McMahon Boylston St., LP	Cushman & Wakefield	Taurus/Urban Meritage JV	Cushman & Wakefield	899 Boylston St., Boston	\$9.6 million	16,258 s/f	retail/ office	sale
Kimberly D'Andrea & Daniel Gelfuso	Northeast Realty Associates	Craig Wicks	Albert Realty	263 Budlong St., Cranston, R.I.	\$375,000	2,550 s/f	office/ residential	sale
ACV Skyline Pacific Properties	Marcus & Millichap	Rite Aid	Link Commercial Properties, LLC	1080 Bald Hill Rd., Warwick, R.I.	\$2.78 million	10,800 s/f	retail	sale
Blackridge Properties LLC	Coldwell Banker	Still Water Living Christian Church	Coldwell Banker	51 Main St., North Scituate, R.I.	—	6,100 s/f	church	sale
HFS Realty Rhode Island, LLC	Peter Scotti & Associates	Bronhard Realty	Peter Scotti & Associates	140 Pitman St., Providence, R.I.	\$1.15 million	58,500 s/f	residential	sale
FH French/ Blackstone Mgmt.	FH French/ Blackstone Mgmt.	Vector Software, Inc.	MG Commercial	1351 South County Trail, E. Greenwich, R.I.	—	8,880 s/f	office	lease
Meritage Properties	CB Richard Ellis	Robinson & Cole, LLP	Hayes & Sherry	One Financial Plaza, Providence	—	4,500 s/f	office	lease



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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
—	—	Ameriprise Financial Services, Inc.	Olympus Group Real Estate	117 Metro Center Blvd. Warwick, R.I.	\$1.005 million	4,580 s/f	office	sale
Janco Company	—	Eblen's Clothing & Footwear	New England Retail Properties	42 Plainfield St., Providence	—	—	retail	lease
Javich Real Estate	CB Richard Ellis/ The Boulos Co.	AAA Northern New England	CB Richard Ellis/ The Boulos Co.	411 Payne Rd., Scarborough, Me.	—	14,500 s/f	commercial	lease
Hallandale Realty Trust	United Multi Family	Hancock Lincoln, LLC	United Multi Family	188-194 Lincoln St., Stoughton, Mass.	\$1.735 million	17 apartments	residential	sale
Woodman Associates	Cardente Real Estate	Chadbourne Law Offices	CBRE/The Boulos Co.	75 Pearl St., Portland, Me.	—	2,024 s/f	office	lease
Cummings Properties	Cummings Properties	MSM Protein Technologies, Inc.	Cummings Properties	200 Boston Ave., Medford, Mass.	—	3,500 s/f	office/ commercial	lease
Cummings Properties	Cummings Properties	MedChem Partners	Cummings Properties	200 Boston Ave., Medford, Mass.	—	1,200 s/f	office/ commercial	lease
Gubbins/McMahon Boylston St. LP	Cushman & Wakefield	Urban Meritage, Taurus Investment Holdings & Anglo Irish Bank Corp. J.V.	Urban Meritage, Taurus Investment Holdings & Anglo Irish Bank Corp. J.V.	899 Boylston St., Boston	\$9.65 million	16,258 s/f	office	sale
Should Realty Trust	Jack Conway & Co.	South Park Realty Trust	Best Choice Real Estate	763 South St., Randolph, Mass.	\$750,000 s/f	19,000 s/f on 1.8 acres	commercial	sale
Northern Ventures, LLC	Malone Commercial	Academy of Developing Artists of Maine	—	432 Elm St., Biddeford, Me.	—	2,376 s/f	office	lease
Cand H Properties, LLC	Malone Commercial	House and Barn Builders	—	273 Presumpscot St., Portland, Me.	—	4,020 s/f	—	lease
B and L Partners, LLC	Malone Commercial	Ellen, Inc.	Fishman Realty	585 Riverside St., Portland, Me.	—	1,500 s/f	commercial	sale
Cowcatcher, LLC	Malone Commercial	John Lemon	—	222 St. John St., Portland, Me.	—	425 s/f	office	lease
Cowcatcher, LLC	Malone Commercial	Amy Partridge-Barber	—	222 St. John St., Portland, Me.	—	526 s/f	office	lease
Soley Wharf LLC	Malone Commercial	Principal Life Insurance Company	—	100 Commercial St., Portland, Me.	—	380 s/f	office	lease
Ocean Associates, LLC	Malone Commercial	Cooper Properties	—	42 Market St., Portland, Me.	—	900 s/f	office	lease
Blue Back Sq., LLC	Jones Lang LaSalle	MRI of Farmington Ave.	OR Commercial	65 Memorial Rd., W. Hartford, Conn.	—	2,167 s/f	office	lease
Paul Braughtinham (Braughtinham Land Surveyors)	Coldwell Banker	Young Properties, LLC	Atherton & Associates Commercial Properties	25 Church Hill Rd., Newtown, Conn.	\$820,000	4,000 s/f	office	sale
