

ne

monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of AUGUST, 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
KREG LLC	Kaplan Commercial Properties, Inc.	Rainbow Movers	Kaplan Commercial Properties, Inc.	42 William Way, Bellingham, Mass.	—	21,000 s/f	commercial	lease
MSA Realty	Capirtal Commercial Real Estate, LLC	Rainbow Supplies, Inc.	—	77 Messina Dr., Braintree, Mass.	\$1.015 million	11,300 s/f	commercial	sale
Gold Brick Development, LLC	New Dover Associates	Preston Gray Corporation	Black Horse Real Estate, Inc.	25 Union Ave., Sudbury, Mass.	—	10,642 s/f	office/ commercial	lease
—	Lincoln Properties Company	Rand Whitney Packaging	Kelleher & Sadowsky	10 Otis St., Westborough, Mass.	—	73,710 s/f	commercial	lease
Harper Hotels	CB Richard Ellis/New England	Lafayette Hotels	—	81 Riverside St., Portland, Me.	—	200 rooms	residential	sale
Robert Sennett	The Conrad Group	BMI, Inc.	—	149 King St., Hanover, Mass.	\$1.225 million	20,000 s/f on 4 acres	commercial	sale
Victor & Norvene Browne	United Multi Family	A & M Realty	—	209 West Springfield St., Boston	\$962,500	5 units	residential	sale
Braintree Executive Park Trust, LLC	The Grossman Companies	Diageo	The Grossman Companies	150 Grossman Dr., Braintree, Mass.	—	1,600 s/f	office	lease
—	CB Richard Ellis/New England	Vestas Technology R & D Americas, Inc.	O'Brien Commercial Properties	399 River Rd., Hudson, Mass.	—	9,040 s/f	office/ commercial	lease
Hobbs Brook Office Park	Hobbs Brook Management	Tech Environmental	—	303 Wyman St., Waltham, Mass.	—	3,000 s/f	office	lease
Hobbs Brook Office Park	Hobbs Brook Management	Ameriprise Financial	—	275 Wyman St., Waltham, Mass.	—	2,000 s/f	office	lease
Brooks Properties	Brooks Properties	Cornell University/The Johnson School	Shea Commercial Properties	11 Keewaydin Dr., Salem, N.H.	—	—	office	lease
EQR - Quail Run Vistas, Inc.	Apartment Realty Advisors	Village Residential, LLC	—	Attleboro, Mass.	\$9 million	91 units on 7.3 acres	residential	sale
Bank of New England	J J Manning Auctioneers	—	—	31 Webb Place, Dover, N.H.	\$2.62 million	57 units on 27,000 s/f	residential	sale
A.A.&M., Inc.	Grubb & Ellis/Coldstream Real Estate Advisors, Inc.	Fireplace Products U.S., Inc.	CBRE/New England	40 Old Dover Rd., Newington, N.H.	—	27,417 s/f	commercial	lease
Annandale Fields Development, LLC	Apartment Realty Advisors	K & M Development, LLC	—	Litchfield, N.H.	—	98 homes on 37 acres approved site	residential	lease
Champlain Commercial Properties Investment Group	J.L. Davis Realty	Steve Barlett	J.L. Davis Realty	156 Battery St., Burlington, Vt.	—	1,350 s/f	office	lease
Brady Sullivan Properties	Brady Sullivan Properties	Kaleidoscope Children's Museum, LLC	Premier Properties	Manchester, N.H.	—	6,500 s/f	retail	lease
Canterbury Woods, LLC	Concord Commercial LLC	Robert MacCormack	—	15 West Rd., Canterbury, N.H.	\$1.66 million	8,350 s/f on 255 acres	commercial	sale
Asgitisdi, LLC	Tinkham Realty, Inc.	White Birch Fine Art, LLC	—	6 Mohawk Dr., Londonderry, N.H.	—	1,200 s/f	retail	lease
George Family Trust	Tinkham Realty, Inc.	Eastern Advertising, Inc.	—	Towne Square Professional Park, Londonderry, N.H.	—	940 s/f	office	lease
Jack Szemplinski	Tinkham Realty, Inc.	Jiffy Lube International, Inc.	—	Londonderry Square, Londonderry, N.H.	—	1,021 s/f	office	lease
