



# monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of MAY, 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
Cummings Properties	Cummings Properties	Thermo Fisher Scientific Inc.	Grubb & Ellis	Cummings Ctr., Beverly, Mass.	—	107,000 s/f	office	lease
Michael Davidson	McLaughry Commercial	Enfield Energy Emporium	—	60 Main St., Enfield, N.H.	—	1,000 s/f	retail	lease
—	DTZ Barnicke	Interact Business Suites	DTZ FHO Partners	Two Canal Park, Cambridge, Mass.	—	22,000 s/f	office	lease
Divco West and Yale Properties, J.V.	Richards Barry Joyce & Partners	J. P. Morgan	—	900 Chelmsford Rd., Lowell, Mass.	—	40,000 s/f	office	lease
Divco West and Yale Properties, J.V.	Richards Barry Joyce & Partners	Bitwave Semiconductor	—	900 Chelmsford Rd., Lowell, Mass.	—	40,000 s/f	office	lease
Divco West and Yale Properties, J.V.	Richards Barry Joyce & Partners	Verizon Communications	—	900 Chelmsford Rd., Lowell, Mass.	—	40,000 s/f	office	lease
Divco West and Yale Properties, J.V.	Richards Barry Joyce & Partners	Cass Information Systems	—	900 Chelmsford Rd., Lowell, Mass.	—	40,000 s/f	office	lease
Checon, Inc.	M G Commercial	National Environmental Systems	—	24 Dunham St., Attleboro, Mass.	—	9,000 s/f	office	lease
Checon, Inc.	M G Commercial	Spenser Organs Co., Inc.	—	84 Dunham St., Attleboro, Mass.	—	9,000 s/f	office	lease
Checon, Inc.	M G Commercial	GHP Associates	—	84 Dunham St., Attleboro, Mass.	—	9,000 s/f	office	lease
Soley Wharf, LLC	Manlone Commercial Brokers	Rovert, Inc.	Ingalls Commercial	100 Commercial St., Portland, Me.	—	470 s/f	office	lease
Cowcatcher, LLC	Malone Commercial Brokers	Tasha Marie Hair Salon	—	222 St. John St., Portland, Me.	—	900 s/f	retail	lease
Cowcatcher, LLC	Malone Commercial Brokers	Kai Nigro	—	222 St. John St., Portland, Me.	—	517 s/f	office	lease
Cowcatcher, LLC	Malone Commercial Brokers	Theresa Anderson	—	222 St. John St., Portland, Me.	—	184 s/f	office	lease
So No Equities LLC and 422 Assoc. LLC	CB Richard Ellis	TransSystems	CB Richard Ellis	50 Washington St., So. Norwalk, Conn.	—	14,000 s/f	office	lease
RREEF	Richards Barry Joyce & Partners	Diebold Inc.	T3 Realty Advisors UGLEquis	261 Cedar Hill St., Marlborough, Mass.	—	11,000 s/f	office	lease
Taft Corner Associates	J. L. Davis Realty	United States Citizenship & Immigration Services	—	225 Harvest Ln., Williston, Vt.	—	25,450 s/f	office	lease
Glen Road Plaza	McLaughry Commercial	Nanopoulos Family	—	Glen Road Plaza, West Lebanon, N.H.	—	1,500 s/f	retail	lease
Soaring Free Realty	Shea Commercial Properties, Inc.	Monument Data Solutions	Shea Commercial Properties, Inc.	Salem Professional Park, Salem, N.H.	—	1,100 s/f	office	lease
Capco Industries, Inc.	CBRE/The Boulos Company	Spurwink Services	CBRE/The Boulos Company	50 Park Rd., Westbrook, Me.	—	5,484 s/f	office	lease
Cook Management Trust	CBRE/The Boulos Company	Wright Express	—	75 Darling Ave., So. Portland, Me.	—	30,000 s/f	commercial	lease
