

ne

## monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of MARCH, 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
Phoenix Companies	CB Richard Ellis	Northeast Utilities	—	56 Prospect St., Hartford, Conn.	\$8.7 million	90,000 s/f	office	sale
The Silverman Group	CB Richard Ellis	Virtus Investment Partners	CB Richard Ellis	100 Pearl St., Hartford, Conn.	—	—	office	lease
CW Capital Asset Mgmt. and Wells	The Plasencia Group	Twin Tier dba Boston West Associates	Twin Tier dba Boston West Associates	4 Highwood Dr., Tewksbury, Mass.	\$7.05 million	227 rooms in 125,826 s/f	residential	sale
KBS Realty Partners	Richards Barry Joyce & Partners	LSI Corporation	Colliers Meredith & Grew	114 Turnpike Rd., Westborough, Mass.	—	5,633 s/f	office	lease
Vision Equities, LLC	Jones Lang LaSalle	Swiss Reinsurance Ltd.	Servus Brokerage Co., LLC	2 Waterside Crossing, Windsor, Conn.	—	20,626 s/f	office	lease
—	The Dunham Group	Brawn-Acker, LLC	—	600 County Rd., Westbrook, Me.	\$1.05 million	29,000 s/f	commercial	sale
First Church of Christ Scientist	DTZ FHO Partners	EnraPower	Grubb& Ellis	177 Huntington Ave., Boston	—	7,955 s/f	office	lease
First Church of Christ Scientist	DTZ FHO Partners	The Alliance Companies	Jones Lang LaSalle	177 Huntington Ave., Boston	—	7,955 s/f	office	lease
First Church of Christ Scientist	DTZ FHO Partners	Pile & Company	Colliers Meredith & Grew	177 Huntington Ave., Boston	—	7,955 s/f	office	lease
Kranson Industries	Cresa Partners	Hatch Technology Corp.	O'Brien Commercial Properties	300 Myles Standish Blvd., Taunton, Mass.	—	13,500 s/f	office	lease
Roger Goding Jr.	Cardente Real Estate	352 Warren Ave., LLC	—	352 Warren Ave., Portland, Me.	—	2,350 s/f	commercial	sale
Cummings Properties	Cummings Properties	Concentra Health Services, Inc.	—	50 Concord St., Wilmington, Mass.	—	7,500 s/f	office	lease
F.W. Webb	Cushman & Wakefield	Moto-Star Tire Co.	Danais Realty Group	Merrimack, N.H.	\$3.365 million	144,000 s/f	commercial	sale
Bernard Filion	Tinkham Realty	Reeds Ferry Small Buildings	—	3 Tracy Lane, Londonderry, N.H.	\$260,000	2.5 acres	commercial	sale
Auburn Marketplace, LLC	Coldwell Banker Millett Realty	Marketplace Investment Group, LLC	Coldwell Banker Millett Realty	675 Main St., Lewiston, Me.	\$1.75 million	27,000 s/f	retail	sale
J & C Realty Trust	Stebbins Commercial Properties	Nahant Real Estate Management, LLC	—	2 Townsend West #1 Nashua, N.H.	\$266,000	2,897 s/f	commercial	sale
Jones & Vining	Malone Commercial Brokers	Lynx US, LLC	—	765 Webster St., Lewiston, Me.	—	10,500 s/f	—	lease
Jordan Realty Corporation	Prolman Realty	PNDS Group, LLC	—	89-95 Main St., Nashua, N.H.	\$395,000	5,000 s/f	retail	sale
James Stead	J.L. Davis Realty	Fisher Auto Parts	Hickok & Boardman	46 Kellogg Rd., Essex Junction, Vt.	—	5,000 s/f	retail	lease
Jovich Real Estate, LLC	CB Richard Ellis/The Boulos Company	AAA Northern New England	CB Richard Ellis/The Boulos Company	411 Payne Rd., Scarborough, Me.	—	14,500 s/f	office	lease