LC Londonderry, LLC	Tinkham Realty, Inc.	Southern N.H. Montessori Academy	—	Londonderry Commons Professional Park, Londonderry, N.H.	—	4,640 s/f	office	lease
Asgitisdi, LLC	Tinkham Realty, Inc.	Apple Blossoms Collectibles	—	8 Mohawk Dr., Londonderry, N.H.	—	1,200 s/f	retail	lease
GRE Congress Canal, LLC	CBRE/The Boulos Co.	L.E. Springer, Inc.	CBRE/The Boulos Co.	465 Congress St., Portland, Me.	—	67,567 s/f	office	sale
GRE Congress Canal, LLC	CBRE/The Boulos Co.	PowerPay, LLC	CBE/The Boulos Co.	315 Cumberland Ave., Portland, Me.	—	586 spaces	commercial	sale
Scarborough Holdings, LLC	The Dunham Group	Metro 300, LLC	—	300 Southborough Dr., So. Portland, Me.	—	116,515 s/f	office	sale
CG Cumberland Realty Assoc., LLC	Cardente Real Estate	Casco Bay Chiropractic, PA	—	269 U.S. Route 1, Cumberland, Me.	—	1,200 s/f	office	lease



monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of AUGUST, 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
Hospital Hill Realty	Corvus Group	Pathways of the Upper Valley	—	167 Summer St., Newport, N.H.	—	1,200 s/f	office	lease
Red Dog Realty Corporation	Re/Max Prestige Realty	AZ Gym & Cheer, LLC	Shea Commercial Properties	31A Pulpit Post Rd., Pelham, N.H.	—	9,500 s/f	retail	lease
W & M Properties	W & M Properties	Endurance U.S. Holdings Corporation	Gretsch Commercial Real Estate	300 First Stamford Pl., Stamford, Conn.	—	6,300 s/f	office	lease
Ridgeview Berlin, LLC	Colliers Dow & Condon	ABC Supply	—	550 Wilbur Cross Pkwy., Berlin, Conn.	—	65,000 s/f	commercial	lease
Wales Realty	Sentry Commercial Real Estate Services, Inc.	Visonics, Inc.	—	65 West Dudley Town Rd., Bloomfield, Conn.	—	14,600 s/f	commercial	lease
U.S. Postal Service	O, R & L	87 Colony St., LLC	H. Pearce Commercial Real Estate	87 Colony St., Meriden, Conn.	—	16,315 s/f	office	sale
—	—	MBS Corporation	H. Pearce Commercial Real Estate	355 Sackett Point Rd., No. Haven, Conn.	—	4,000 s/f	commercial/ office	lease
Claris Construction	Matthews Commercial Properties	BC Flynn Contracting Corporation	Goodfellow Ashmore	3 Morse Rd., Oxford, Conn.	\$528,000	5,038 s/f	commercial	sale
Yalesville Village Shops, LLC	Press/Cuozzo Commercial Services	Lifetiled, LLC	Press/Cuozzo Commercial Services	314 Main St., Yalesville, Conn.	—	1,500 s/f	office	lease
—	—	Michael Kaczynski	Levey Miller Maretz	34 Panagrossi Circle, East Haven, Conn.	—	3,000 s/f	commercial/ office	lease
RoxRiv, LLC	Commercial Realty & Select Homes	Mystic Freedom Communications, LLC	Commercial Realty & Communications, LLC	12 Coogan Blvd., Mystic, Conn.	—	1,436 s/f	retail	lease
RoxRiv, LLC	Commercial Realty & Select Homes	Chic She Shop, LLC	Commercial Realty & Select Homes	12 Coogan Blvd., Mystic, Conn.	—	2,460 s/f	retail	lease
Fred DiStephano	United Multi Family	WBTC Associates, LLC	—	16 Westford St.,Allson, Mass. and 2 Delldale St., Worcester, Mass.	\$2.5 million	26 apartments	residential	sale
Cummings Properties	Cummings Properties	Beacon Grille	—	Trade Center 128, Woborn, Mass.	—	8,000 s/f	retail	lease
—	—	Broad Institute	NAI Hunneman	Cambridge, Mass.	—	17,000 s/f	office	lease
—	—	Visiting Nurses Association	NAI Hunneman	Lawrence, Mass.	—	30,000 s/f	office	lease