JLT, LLC	The Dunham Group	Allagash Brewing Co.	CBRE/The Boulos Company	53 Industrial Way, Portland, Me.	—	3,250 s/f	commercial	lease
—	—	Rockwell Automation	CBRE/The Boulos	202 Gannett Dr., So. Portland, Me.	—	4,033 s/f	office	lease
F C Heinemann	CBRE/The Boulos Company	Healthcare Solutions	CBRE/The Boulos Company	170 U.S. Rte. One, Falmouth, Me.	—	1,500 s/f	office	lease
Elizabeth McGary Living Trust	CBRE/The Boulos Company	Mt. Hope Realty, LLC	—	674 Mt. Hope Ave., Bangor, Me.	—	5,900 s/f	office	sale
415 Congress St. Properties, LP	CBRE/The Boulos Company	Maine Basketball, LLC	—	415 Congress St., Portland, Me.	—	2,076 s/f	retail/office	lease
—	CBRE/The Boulos Company	NH Bragg	CBRE/The Boulos Company	17 Patrick Dr., Westbrook, Me.	—	6,500 s/f	commercial	lease
The October Corporation	CBRE/The Boulos Company	Enterprise Growth Solutions	CBRE/The Boulos Company	New Gloucester Me.	—	—	office	lease



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ADCO, LLC	CBRE/The Boulos Company	Vector Marketing	Ingalls Commercial Brokerage	4 Delta Dr., Westbrook, Me.	—	1,335 s/f	office	lease
JBB Westbrook, LLC	CBRE/The Boulos Company	Velocity Express	Cardente Real Estate	15 Saunders Way, Westbrook, Me.	—	18,565 s/f	commercial	lease
—	CB Richard Ellis	Merrill Lynch	Monks & Company	900 Elm st., Manchester, N.H.	—	8,000 s/f	office	lease
—	CB Richard Ellis	Wal-Mart Stores East	Stebbins Commercial Real Estate	77 Merrimack St., Concord, N.H.	—	45,600 s/f	commercial	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	Tactical Communications Group	Jones Lang LaSalle	Highwood Office Park, Tewksbury, Mass.	—	19,904 s/f	office	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	Edward Vacuum	Jones Lang LaSalle	Highwood Office Park, Tewksbury, Mass.	—	14,582 s/f	office	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	Cast Navigation	Cushman & Wakefield	Highwood Office Park, Tewksbury, Mass.	—	7,874 s/f	office	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	International Rectifier	Colliers Meredith & Grew	Highwood Office Park, Tewksbury, Mass.	—	5,068 s/f	office	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	Fairchild Semiconductor	Jones Lang LaSalle	Highwood Office Park, Tewksbury, Mass.	—	3,285 s/f	office	lease
BPG Properties, Ltd.	BPG Properties, Ltd.	AARP Services	Cushman & Wakefield	Highwood Office Park, Tewksbury, Mass.	—	23,671 s/f	office	lease
City of Salem, Mass.	Salem Redevelopment Authority	New Boston Ventures	New Boston Ventures	Salem, Mass.	\$100,000	—	residential	sale
—	Marcus & Millichap R.E. Investment Services	—	Marcus & Millichap R.E. Investment Services	270 and 300-330 John Downey Dr., New Britain, Conn.	\$1.45 million	82,297 s/f on 13,73 acres	commercial	sale
RBMC, LLC	O, R & L Commercial, LLC	On Site Gas Systems	—	102 Pane Rd., Newington, Conn.	\$1.175 million	26,450 s/f	commercial	sale
Main State Ventures	Main State Ventures	Casey Family Services	—	775-79 Main St., Bridgeport, Conn.	—	21,000 s/f	office	lease
