

ne

monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of APRIL, 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
EPP Real Estate, LLC	Colliers Meredith & Grew	—	O'Brien Commercial Properties	85 Hayes Memorial Dr., Marlborough, Mass.	\$2.1 million	28,000 s/f on 1.99 acres	commercial	sale
Nordblom Company	Jones Lang LaSalle	e-Dialog	CB Richard Ellis	Network Dr., Burlington, Mass.	—	47,426 s/f	office	lease
Merchant Wilbraham II, LLC	New England Retail Properties	Red Robin Gourmet Burgers	New England Retail Properties	2039 Boston Rd., Wilbraham, Mass.	—	5,800 s/f	retail	lease
Morton Zonis	SRS Realty Services	Eblen's Clothing & Footwear	New England Retail Properties	14 State St., Lynn, Mass.	—	6,000 s/f	retail	sale
NationsHeritage Federal Credit Union	NationsHeritage Federal Credit Union	Legacy Real Estate Ventures	Legacy Real Estate Ventures	607 Pleasant St., Attleboro, Mass.	\$1.9 million	—	retail	sale
—	R.W. Holmes Realty	Si-Cal	DTZ FHO Partners	11 Walkup Dr., Westborough, Mass.	—	23,000 s/f	commercial	lease
Fort Point Real Estate Corp.	NAI Hunneman	Equilibrium	—	303 Congress St., Boston	—	8,028 s/f	retail	lease
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	office	lease
Progressive Medical Services, LLC	Jones Lang LaSalle	Physical Medicine Rehabilitation	Jones Lang LaSalle	35 Jolley Dr., Bloomfield, Conn.	—	4,000 s/f	office	lease
Maine Course Hospitality Group	Wason Associates Hospitality R.E. Brokerage Group	Jenica Hospitality, LLC	—	Hampton, N.H.	\$5.32 million	70 rooms	residential	sale
—	Tinkham Realty, Inc.	Joyance Enterprises Co., Ltd.	—	One Corporate Park Dr., Derry, N.H.	—	2,115 s/f	commercial	lease
—	Tinkham Realty, Inc.	AMSD Home Services, Inc.	—	One Corporate Park Dr., Derry, N.H.	—	2,700 s/f	retail	lease
—	Tinkham Realty, Inc.	Hi-Tech Cleaning Services	—	One Corporate Park Dr., Derry, N.H.	—	2,115 s/f	retail	lease
—	Tinkham Realty, Inc.	HealthGoods, LLC	—	One Corporate Park Dr., Derry, N.H.	—	2,115 s/f	retail	lease
Monomoy Development, LLC	Tinkham Realty, Inc.	Mass Wall, LLC	—	Lowell Rd., Windham, N.H.	—	2,475 s/f	office/ commercial	lease
Mr. Handyman, Inc.	Tinkham Realty, Inc.	Air Duct Heating	—	195 Robinson Rd., Hudson, N.H.	—	1,820 s/f	commercial	lease
Green Mountain Partners	Tinkham Realty, Inc.	TRIWire Engineering Solutions, Inc.	—	1 Rebel Rd., Hudson, N.H.	—	4,114 s/f	commercial	lease
Joe & Linda Baciagalupo	J. L. Davis Realty	Neatec LLC	J. L. Davis Realty	3 Green Tree Dr., So. Burlington, Vt.	\$1.615	20,000 s/f	commercial/ officae	sale
Wentworth Lumber Co.	G & E/Coldstream Real Estate Advisors, Inc.	Jim, Sean & Josh Murphy	Marple & James	120 Portsmouth Ave., Exeter, N.H.	\$1.15 million	—	retail	sale
RWC Realty	Shea Commercial Properties	ICON Studio	Shea Commercial Properties	11 Rockingham Rd., Windham, N.H.	—	600 s/f	commercial	lease
Dunegrass Golf Course	The Dunham Group	Dominator Golf, LLC	DWH Realty	200 Wild Dunes Way, Old Orchard Beach, Me.	—	18 holes on 300 acres	retail/ residential	sale