482 Congress LP	CB Richard Ellis/The Boulos Company	Law Office of John Branson & Randall	CB Richard Ellis/The Boulos Company	482 Congress St., Portland, Me.	—	1,541 s/f	office	lease
Bayside, LLC	CB Richard Ellis/The Boulos Company	Allies, Inc.	CB Richard Ellis/The Boulos Company	62 Elm St., Portland, Me.	—	1,800 s/f	office	lease
Maine Employers' Mutual Insurance Co.	CB Richard Ellis/The Boulos Company	Color McMine	CB Richard Ellis/The Boulos Company	245 Commercial kSt., Portland, Me.	—	1,866 s/f	retail	lease
ECP Church, LLC	The New Haven Group, Inc.	Rose Smart Growth Inv. Fund I, LLP and The Hurley Group	The New Haven Group, Inc.	45-55 Church St., New Haven, Conn.	\$8 million	130,000 s/f	office	sale
D & J Main St., LLC	Vidal/Wettenstein, LLC	United Realty of Conn., Inc.	First Service Williams	139-141 Main St., Westport, Conn.	\$4.34 million	4,000 s/f	retail	sale
Burnhart, LLC	Litsky Associates	Lotte, LLC	H Pearce Company	1150-62 Burnside Ave., East Hartford, Conn.	—	11,000 s/f	retail	lease
Blue Back Sq., LLC	Jones Lang LaSalle	MRI of Farmington, LLC	O R Commercial, LLC	Blue Back Sq., West Hartford, Conn.	—	2,107 s/f	office	lease
Mill Meadow Development, LLC	The Geenty Group	Cloud Nine Catering, LLC	The Geenty Group	5 Research Pkwy., Old Saybrook, Conn.	—	5,862 s/f	commercial	lease



# monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of MARCH, 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
O'Toole & Co.	Boston Realty Advisors	Longwood Security	—	429 Newbury St., Boston	\$1.675 million	5,400 s/f and 6 pkg. spaces	office	sale
89 October Hill, LLC	R.W. Holmes Realty	Precision Digital Corp.	R.W. Holmes Realty	89 October Hill Rd., Holliston, Mass.	—	12,000 s/f	office/commercial	lease
Normandy Real Estate Partners	CB Richard Ellis	MediaTek, Inc.	CB Richard Ellis	3 Allied Dr., Dedham, Mass.	—	9,050 s/f	retail	lease
Foyer Family	Fischer Real Estate	United Illuminating Co.	Studley	Marsh Hill Rd., Orange, Conn.	—	22 acres	commercial	lease
Regional Developer	Marcus & Millichap Inv. Real Estate Services	Regional Investor	Marcus & Millichap Inv. Real Estate Services	35 Central St., Leominster, Mass.	\$9.352 million	14,774 s/f	retail	sale
Padgett Street, LLC	Padgett Street, LLC	Salesmaster Associates, Inc.	—	Westover Business Center, Chicopee, Mass.	—	25,000 s/f	commercial	lease
Ozzy Properties	Ozzy Properties	Lawrence Dept. of Training & Development	—	Heritage Place, Lawrence, Mass.	—	880 s/f	office	lease
Ozzy Properties	Ozzy Properties	Valleyworks Career Center	—	Heritage Place, Lawrence, Mass.	—	17,000 s/f	office	lease
Ozzy Properties	Ozzy Properties	Merrimack Valley Workforce Investment Board	—	Heritage Place, Lawrence, Mass.	—	880 s/f	office	lease
—	Boylston Realty Advisors	Stork Veco	—	56 Middlesex Tpke., Burlington, Mass.	—	2,800 s/f	commercial	lease
—	Boylston Realty Advisors	Steinmeyer	—	56 Middlesex Tpke., Burlington, Mass.	—	2,500 s/f	commercial	lease
JCM Plymouth Acquisitions III, LLC	Sea Watch Realty	New England Commercial Properties, LLC	National Commercial Brokers	8 North Park Ave., Plymouth, Mass.	\$1.7 million	2,586 s/f	retail	sale