—	—	Intrinsic Therapeutics	NAI Hunneman	Woburn, Mass.	—	21,300 s/f	office	lease
—	—	Buyer Advertrising	NAI Hunneman	Newton, Mass.	—	12,200 s/f	office	lease
Preferred Unlimited,	The Stubblebine Ca/ Corfac International	First American Realty, Inc.	The Stubblebine Ca/ Corfac International	Attleboro Corporate Campus Attleboro, Mass.	\$5.266 million	218,650 s/f	office	sale
—	Marcus & Millichap	—	Marcus & Millichap	23-25 Thompson St., Winchester, Mass. and 57 Valley St., Spencer, Mass.	\$1.49 million	4,280 s/f 12 apartments	commercial/ residential	sale
New Boston Fund	Newmark Knight Frank	Kahn Litwin, Renza & Co.	R.W. Holmes Realty Co., Inc.	800 South St., Waltham, Mass.	—	15,111 s/f	office	lease
Berkeley Investments, Inc.	Berkeley Investments, Inc.	Fresh Tilled Soil	Grubb & Ellis	The Watch Factory, Waltham, Mass.	—	3,300 s/f	office	lease
Berkeley Investments, Inc.	Berkeley Investments, Inc.	Cohen & Sales	Grubb & Ellis	The Watch Factory, Waltham, Mass.	—	1,345 s/f	office	lease
Parkinson Technologies	Rodman Real Estate, Inc.	M M W, Inc.	Rodman Real Estate, Inc.	15 Oak St., Smithfield, R.I.	\$500,000	36,000 s/f	commercial	sale
Bank of America	—	New England Pension Plan, Systems	MG Commercial	790 North Main St., Providence, R.I.	\$589,875	8,600 s/f	office	sale
Washington Trust	—	Bluestone Development Group	MG Commercial	1630 Mineral Spring Ave., North Providence, R.I.	\$650,000	13,000 s/f	office	sale
Alton/Rocco Trust	Butler Realty Group	Atty. James Howe	R I Realty	4879 Tower Hill Rd., Warwick, R.I.	\$499,000	2,400 s/f	office	sale
Cumberland Commercial Center	—	Certified Restaurant Equipment & Supply	Coldwell Banker Brokerage	45 Industrial Rd., Cumberland, R.I.	—	1,375 s/f	office/ commercial	lease
Abins Realty Corporation	Paramount Properties	Leukemia & Lymphona	U G L Equis Corporation	1210 Pontiac Ave., Cranston, R.I.	—	3,050 s/f	office	lease



monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of AUGUST, 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
Abins Realty Corporation	Paramount Properties	R I Parent Information Network	Paramount Properties	1210 Pontiac Ave., Cranston, R.I.	—	6,200	office	lease
Durkee Brown Architects	—	Shape Up the Nation	Hayes & Sherry	111 Chestnut St., Providence, R.I.	—	4,085 s/f	office	lease
New Boston Fund	New Boston Fund	Supercuts	—	The Quonset Gateway, No. Kingston, R.I.	—	1,300 s/f	retail	lease
The Church of the Sacred Heart of Jesus	Beretta Realty Company	Casa DeOracion	The Olympus Group	38 Park St., Pawtucket, R.I.	\$655,000	27,000 s/f	commercial	sale
KeyPoint Partners	KeyPoint Partners	Eileen Fisher	—	Wayside Rd. at South Bedford St., Burlington, Mass.	—	5,113 s/f	retail	lease
Meritage Properties	CBRE/N.E.	Yankee Alliance, Inc.	CRESA Partners	138 River Rd., Andover, Mass.	—	14,332 s/f	office	lease
—	Sea Watch Realty Inc.	TD Bank	Sea Watch Realty Inc.	Rte. 28, Falmouth Rd., Hyannis, Mass.	—	3,000 s/f	office/retail	lease
Totten Pond LLC	Colliers Meredith & Grew	Cushing & Dolan, PC	CB Richard Ellis/N.E.	375 Totten Pond Rd., Waltham, Mass.	—	8,125 s/f	office	lease
TA Associates	CBRE/N.E.	The Kessler Group	Jones Lang LaSalle	855 Boylston St., Boston	—	28,000 s/f	office	lease