Louise Curri	ReMax Right Choice	Management Strategies, Inc.	Atherton & Associates Commercial Properties	27 Main St., Monroe, Conn.	\$750,000 s/f	2,800 s/f on 2.6 acres and 1,250 s/f	commercial residential	sale
Auto Motion LLC	Atherton & Associates Commercial Properties	A1 Pools, Inc.	Atherton & Associates Commercial Properties	131 Oxford Rd., Oxford, Conn.	\$405,000	3,600 s/f	commercial	sale
TMC WestHaven LLC	George J. Smith & Son Commercial & Investment Real Estate	G-III Apparel Group, Ltd.	George J. Smith & Son Commercial & Investment Real Estate	400 Frontage Rd., W. Haven, Conn.	—	15,120 s/f	commercial	lease
CT Turkish Islamic Cultural Association	Colonial Properties, Inc.	ACAN, LLC	Colonial Properties Inc.	39 Wood St., W. Haven, Conn.	\$715,000	20,740 s/f on 1.31 acres	commercial	sale
HFAH Charter Oak, LLC	O, R & L Commercial LLC	Corp. for Independent Living Realty, LLC	CB Richard Ellis	157 Charter Oak, Hartford, Conn.	\$550,000	24,665 s/f	commercial	sale
Marc Abrahms	Jones Lang LaSalle	Grove Hill Medical Center	Sentry Commercial	375 Willard Ave., Newington, Conn.	—	10,141 s/f	office	lease
R.D. Scinto Company	R.D. Scinto Company	Gray Wolf Sensing Solutions	Vidal/Wattenstein	6 Research Dr., Shelton, Conn.	—	4,000 s/f	office	lease
John Di Bella	Conn. Commercial Realty	Edward Jones	Conn. Commercial Realty	670 Boston Post Rd., Old Saybrook, Conn.	—	2,500 s/f	office	lease
Millbrook LP	The Geenty Group	Vicino Builders, LLC	The Geenty Group	67 N. Branford Rd., Branford, Conn.	—	1,050 s/f	commercial	lease



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D'Amato Investments LLC	The Geenty Group	Mortgage Consultants of America	The Geenty Group	136 Research Dr., Milford, Conn.	—	800 s/f	office	lease
Frederick and Linda Bauer	The Geenty Group	Shoreline Health & Fitness, Inc.	The Geenty Group	161 West Main St., Clinton, Conn.	—	—	retail	lease
Jack Rafalowski	Century 21 Wm. R. Smith Realty	Turbo Kits LLC and East East Swappers LLC	Commercial Investment Properties	Unit 115 at 1000 Old County Circle, Windsor Locks, Conn.	—	8,500 s/f	commercial/office	lease
Delahaye Associates, LLC	Century 21 Wm. R. Smith Realty	Pocket Communications	Sullivan Hayes Companies	964 Albany Ave., Hartford, Conn.	—	—	retail	lease
Peters Associates	Century 21 Wm. R. Smith Realty	Total Aviation Parts 6 Services	Century 21 Wm. R. Smith Realty	35 Peters Rd., Bloomfield, Conn.	—	—	commercial	lease
—	—	Edward Jones	Conn. Commercial Realty	Norwich, Conn.	—	1,100 s/f	office	lease
Blue Back Sq. LLC	Jones Lang LaSalle	Jacobs Sodipo	Jones Lang LaSalle	65 Memorial Rd., W. Hartford, Conn.	—	1,900 s/f	office	lease
Blue Back Sq. LLC	Jones Lang LaSalle	ObGyn Associates of W. Hartford, Conn.	Jones Lang LaSalle	65 Memorial Rd., W. Hartford, Conn.	—	1,380 s/f	office	lease
J B Brown & Son	Cardente Real Estate	HNTB	Grubb & Ellis	340 County Rd., Westbrook, Me.	—	10,150 s/f	office	lease
Top of Exchange LLC	Malone Commercial Brokers	Auction Props, Ltd	CBRE/The Boulos Company	95 Exchange St., Portland, Me.	—	2,730 s/f	office	lease
Pol-Rod LLC	Malone Commercial Brokers	LynxUs, LLC	—	499 Poland Rd., Auburn, Me.	—	10,000 s/f	—	lease
Sweetser	Malone Commercial Brokers	Bisson Transportation	—	329 Bath Rd., Brunswick, Me.	—	—	commercial	lease
Gale International and Mack Cali	Jones Lang LaSalle	Lockheed Martin	Jones Lang LaSalle	3 Federal St., Billerica, Mass.	—	13,910 s/f	office	lease
Gale International and Mack Cali	Jones Lang LaSalle	Vertica Systems, Inc.	T3 Realty	8 Federal St., Billerica, Mass.	—	19,537 s/f	office	lease
Gale International and Mack Cali	Jones Lang LaSalle	Insulet Corporation	DTZ FHO Partners	7 Oak Park, Bedford, Mass.	—	10,516 s/f	office	lease
Combined Props. Inc.	Combined Props. Inc.	Greater Medford Visiting Nurses Association	—	278 Mystic Ave., Medford, Mass.	—	5,087 s/f	office	lease