Accord Park	Rader Properties	Smith's Medical	Cushman & Wakefield	600 Cordwainer Dr., Norwell, Mass.	—	15,309 s/f	office	lease
Urban Equities	Cushman & Wakefield	Tractel, Inc.	Grubb & Ellis	51 Morgan Dr., Norwood, Mass.	—	21,600 s/f	commercial	lease
AMB Property Corporation	Cushman & Wakefield	Asmara, Inc.	—	88 Black Falcon Ave., So. Boston, Mass.	—	19,863 s/f	commercial	lease
Atlantic Management	Cushman & Wakefield	Independent Flooring	Cushman & Wakefield	38 Teed Dr., Randolph, Mass.	—	17,000 s/f	commercial	lease
Zine Family Trust	Cushman & Wakefield	Sonepar Electric	CB Richard Ellis	50 Von Hillern St., So. Boston, Mass.	—	16,088	commercial	lease
Urban Equities	Cushman & Wakefield	Urban Express	—	40 Robbie Rd., Avon, Mass.	—	13,000 s/f	commercial	lease
Atlantic Management	Cushman & Wakefield	Ashland Textile	—	53 Teed Dr., Randolph, Mass.	—	10,600 s/f	commercial	lease
Hallandale Realty Trust	United Multi Family Trust	Hancock Lincoln, LLC	—	188-194 Lincoln St., Stoughton, Mass.	\$1.735 million	17 apartments	residential	sale
Robert Campellone	—	Link Commercial Properties	—	613 & 618 George Washington Hwy., Lincoln, R.I.	\$5.87 million	21,908 s/f on 4.25 acres	retail	sale
Cumberland Comm'l. Center	Coldwell Banker Commercial	Certified Restaurant Equipment Supply Company	Coldwell Banker Commercial	43 Industrial Rd., Cumberland, R.I.	—	4,125 s/f	office/commercial	lease
Quill Associates	Rodman Real Estate	Cadence Science, Inc.	Rodman Real Estate	2080 Plainfield Pike, Cranston, R.I.	\$3.5 million	43,000 s/f on 6.46 acres	office/commercial	sale
Commodore Properties	Olympus Group Real Estate	Omni Combined W.E., LLC	—	220 W. Exchange Center, Providence, R.I.	\$3.15 million	31,000 s/f	office	sale
Boulevard Nurseries	Paramount Properties Group	Aquidneck Land Trust and Town of Middletown	—	East Main St., Middletown, R.I.	\$2 million	30 acres	commercial	sale
Irving Areme Development, LLC	RPL Commercial	Everett Amaral	Paramount Properties Group	146 West River St., Providence, R.I.	\$1.27 million	40,000 s/f	commercial	sale
Peregrine Group and Kirkbrae Development Corporation	Hayes & Sherry	Seven Stars Bakery	—	20 Newman Ave., Rumford, R.I.	—	2,068 s/f	retail	lease
Bank of America	MG Commercial Real Estate	Minimax	CBRE/NE	One Financial Plaza, Providence, R.I.	—	3,335 s/f	office	lease



# monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of MARCH, 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
Bank of America	MG Commercial Real Estate	Minimax	CBRE/NE	One Financial Plaza, Providence, R.I.	—	3,335 sf	office	lease
—	—	BG North America, LLC	MG Commercial Real Estate	30 Kennedy Plaza, Providence, R.I.	—	2,700 s/f	office	lease
—	R.W. Holmes Realty Company, Inc.	Lonzo Biologics, LLC	Jones Lang LaSalle	227 South St., Hopkinton, Mass.	—	22,000 s/f	commercial	lease
One Nevada Realty Trust	Colliers Meredith & Grew	LightWedge, LLC	Colliers Meredith & Grew	320 Nevada St., Newton, Mass.	—	5,500 s/f	office	lease
New Boston Fund, Inc.	New Boston Fund, Inc.	The Sun Products Corporation	—	30 Trefoil Dr., Trumbull, Conn.	—	45,615 s/f	office	lease