ADD Inc.	Boston Realty Advisors	Property Solutions	Property Solutions	311 Summer St., Boston	—	3,427 s/f	office	lease
EA Fish Companies	E A Fish Companies	The Metropolitan Water Works Museum, Inc.	—	2450 Beacon St., Chestnut Hill, Mass.	—	22,000 s/f	commercial	sale
—	Denenberg Realty Advisors	Bright Horizons Childcare & Early Development Center	Denenberg Realty	2 Constitution Blvd., Franklin, Mass.	\$670,000	6,375 s/f	commercial	sale
—	Cardente Real Estate	1337 Beer LLC	Gerard Commercial Brokers	110 Pleasant St., Brunswick, Me.	—	4,500 s/f	retail	lease
First Church of Christ, Scientist	FHO Partners	CSN Stores, LLC	Richards Barry Joyce & Partners	177 Huntington Ave., Boston	—	48,000 s/f	office	lease
First Church of Christ, Scientist	FHO Partners	Altus Marketing & Management, LLC	Cushman & Wakefield and T3 Advisors	177 Huntington Ave., Boston	—	10,000 s/f	office	lease
First Church of Christ, Scientist	FHO Partners	Charity Partners, Inc.	CB Richard Ellis	177 Huntington Ave., Boston	—	10,000 s/f	office	lease
First Church of Christ, Scientist	FHO Partners	One Pica, Inc.	T3 Advisors	177 Huntington Ave., Boston	—	10,000 s/f	office	lease
First Church of Christ, Scientist	FHO Partners	Carbonite, Inc.	Cushman & Wakefield	177 Huntington Ave., Boston	—	10,000 s/f	office	lease
Foodmaster Plaza	The Grossman Companies	Hair Cuttery of Greater Boston	—	469-71 Salem St., Medford, Mass.	—	2,300 s/f	retail	lease
Altid Enterprises, LLC	Richards Barry Joyce & Partners	The Timberland Company	Cushman & Wakefield	200 Domain Dr., Stratham, N.H.	—	246,000 s/f	commercial	lease
Androscoggin Bank	Androscoggin Bank	Dustin Slocum	Malone Commercial	81 Main St., Topsham, Me.	\$235,000	4,466 s/f	retail	sale
Free Street Associates	—	Michael Stone	Malone Commercial	22 Free St., Portland, Me.	—	511 s/f	office	lease
Albert Palacci	—	Lyric Semiconductor, Inc.	Malone Commercial	33 Exchange St., Portland, Me.	—	500 s/f	office	lease
Maric, Inc.	Cushman & Wakefield	Acumentries Corporation	F H O Partners	20 Southwest Park, Westwood, Mass.	—	33,857 s/f	office	lease
RARZ-Crosby Corporate Ctr. QRS	Cushman & Wakefield	170 Systems	T3 Advisors	36 Crosby Dr., Bedford, Mass.	—	40,329 s/f	office	lease
Cummings Foundation, Inc.	Cummings Properties	Spectra Medical Devices	Cummings Properties	260 & 340 Fordham Rd., Wilmington, Mass.	—	19,100 s/f	commercial	lease
ACS Development Corporation	ACS Development Corporation	Spring Air	—	70 Everett Ave., Chelsea, Mass.	—	4,260 s/f	office	lease
—	R.W. Holmes Realty Company	Genzyme	CB Richard Ellis	10 California Ave., Framingham, Mass.	—	17,596 s/f	office	lease

ne

monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of AUGUST, 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
Jonathan Keller	CB Richard Ellis	Northeastern Communications	Matthews Commercial Properties	7 Great Hill Rd., Naugatuck, Conn.	\$1.275 million	28,100 s/f on 4.4 acres	commercial	sale
U.S. Postal Service	O, R & L Commercial LLC	87 Colony St. LLC	H. Pearce Company	87 Colony St., Meriden, Conn.	\$485,000	16,315 s/f	office	sale
Sippin Management	Vidal/Wettenstein	Peak Antennas, LLC	Vidal/Wettenstein	200 Main St., Monroe, Conn.	—	2,012 s/f	office	lease
New Boston Fund	Jones Lang LaSalle	Lupus Foundation of America, Inc.	Jones Lang LaSalle	270 Farmington Ave., Farmington, Conn.	—	1,240 s/f	office	lease