Foyer Family	Fischer Real Estate	United Illuminating Company	Studley	Marsh Hill Rd., Orange, Conn.	—	22 acres	commercial	lease
W & M Properties	W & M Properties	CIT Group	CB Richard Ellis	Merritt Pkwy., Norwalk, Conn.	—	17,276 s/f	office	lease
Merritt 7 Corporate Park	Albert Phelps, Inc.	Cartbridge Capital, LLC	—	Norwalk, Conn.	—	2,422 s/f	office	lease
142 Presumpscot, LLC	CBRE/The Boulos Company	ReVision Energy	Jordie Lee Investments	142 Presumpscot St., Portland, Me.	—	4,600 s/f	commercial	lease
C & C Real Estate, LLC	CBRE/The Boulos Company	Barker Steel, LLC	CBE/The Boulos Company	107 Pleasant Hill Rd., Scarborough, Me.	—	11,040 s/f	commercial	lease
Lane Palm, LLC	CBRE/The Boulos Company	USPS's National Assn. of Letter Carriers	—	102 Portland St., Portland, Me.	—	1,300 s/f	office	lease
Waterfront Maine, L.P.	CBRE/The Boulos Company	Susan Nordman & Scott Mayer	—	14 Maine St., Brunswick, Me.	—	1,590 s/f	office	lease



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Haymarket Associates	Epstein Commercial	IKON Office Solutions, Inc.	CBRE/The Boulos Company	23 Water St., Bangor, Me.	—	998 s/f	office	lease
—	CBRE/The Boulos Company	IDEXX Laboratories, Inc.	—	55 Bradley Dr., Westbrook, Me.	—	5,000 s/f	commercial	lease
Merritt 7 Corporate Park	Albert Phelps, Inc.	Siemens	—	Norwalk, Conn.	—	5,877 s/f	office	lease
—	The Geenty Group Realtors	Permanent Siding and Windows	The Geenty Group Realtors	230 Popes Farm Rd., Milford, Conn.	—	4,000 s/f	retail	lease
—	Levey Miller Maretz	Allstate Insurance	—	3011 Whitney Ave., Hamden, Conn.	—	1,300 s/f	office	lease
—	Levey Miller Maretz	Allstate Insurance	Levey Miller Maretz	1 Evergreen Ave., Hamden, Conn.	—	1,300 s/f	office	lease
—	Levey Miller Maretz	Conn. Podiatry Group	Levey Miller Maretz	31 Washington Ave., North Haven, Conn.	—	1,740 s/f	office	lease
—	Don Realty	Doggie Day Care Center	Levey Miller Maretz	200 Shaw Rd., North Branford, Conn.	—	4,200 s/f	commercial	lease
Broadway Partners	Broadway Partners	Normandy R.E. Partners and Five Mile Capital Partners	Allen & Overy, LLP	Stuart St., Boston, Mass.	\$660.6 million	1 million s/f	office	sale
Combined Properties	Combined Properties	Catalyst Spring	Catalyst Spring	191 Williams St., Chelsea, Mass.	—	32,886 s/f	commercial	lease
—	Cardente Real Estate	Maine Beer Company	—	1 Industrial Way, Portland, Me.	—	1,500 s/f	commercial	lease
55 Airport Rd., L.P.	O,R & L Commercial,	Pioneer Tool Supply Co., Inc. Action Steel, LLC Compass Youth Collaborative	O,R & L Commercial, LLC O,R & L Commercial, LLC Sentry Commercial R.E.	55 Airport Rd.,	—	2,420 s/f (total)	office	lease
Andrew Cohen	Andrew Cohen	Monroe Staffing Services	—	1985 Main St., Springfield, Mass.	—	1,400 s/f	office	lease
Middlesex Development, LP	Nordblom Company	Ron Donohue	Nordblom Company	829B Middlesex Tpke., Billerica, Mass.	—	1.5 acres	commercial	sale
Rose Balsamo	The Katz Companies	Buckley Insurance Agency	—	377 Shrewsbury St., Worcester, Mass.	—	2,700 s/f	office	lease