—	Harborview Properties	Single Source Staffing	Cardente Real Estate	28 Maple St., Portland, Me.	—	975 s/f	office	lease
Northeast Hospital Corporation	Jones Lang LaSalle	Central Healthcare Initiatives	—	75 Lindall St., Danvers, Mass.	\$4.5 million	150,000 s/f on 16.5 acres	residential	sale
CLDG Realty	Conway Commercial	Vinfen Corporation	—	Finnell Dr., Weymouth, Mass.	—	16,000 s/f	office	lease
—	CBRE/The Boulos Company	U.S. Census Bureau	UGL/Equis	380 Cumberland Ave., Portland, Me.	—	7,150 s/f	office	lease
Centro Properties	Sperry Van Ness	Goff Brook Real Estate, LLC	New England Retail Properties, Inc.	Wethersfield, Conn.	\$6.8 million	71,493 s/f	retail	sale
Diamond Court-CHFA	Chozick Realty	Diamond Court Realty, Inc.	—	Waterbury, Conn.	\$3.55 million	80 apartments	residential	sale
Mercantile Manor, LLC	The Geenty Group	Atty. Sharyn D'Urso	The Geenty Group	35 Elm St., New Haven, Conn.	—	—	office	lease
Veterans of Foreign Ward	Prudential Conn. Commercial Real Estate	Gino Vona and Nicolina Lisa West	Larrey Katz Commercial Realty, LLC	48 High St., Norwalk, Conn.	\$1 million	5,463 s/f	commercial	sale
The Hurley Group	Press/Cuozzo Commercial Services	Mount Carmel Construction, LLC	Press/Cuozzo Commercial Services	370 State St., North Haven, Conn.	—	3,000 s/f	commercial	lease
Rose Smart Growth Inv. Fund I, LP and Hurley 45-5 Church St., LLC	Press/Cuozzo Commercial Services	The Nature Conservancy	The New Haven Group	55 Church St., New Haven, Conn.	—	11,720 s/f	office	lease
—	—	Progressions Salon	Levey Miller Maretz Commercial Realtors	245 Amity Rd., Woodbridge, Conn.	—	1,700 s/f	retail	lease
Ipswich Chronicle	Klemmer Associates	EBSCO Publishing	Klemmer Associates	2 Washington St., Ipswich, Mass.	\$1.4 million	19,000 s/f on 90,000 s/f parcel	office	sale
Eleven Eleven Enterprises	Redstone	Mountaha LLC	Redstone	80-88 South Main St., St. Albans, Vt.	\$1.665 million	28 units	residential	sale
BGI Holdings III, LLC	Richard Barry Joyce & Partners	AREVA	CB Richard Ellis	Solomon Pond Park, Marlborough, Mass.	—	43,709 s/f	office	lease
BGI Holdings III, LLC	Richard Barry Joyce & Partners	Blue Cod Technologies	Grubb & Ellis	295 Donald Lynch Blvd., Marlborough, Mass.	—	40,019 s/f	office	lease
BGI Holding, III, LLC	Richard Barry Joyce & Partners	Blue Cod Technologies	Grubb & Ellis	500 Donald Lynch Blvd., Marlborough, Mass.	—	29,763 s/f	office	lease
BFI Holding, III, LLC	Richard Barry Joyce & Partners	Park Place International	Cushman & Wakefield	500 Donald Lynch Blvd., Marlborough, Mass.	—	26,975 s/f	office/ commercial	lease
EPP Real Estate, LLC	Colliers Meredith & Grew	—	O'Brien Commercial Properties, Inc.	85 Hayes Memorial Dr., Marlborough, Mass.	\$2.1 million	28,000 s/f	commercial/ office	sale
142 Presumpscot, LLC	CB Richard Ellis/The Boulos Co.	ReVision Energy	Jordie Lee Investments	142 Presumpscot St., Portland, Me.	—	4,600 s/f	commercial	lease
Cummings Properties	Cummings Properties	Health Plans	Cummings Properties	Trade Center 128, Woburn, Mass.	—	4,400 s/f	office	lease