New Boston Fund	Jones Lang LaSalle	Dr. Alok Bhargara	Keller Williams	270 Farmington Ave., Farmington, Conn.	—	1,016 s/f	office	lease
New Boston Fund	Jones Lang LaSalle	Bendett & McHugh	Simons Real Estate Group	270 Farmington Ave., Farmington, Conn.	—	1,899 s/f	office	lease
Stillwater Investment Management	Stillwater Investment Management	146 renters	Hannah Real Estate Investors	East Main St. and Glenbrook Rd., Stamford, Conn.	—	146 apartments	residential/ retail	lease
Somerville Housing Trust IV	Grubb & Ellis Co.	Green Cab Company	—	600 Windsor Pl., Somerville, Mass.	\$2.5 million	24,000 s/f	commercial	sale
6-8 Hyatt Ave. Associates, LLC	Marcus & Millichap	Fairfield Opportunity Investors, LLC	Marcus & Millichap	6-8 Hyatt Ave., Norwalk, Conn.	\$2.7 million	20 units	residential	sale
Taurus Investment Holdings and DivcoWest	CB Richard Ellis/N.E.	Crowe Paradis Services Corporation	Richards Barry Joyce & Partners	400 Riverpark Dr., No. Reading, Mass.	—	41,200 s/f	office	lease
Bridgewater Wyman, LLC	Bridgewater Wyman, LLKC	Kopin Corporation	Richards Barry Joyce & Partners	200 John Hancock Rd., Taunton, Mass.	—	61,500 s/f	commercial	lease
Eastport Real Estate Services	Colliers Meredith & Grew	Pharma Vigilant	—	69 Milk St., Westborough, Mass.	—	3,500 s/f	office	lease
Cummings Properties	Cummings Properties	WSP Environment & Energy, LLC	—	300 Trade Center 128, Woburn, Mass.	—	1,800 s/f	office	lease
Berkeley Investments, Inc.	Grubb & Ellis	Fresh Tilled Soil	Grubb & Ellis	Watch Factory Waltham, Mass.	—	—	office	lease
Berkeley Investments, Inc.	Grubb & Ellis	Cohen & Sales	Grubb & Ellis	Watch Factory, Waltham, Mass.	—	—	office	lease
Ethan Allen Retail, Inc.	Redstone	Francis & Melanie Azur	Redstone	Rte. 105 East, Ethan Allen Dr., Brighton, Vt.	—	82,226 s/f on 16 acres	commercial	sale
Centro Properties Group	Centro Properties Group	Nail Tek & Spa	—	Chase Ave., Waterbury, Conn.	—	1,539 s/f	retail	lease
—	—	Family Dollar	Denenberg Realty Advisors	10-24 Corinth St., Rosindale, Mass.	—	10,302 s/f	retail	lease
4 Strathmore Rd. Trust	Strathmore Rd. Trust	BJ's Wholesale Club	R.W. Holmes Realty Co.	4 Strathmore Rd., Natick, Mass.	—	10,000 s/f	office	lease
Amerigian Irrevocable Trust	Capital Commercial Real Estate, LLC	Stop & Save, LLC	Capirtal Commercial Real Estate, LLC	Route 106, West Bridgewater, Mass.	—	2,850 s/f	retail	lease
—	—	Storage Opportunities Partners, LLC	Storage Opportunities Partners, LLC	Route 28, Falmouth, Mass.	—	79,495 s/f	commercial	sale
—	—	Storage Opportunities Partners, LLC	Storage Opportunities Partners, LLC	Route 240, Fairhaven, Mass.	—	41,500 s/f	commercial	sale
126 Granite St. Trust	The Grossman Companies	Papa Gino's	—	Granite St., Quincy, Mass.	—	3,600 s/f	retail	lease
Merchant Wilbraham II, LLC	New England Retail Properties, Inc.	Red Robin Realty, LLC	New England Retail Properties, Inc.	2039 Boston Post Rd., Wilbraham, Mass.	—	5,800 s/f	retail	lease
Lafayette Partners of Michigan, L.P.	The Kane Company	Trek Bicycles Portsmouth, N.H.	The Kane Company	775 Lafayette Rd., Portsmouth, N.H.	—	6,178 s/f	retail	lease
Bernie's Cumberland Plaza	The Lightstone Group	Newbury Comics, Inc.	—	No. Attleboro, Mass.	—	5,200 s/f	retail	lease