Thermo Fisher Scientific	Cushman & Wakefield	R.J. Finlay & Co.	—	One Liberty Lane, Hampton, N.H.	\$3.4 million	103,413 s/f	office	sale
3W Associates, LLC	Investment Property Specialists, Inc.	Auburn St., LLC	Investment Property Specialists, Inc.	5 Auburn St., Framingham, Mass.	\$900,000	10,185 s/f	office	sale
C F Realty Trust	C F Realty Trust	Teleflex Medical	Binswanger Companies	9 Plymouth St., Everett, Mass.	—	55,646 s/f	commercial	lease
KBS Partners	Richards Barry Joyce & Partners	Lighttower Fiber Networks	Lighttower Fiber Networks	80 Central St., Boxborough, Mass.	—	15,668 s/f	office	lease
Gateway Center Office Complex	McLaughry Commercial	AIRS	—	Route 120, Lebanon, N.H.	—	11,000 s/f	office	lease
Adam Allison, LLC	Glickman Kovago & Company	Baesis Inc.	—	107 Otis St., Worcester, Mass.	—	1,600 s/f	office	lease
Senior Whole Health of Connecticut, Inc.	Press/Cuozzo Commercial Services	DeCarlo & Doll, Inc.	H. Pearce Commercial	290 Pratt St., Meriden, Conn.	—	11,238 s/f	office	lease
Equity Office Properties	Meredith & Grew	Odyssey Systems Consulting Group	NAI Hunneman	7 New England Executive Pk., Burlington, Mass.	—	3,365 s/f	office	lease
Masters Christian Academy	Poirier Realty	The Guild of St. Agnes of Worcester, Inc.	—	155 Green St., Gardner, Mass.	\$572,000	13,309	residential	sale
Centremark Properties	Keliher Real Estate	—	—	2100 Washington St., Hanover, Mass.	—	1,884 s/f	office	lease
—	Poirier Realty	Rehabilitative Resources, Inc.	C-21 Realty	650 North Main St., Leominster, Mass.	—	8,374 s/f	commercial	lease
Cummings Properties	Cummings Properties	The Klub House	—	90 Cummings Pk., Woburn, Mass.	—	6,000 s/f	office	lease
Hingham Square, LLC	The Grossman Companies	Alignment Financial Group, LLC	The Grossman Companies	Main St., Hingham, Mass.	—	1,519 s/f	office	lease
Ames Pond Corporate Ctr.	Jones Lang LaSalle, Inc.	Leggat McCall Properties, LLC and Dead River Properties, LLC	Leggat McCall Properties, LLC and Dead River Properties, LLC	Route 135, Tewksbury, Mass.	\$10 million	154,200 s/f	office	sale



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American Polymers, Inc.	Glickman Kovago & Co.	Technology Learning Center	Glickman Kovago & Co.	11 Buffum Dam Rd., Oxford, Mass.	\$600,000	8,000 s/f	office	sale
Diamond/Sinacori,	M & J Associates, Inc.	LuxeSmile	M & J Associates, Inc.	Route 139, Ayer, Mass.	—	1,025 s/f	retail	lease
Development Associates	Development Associates	Agawam Crossing Dental	—	200 Silver St., Agawam, Mass.	—	3,000 s/f	office	lease
Plaza Mall Associates	King & Newton LLC Commercial R.E.	Briarwood Eleven, LLC	—	78 Franklin St., Westfield, Mass.	\$1.4 million	13,700 s/f	retail	sale
Congress Plaza, LLC	NAI Hunneman	Proxy Networks, Inc.	Richards Barry Joyce & Partners	320 Congress St., Boston, Mass.	—	3,722 s/f	office	lease
Congress Plaza, LLC	NAI Hunneman	2 Mags Inc.	Richards Barry Joyce & Partners	320 Congress St., Boston, Mass.	—	3,520 s/f	office	lease