O'Neill Realty Trust	The Katz Companies	Anthony Vigliotti	—	356 Shrewsbury St., Worcester, Mass.	\$312,500	2,000 s/f	office	sale
Pearl Realty, Inc.	The Katz Companies	245 River Street Place, LLC	—	295 River St., Fitchburg, Mass.	\$1.2 million	300,000 s/f on 8.5 acres	commercial	sale
PDB Ventures, LLC	CBRE/The Boulos Co.	Country Club Enterprises, LLC	—	837 Portland Rd., Saco, Me.	—	18,975 s/f	commercial/office	lease
Cummings Properties	Cummings Properties	Covaris, Inc.	—	14 Gill St., Woburn, Mass.	—	14,000 s/f	commercial	lease
Wrights, Inc.	CBRE	MDP Development	Katz Real Estate	85 South St., West Warren, Mass.	\$2.2 million	600,000 s/f in 15 buildings	commercial	sale
Perini Corporation	R.W. Holmes Realty Company	Framingham Heart Study	—	73 Mount Wayte Ave. Framingham, Mass.	—	21,216 s/f	office	lease
KS Partners	CBRE	Boston-Power Inc.	Cresa Partners	2200 West Park Dr., Westborough, Mass.	—	20,519 s/f	office	lease
AEW Capital Management	Newmark Knight Frank	Safelite Auto-Glass	CBRE/New England	250 Revolutionary Dr., Taunton, Mass.	—	34,000 s/f	commercial	lease
—	—	Diebold, Inc.	UGL Equis	261 Cedar St., Marlborough, Mass.	—	13,500 s/f	commercial	lease
—	—	TDC Medical	UGL Equis	261 Cedar St., Marlborough, Mass.	—	24,000 s/f	commercial	lease
Cutler Management	Glickman Kovago & Company	Youth Villages of Memphis, Tennessee	—	Worcester, Mass.	—	3,336 s/f	office	lease
Ipswich Chronicle	Klemmer Associates	EBSCO Publishing	Klemmer Associates	2 Washington St., Ipswich, Mass.	\$1.4 million	19,000 s/f 90,000 s/f of land	office	lease
Nordic Properties	Jones Lang LaSalle	e-Dialog	—	65 Network Dr., Burlington, Mass.	—	47,426 s/f	office	lease

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AMB Fund III Boston, LLC	Cushman & Wakefield	Cesari & McKenna, LLP	Cresa Partners	88 Black Falcon Ave., Boston, Mass.	—	21,171 s/f	office	lease
O'Toole & Co.	Boston Realty Advisors	Longwood Security	—	429 Newbury St., Boston, Mass.	\$1.675 million	5,400 s/f	office	sale
—	Marcus & Millichap	FedEx	Marcus & Millichap	Johnston, R.I.	\$15 million	144,187 s/f on 22 acres	commercial	sale
HFS Realty RI, LLC	Peter M. Scotti & Associates	Brenhard Realty	Peter M. Scotti & Associates	140 Pitman St., Providence, R.I.	\$1.15 million	58,000 s/f	residential	sale
Plan Way Properties	Paramount Properties Group	The Paradies Shops	Hayes & Sherry	33 Plan Way, Warwick, R.I.	—	6,800 s/f	office/ commercial	lease
25 Thurber LLC	Paramount Properties Group	High Purity New England	CB Richard Ellis	25 Thurber Blvd., Smithfield, R.I.	—	6,000 s/f	office	lease
25 Thurber LLC	Paramount Properties Group	Brain & Spine Neurological Institute, LLC	CB Richard Ellis	25 Thurber Blvd., Smithfield, R.I.	—	2,800 s/f	office	lease
—	Coldwell Banker	Allen Distributors	Coldwell Banker	45 Industrial Rd., Cumberland, R.I.	—	1,375 s/f	office/ commercial	lease
Marsella Development Corp.	Marsella Development Corp.	CB12 Tofias and Mayer Hoffman McCann	Thompson Hennessey & Partners and MG Commercial	56 Exchange Ter., Providence, R.I.	—	15,000 s/f	office	lease