Cummings Properties	Cummings Properties	Tudor Disk Services, LLC	Cummings Properties	Trade Center 128, Woburn, Mass.	—	7,000 s/f	office	lease
Cummings Properties	Cummings Properties	Murray, Kelly & Bertrand, P.C.	Murray, Kelly & Bertrand, P.C.	Trade Center 128, Woburn, Mass.	—	5,000 s/f	office	lease
Centro Properties	Marcus & Millichap National Retail Group	New Jersey REIT	Marcus & Millichap National Retail Group	475 Flatbush Ave., Hartford, Conn.	\$16.5 million	259,056 s/f	retail	sale



# monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of MARCH, 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
Mish Family	H. Pearce Commercial	Donahue Brothers, LLC	Atty. Tom Cronin	1320 Boston Post Rd., Madison, Conn.	\$1.3 million	5,000 s/f	retail	sale
Fort Point Real Estate Corporation	NAI Hunneman	Equilibrium	—	303 Congress St., Boston, Mass.	—	8,028 s/f	residential	lease
Windham Crossing, LLC	Windham Crossing, LLC	Tractor Supply Company	New England Retail Properties	Boston Post Rd., Windham, Conn.	—	19,187 s/f	retail	lease
415 Congress St., Properties, LP	CBRE/The Boulos Company	Maine Basketball, LLC	—	415 Congress St., Portland, Me.	—	2,076 s/f	retail/ office	lease
Steve and Patricia Greve	Cardente Real Estate	Top Subs, LLC	—	568 Lisbon Rd., Lisbon Falls, Me.	—	—	retail	sale
Winstanley Enterprises	O,R & L Commercial, LLC and CB Richard Ellis New England	Richardson Kickboxing	—	712 Brook St., Rocky Hill, Conn.	—	14,500 s/f	retail	lease
Luisa's Pizzerias, Inc.	Concord Commercial Real Estate	Celebrations Distinctive Catering	—	19 South River Rd., Bedford and Daniel Webster Hwy., Manchester, N.H.	\$550,000	Two 68 seat restaurants	retail	sale
—	—	Cathy McHugh	Market Realty	26 West Main St., Mystic, Conn.	—	—	retail	lease
—	—	Tidal River Clothing Co.	Market Realty	28 West Main St., Mystic, Conn.	—	2,000 s/f	retail	lease
Warren and Kent Woods	—	MAC Cosmetics	J. L. Davis Realty	66 Church St., Burlington, Vt.	—	—	retail	lease
The Kowalsky Family	Angel Commercial	Fresh Market	—	605 Post Rd., Westport, Conn.	—	22,775 s/f	retail	lease
CGI Companies	Powers & Company	Big Lots	—	Route 44, Raynham, Mass.	—	22,650 s/f	retail	lease
CGI Companies	Powers & Company	Especially for Pets	Ria McNamara	Route 20, Sudbury, Mass.	—	8,510 s/f	retail	lease
Adams Plaza	Powers & Company	In Sync Center of the Arts	—	Quincy, Mass.	—	7,863 s/f	retail	lease
Centercorp Retail Properties	Powers & Company	T-Mobile	National Commercial Brokers	980 Paradise Rd., Swampscott, Mass.	—	—	retail	lease
Centercorp Retail Properties	Powers & Company	Five Guys Burgers & Fries	Conviser Property Group	980 Paradise Rd., Swampscott, Mass.	—	—	retail	lease
Ames Plaza	Powers & Company	Lowe's Home Improvement Center	The Dartmouth Company	Route 18, Abington, Mass.	—	19.6 acres	retail	lease
—	Boylston Realty Advisors	MetroPCS Communications	—	3 Everett St., Revere, Mass.	—	—	retail	lease
—	Boylston Realty Advisors and Strategic Retail Advisors	A-Affordable Insurance Agency	—	Ben Circle Plaza, Revere, Mass.	—	1,200 s/f	retail	lease