Congress Plaza, LLC	NAI Hunneman	One7 LLC	Newmark Knight Frank	320 Congress St., Boston, Mass.	—	3,180 s/f	office	lease
Crown Associates	Rodman Real Estate, Inc.	Self-Storage Corp.	—	604 Park Ave., Cranston, R.I.	\$1.3 million	13,000 s/f	commercial	sale
—	Hayes & Sherry	—	Lila Delman Real Estate	301 Friendship St., Providence, R.I.	\$890,000	7,000 s/f	office	sale
Bertram Realty, LLC	MG Commercial Real Estate	J L S Properties, LLC	—	235 Plain St., Providence, R.I.	\$547,500	38,000 s/f	office	sale
P K Rumford	Hayes & Sherry	Punch Ketterbell Gym	—	20 Newman Ave., Rumford, R.I.	—	2,800 s/f	commercial	lease
First Church of Christ Scientist	Leggat McCall Properties	Berklee	McCall & Almy	154-74 Mass. Ave., Boston	\$6.25m	13,300 s/f parcel	retail	sale
—	Rodman Real Estate, Inc.	L & L Enterprises	—	37 Narragansett Ave., Providence, R.I.	\$245,000	5,000 s/f	commercial	sale
The Abbey Group	Colliers Meredith & Grew	Alviara Pharmaceuticals	Cresa Partners	840 Memorial Dr., Cambridge, Mass.	—	8,787 s/f	office/ commercial	lease
Condyne	Condyne	Beacon Sales	—	1150 West Chestnut St., Brockton, Mass.	—	60,000 s/f	commercial	lease
Miele Properties,	CBRE/The Boulos Company	Winstanley Enterprises	—	100 Main St., Wesbrook, Me.	—	101,250 s/f	retail/ office	sale
Jerry Sigel	Glickman Kovago & Company	Guani Romeo	—	274 Franklin St., Worcester, Mass.	\$175,000	12,490 s/f	commercial	sale
—	—	The RAM Companies	The RAM Companies	Leominster, Mass.	—	111,000 s/f on 11.67 acres	commercial	sale
D L. Saunders R.E. Corporation	D. L. Saunders R.E. Corporation	RAND Corporation	McCall & Almy	Park Plaza Office Building, Boston	—	4,650 s/f	office	lease
Equity Residential Properties	CB Richard Ellis	Midway Investors	—	Oxford Dr. and Plumtree Dr., Norwich, Conn.	\$17.375 million	212 units	residential	sale
—	Angel Commercial	Dimensions in Glass	Angel Commercial	301 Commerce Dr., Fairfield, Conn.	—	4,200 s/f	retail	lease
S L Now Britain, LLC	Sentry Commercial R.E. Services	MicroCare Corporation	Hart Corporation	221 South St., New Britain, Conn.	—	16,134 s/f	commercial	lease
Luv Monkey II, LLC	RLM Company	Martocchio Music	Prudential Conn. Realty Commercial Brokerage and Correia Commercial R.E.	1 Massaco St., Simsbury, Conn.	\$390,000	3,160 s/f	office	sale
Corporate Drive, LLC	Hodson Realty	Tellalian, Fray & Bussolotta, LLC	Levey Miller Maretz	2 Corporate Dr., Trumbull, Conn.	—	2,000 s/f	office	lease
GGM Company	Levey Miller Maretz	Generation Security	Levey Miller Maretz	2572 Whitney Ave., Hamden, Conn.	—	1,000 s/f	office	lease
Russo Real Estate	Realty Concepts	Ocean Accessories of Guilford	The Geenty Group	1 Shoreline Dr., Guilford, Conn.	—	6,000 s/f	commercial	lease
Davis Marcus Partners	CB Richard Ellis	Alkermes, Inc.	Colliers Meredith & Grew	850-52 Winter St., Waltham, Mass.	—	100,000 s/f	office	lease
K & L Realty	CB Richard Ellis	American Power Conversion	R.W. Holmes Realty	85 Rangeway Rd., Billerica, Mass.	—	75,000 s/f	office	lease