DePault Hardware	MG Commercial	Portabella's Italian Pizza	—	2000 Mendon Rd., Cumberland, R.I.	—	3,500 s/f	retail	lease
P & S Management, LLC	M G Commercial	Platinum Hair & Nails, LLC	—	1285 Park Ave., Cranston, R.I.	—	1,350 s/f	retail	lease
P & S Management, LLC	M G Commercial	Sun in the City Tanning Salon, LLC	—	1285 Park Ave., Cranston, R.I.	—	1,350 s/f	retail	lease
RDS Real Estate	M G Commercial	Edible Arrangements	—	679 Washington St., So. Attleboro, Mass.	—	1,100 s/f	retail	lease
RDS Real Estate	M G Commercial	The UPS Retail Store	—	679 Washington St., So. Attleboro, Mass.	—	1,100 s/f	retail	lease
Mt. Vernon Company	Mt. Vernon Company	Joymark Realty Trust	Joymark Realty Trust	276-79 Newbury St., Boston	\$9.65 million	10,379 s/f	retail/ office/residential	sale
Campanelli Cos.	Campanelli Cos.	IDEX Health & Science	CB Richard Ellis	Middleborough, Mass.	—	80,000 s/f (to be built)	commercial	lease
GEIGER of Austria	—	Durasol Awnings, Inc.	Redstone	33 Pond Lane, Middlebury, Vt.	—	27,600 s/f	commercial/ office	lease
Perini Corporation	R.W. Holmes Realty Company	Framingham Heart Study	—	73 St. Wayte Ave., Framingham, Mass.	—	21,216 s/f	office	lease
Turnpike Flagship, LLC	CALE Commercial Group, Inc.	Simply Perfect Nail Salon	—	Route 114, No. Andover, Mass.	—	1,100 s/f	retail	lease
—	The Geenty Group	Permanent Siding & Windows	The Geenty Group	230 Pepes Farm Rd., Milford, Conn.	—	4,000 s/f	—	lease
Whalon Street Realty Trust	Poirier Realty	Amedysis	Swearingen Group	19 Pierce Ave., Fitchburg, Mass.	—	2,400 s/f	office	lease
George & Brenda Marshall	Glickman Kovago & Company	CHASE/Harris Corp.	Glickman Kovago & Company	85 Dudley Rd., Sutton, Mass.	\$353,000	4,000 s/f on 4.37 acres	residential/ commercial	sale
—	Marcus & Millichap R.E. Investment Services	—	Marcus & Millichap R.E. Investment Services	197-99 East Main St., Waterbury, Conn.	\$925,000	9,828 s/f	retail/ residential	sale
jP Morgan Inv. Mgmt. and Centro Properties	Savills LLC	Cedar Shopping Centers	—	New London, Conn.	\$40.7 million	260,000 s/f	retail	sale
Hamden Professional Center	Press/Cuozzo Commercial Services	Yale - New Haven Hospital	—	2560 Dixwell Ave., Hamden, Conn.	—	11,000 s/f	office	lease
Falling Water/Rocky Glen Mill Complex	The Braverman Group	Municipal Emergency Services	The Braverman Group	Newtown, Conn.	—	7,000 s/f	office	lease
Gray Eagle Corp.	The Geenty Group	Krauth & Visser LLC	The Geenty Group	11 Sycamore Way, Branford, Conn.	—	1,024 s/f	office/ commercial	lease
Midex Corporation	—	United States Census 2010	Matthews Commercial Properties	199 Park Rd. Ext., Middlebury, Conn.	—	6,500 s/f	office	lease

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Condyne, LLC	CB Richard Ellis/ New England	Curtis Straus	The Stubblebine Company	Route 2A, Littleton, Mass.	—	60,000 s/f	commercial	lease
Ames Pond Corporate Center	Jones Lang LaSalle	Leggat McCall Properties, LLC and Dead River Properties, LLC	—	Route 133,	\$10 million	154,200 s/f	office	sale