Combined Props. Inc.	Combined Props. Inc.	SRW Contractor's Supply, Inc.	—	206-210 Mystic Ave., Medford, Mass.	—	14,628 s/f	commercial	lease
Combined Props. Inc.	Combined Props. Inc.	Staples	—	282 Mystic Ave., Medford, Mass.	—	18,967 s/f	retail	lease
Applied Biosystems	Cushman & Wakefield	Makoto Life Sciences, Inc.	Richards Barry Joyce & Partners	15 DeAngelo Dr., Bedford, Mass.	—	20,000 s/f	commercial/office	lease
Brady Sullivan Properties	Brady Sullivan Properties	Cook Little Rosenblatt & Manson	Eaton Partners	1000 Elm St., Manchester, N.H.	—	9,000 s/f	office	lease
Northland Investments	Northland Investments	Ross Silveman & Levy, LLP	Cresa Partners	59 Temple Pl., Boston	—	5,220 s/f	office	lease
Gould & Company	—	Roddy Klein & Ryan	Cresa Partners	727 Atlantic Ave., Boston	—	3,100 s/f	office	lease
Rose Balsamo	The Katz Company	Buckley Insurance Agency, Inc.	—	377 Shrewsbury St., Worcester, Mass.	—	2,700 s/f	office	lease
O'Neill Realty Trust	The Katz Company	Anthony Vignotti	—	356 Shrewsbury St., Worcester, Mass.	\$312,500	2,000 s/f	commercial	sale
Anthony Vignotti	The Katz Company	Crossfit Center Mass.	—	356 Shrewsbury St., Worcester, Mass.	—	2,000 s/f	retail	lease
Colony Realty	CB Richard Ellis	Talent Burst	R.W. Holmes Realty Co., Inc.	161 Worcester Rd., Framingham, Mass.	—	6,308 s/f	office	lease
Centro Properties	Sperry Van Ness	Goff Brook R.E., LLC	New England Retail Properties	Wethersfield, Conn.	\$6.8 million	71,493 s/f	retail	sale



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PRD, LLC and 416 Boston Post Rd., LLC	Capital Restaurant Group, LLC	Bryan Malcarney	Capital Restaurant Group, LLC	416 Boston Post Rd., Darien, Conn.	\$2.745 million	1,500 s/f plus home	retail	sale
Dry Dock, Inc.	Capital Restaurant Group, LLC	Andy Pickarski	Capital Restaurant Group, LLC	215 Main St., Darien, Conn.	\$1.3 million	—	retail	sale
—	Marcus & Millichap Investment R.E. Services	—	Marcus & Millichap Investment R.E. Services	35 Central St., Leominster, Mass.	\$9.352 million	—	retail	sale
—	George Smith & Son Commercial & Investment Real Estate	CVS	—	Rte. 44, Putnam, Conn.	—	3.1 acres	retail	sale
—	—	Link Commercial Properties	Hayes & Sherry	1500 Bald Hill Rd., Warwick, R.I.	\$1.43 million	3,800 s/f on 36,000 s/f site	retail	sale
—	CB Richard Ellis	Astoria Boulevard Realty Group	—	187 Gonic Rd., Rochester, N.H.	\$1.225 million	19,350 s/f	retail/office	sale
Wintonbury Mall	Lightstone Group	Feyzi's Tailor Shop	—	865 Park Ave., Bloomfield, Conn.	—	600 s/f	retail	lease
Wintonbury Mall k	Lightstone Group	Medwinter Group, LLC	—	865 Park Ave., Bloomfield, Conn.	—	1,050 s/f	office	lease
BCD Holdings, Inc.	King & Newton, LLC	DTSJ, LLC	—	1272 Memorial Dr., W. Springfield, Mass.	\$690,000	5,670 s/f	retail	sale
Andrew Cohen	—	Savers	The Dartmouth Group	135 Memorial Dr., W. Springfield, Mass.	—	25,000 s/f	retail	lease
—	Cardente Real Estate	Pizza Connectfon	—	611 Civic Center Dr., Augusta, Me.	—	2,670 s/f	retail/residential	sale
KBS REIT I, Hackman Capital and Calare Props.J.V.	KBS REIT I, Hackman Capital Ptrs. and Calare Props. J.V.	Friendly Ice Cream Corp.	—	1045 Sheridan St., Chicopee, Mass.	—	62,000 s/f	commercial	lease
Acton Woods Plaza	M & J Associates	Enterprise Bank	Enterprise Bank	Rtes. 27 and 2A, Acton, Mass.	—	3,200 s/f	retail	lease
J.P. Mogan Inv. Mgmt. and Centro Properties	Savills, LLC	Cedar Shopping Centers	—	New London, Conn.	\$40.7 million	260,000 s/f	retail	sale
Rosenville Estates	Angel Commercial, LLC	The Fresh Market	Sullivan Hayes & Companies	Route 1, Westport, Conn.	—	22,775 s/f	retail	lease
HFAH Charter Oak, LLC	O, R & L Commercial, LLC	Corporation for Independent Living Realty, LLC	CB Richard Ellis	157 Charter Oak Ave., Hartford, Conn.	\$550,000	24,665 s/f	commercial	sale