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—	Cardente Real Estate	Northeast Hearing & Speech Center	CBRE/The Boulos	81 West Commercial St., Portland, Me.	—	7,600 s/f	office	lease
Merrimack Warehouse Nominee Trust	Auburndale Realty Company	AIC Inc. and Scopro Rigging, LLC	Poirier Realty	95D Fitchburg Rd., Ayer, Mass.	—	7,200 s/f	commercial	lease
Showmaker, LLC	—	Bard Coffee Roasters, Inc.	Malone Commercial Brokers	183 Middle St., Portland, Me.	—	1,594 s/f	commercial	lease
Clearwater II, LLC	—	Russell Caron Photography	Malone Commercial Brokers	Tidewater TV2, Portland, Me.	—	948 s/f	office	lease
One Source Wireless, LLC	—	Cutting Edge Wireless, Inc.	CBRE/The Boulos Co.	35 Bridge St., Gardiner, Me.	—	1,645 s/f	retail	lease
Maine Employees' Mutual Insurance Company	CBRE/The Boulos Co.	Stanford Management, LLC	CBRE/The Boulos Co.	245 Commercial St., Portland, Me.	—	3,620 s/f	office	lease
1685 Congress, LLC	Dirigo Property Management	Maine Eye Center, PA	CBRE/The Boulos Co.	1685 Congress St., Portland, Me.	—	9,983 s/f	office	lease
—	—	Maine Health	CBRE/The Boulos Co.	14 Sawyer Rd., Scarborough, Me.	—	—	office	sale
Gaeta, LLC	—	NH Bragg	CBRE/The Boulos Co.	17 Patrick Dr., Westbrook, Me.	—	6,500 s/f	commercial	lease
—	—	Maine TransNet	CBRE/The Boulos Co.	640 Brighton Ave., Portland, Me.	—	586 s/f	office	lease
Terbax Realty, Inc.	—	Chris Shaw and Melissa Smith	Malone Commercial Brokers	565 Congress St., Portland, Me.	—	863 s/f	office	lease
Georgetown Realty Trust	United Multi Family	16 Ford St., LLC	—	122-24 West Main St., Georgetown, Mass.	\$1.37 million	16 units	residential	sale
—	Marcus & Millichap	Robert Von Ancken	Marcus & Millichap	360 Russell St., Hadley, Mass.	\$2.58 million	4,600 s/f	retail	sale
Westboro Property Advisors, LLC	Investment Property Specialists, Inc.	—	Investment Property Specialists, Inc.	122 Turnpike St., Westborough, Mass.	\$2.5 million	15,144 s/f on 57,633 s/f land	retail	sale
Kimco Realty Corporation	—	Aspen Dental Management, Inc.	Boylston Realty Advisors	1070 Iannough Rd., Hyannis, Mass.	—	3,000 s/f	retail	lease
The Wilder Companies	The Wilder Companies	Especially for Pets	—	Washington St., Canton, Mass.	—	5,025 s/f	retail	lease
The Columbus Club	Colonial Properties	—	Dan Combs Real Estate	279 Quinipiac St., Wallingford, Conn.	\$525,000	10,000 s/f	retail	sale
KeyPoint Partners	KeyPoint Partners	Carter's	—	Rte. 128/95, Burlington, Mass.	—	3,947 s/f	retail	lease
Centre Properties Group	Centre Properties Group	Marketplace Laundromat	—	43 State St., Lynn, Mass.	—	2,550 s/f	retail	lease
368 LLC	Press/Cuozzo Commercial Services	—	Press/Cuozzo Commercial Services	2285 Whitney Ave., Hamden, Conn.	—	1,500 s/f	retail	lease
WestRidge Realty Advisors	WestRidge Realty Advisors	Aldi Food Market and Dollar Tree	Sullivan & Hayes and Strategic Retail Advisors	Raynham, Mass.	—	29,151 s/f	retail	lease
ACJC, Inc.	McLaughry Commercial	Abby's Closet	McLaughry Commercial	Route 4, Lebanon, N.H.	—	1,200 s/f	retail	lease