Main State Ventures	Main State Ventures	Casey Family Services	—	775-79 Main St., Bridgeport, Conn.	—	21,000 s/f	office	lease
Cummings Foundation, Inc.	Cummings Properties, LLC	Burlington Machine, Inc.	—	340 Fordham Rd., Wilmington, Mass.	—	10,000 s/f	commercial	lease
Phoenix Park	Phoenix Park	Swing Labels	—	2 Shaker Rd., Shirley, Mass.	—	5,000 s/f	office/ commercial	lease
—	Infinity Real Estate Group, Inc.	—	—	212 Lyman St., Holyoke, Mass.	\$675,000	14,400 s/f parcel of land	retail/ residential	sale
Whitewater Realty Trust	Klemmer Associates	Shaimas LLC	O'Brien Commercial Properties	275 Billerica Rd., Chelmsford, Mass.	\$2.2 million	50,047 s/f	office/ commercial	sale
142 Presumpscot, LLC	CBRE/The Boulos Company	ReVision Energy	Jordie Lee Investments	142 Presumpscot St., Portland, Me.	—	4,600 s/f	commercial	lease
Sarni Nominee Trust	New Dover Associates, Inc.	Dover Eyes	New Dover Associates, Inc.	2 Whiting Rd., Dover, Mass.	\$455,000	1,160 s/f	office/ retail	sale
—	The Dunham Group	New England WomenCenter	Cardente Real Estate	100 Brickhill Ave., So. Portland, Me.	—	2,300 s/f	office	lease
Centro Properties Group	Cushman & Wakefield	Katz Propeprties of New York	Cushman & Wakefield	54 Hazard Ave., Enfield, Conn.	\$15.5 million	122,718 s/f	retail	sale
LMA USA Ltd.	New England Retail Properties, Inc.	PetsMart, Inc.	SRA and Metro Commercial	East Hartford, Conn.	—	28,000 s/f	retail	lease
—	George J. Smith & Son	Ruby Slippers Day Spa	George J. Smith & Son	40 Broad St., Milford, Conn.	—	—	retail	lease
—	Glickman Kovago & Company	Integrated Children's Therapies, Inc.	—	72 Jefferson St., Marlborough, Mass.	—	3,750 s/f	retail	lease
Cattaruzza Family	H. Pearce Commercial Real Estate	Sammadian, LLC	Rocco Comitello	20-28 Scott St., Hamden, Conn.	—	7,000 s/f	office/ retail	sale
Legacy Place	WS Development	Sugar Heaven	—	Dedham, Mass.	—	2,700 s/f	retail	lease
Centro Property Group	Cushman & Wakefield	Paramount Realty Services	—	Route 190 Enfield, Conn.	—	252,096 s/f	retail	sale
—	Marcus & Millichap	—	Marcus & Millichap	197-99 East Main St., Waterbury, Conn.	\$925,000	9,828 s/f	retail/ residential	sale
Depault Hardware	MG Commercial	Portabella's Italian Pizza & Seafood	—	2000 Mendon Rd., Cumberland, R.I.	—	3,500 s/f	retail	least
P & S Management, LLC	MG Commercial	Platinum Hair & Nails, LLC	—	1285 Park Ave., Cranston, R.I.	—	1,350 s/f	retail	lease
P & S Management, LLC	MG Commercial	Sun In The City Tanning Salon	—	1285 Park Ave., Cranston, R.I.	—	1,350 s/f	retail	lease
RDS Real Estate	MG Commercial	Edible Arrangements	—	679 Washington St., So. Attleboro, Mass.	—	1,100 s/f	retail	lease
RDS Real Estate	MG Commercial	UPS Retail Store	—	679 Washington St., So. Attleboro, Mass.	—	1,100 s/f	retail	lease
Elaine Cohen and Madeline Fisher	Weichert Dunhill Commercial	586 Main St., Realty Trust	Weichert Dunhill Commercial	586-90 Main St., Hyannis, Mass.	\$675,000	4,000 s/f	retail	sale