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## monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of SEPTEMBER, 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
—	—	CB Richard Ellis Realty Trust	CB Richard Ellis Realty Trust	140 Depot St., Bellingham, Mass.	\$18.95 million	238,370 s/f	commercial	sale
—	Redstone	Country Home Products	Redstone	133 Elm St., Winooski, Vt.	—	85,000 s/f	commercial	lease
—	—	Catamount/Brownell, LLC	Redstone and Murphy Sullivan & Cronk	Burlington, Vt.	\$3.1 million	100,000 s/f	commercial	sale
Weybridge Apartments	Deppman & Foley	Catamount/Weybridge, LLC	—	Middlebury, Vt.	\$2.1 million	36 units	residential	sale
—	Lang McLaughry Spera	Sanel Auto Parts	Redstone	Exchange St., Middlebury, Vt.	\$350,000	6,000 s/f	commercial	sale
10 & 2 Trust	Redstone	Stern Properties	Pomerleau Real Estate	174-76 Battery Burlington, Vt.	\$850,000	7,700 s/f	office	sale
Shawmut Business Park	—	Vermont Pure Holdings, Ltd.	Parsons Commercial Group, Inc.	95 Shawmut Rd., Canton, Mass.	—	23,866 s/f	commercial	lease
Bramson Associates	Heritage Corporation	Committee to Elect Setti Warren	—	797 Washington St., Newton, Mass.	—	800 s/f	office	lease
Luna Realty Trust	Heritage Corporation	Committee to Elect Ruth Balsler	—	1267 Washington St., Newton, Mass.	—	800 s/f	retail	lease
—	R.W. Holmes Realty Company	Science Applications International Corp.	Jones Lang LaSalle	104 Clematis Ave. Waltham, Mass.	—	11,500 s/f	commercial	lease
New Boston Postman, L.A.	R.W. Holmes Realty Company	Management Insight Technologies	Phoenix Commercial Real Estate	33 Boston Post Rd., Marlborough, Mass.	—	4,067 s/f	office	lease
Cummings Properties	Cummings Properties	BioHelix Corporation	—	500 Cummings Center, Beverly, Mass.	—	16,000 s/f	office	lease
Saracen Properties and AEW Capital Mgmt.	Jones Lang LaSalle	Mass. Bankers Association	—	One Washington St., Boston, Mass.	—	8,031 s/f	office	lease
Saracen Properties and AEW Capital Mgmt.	Jones Lang LaSalle	The McLaughlin Brothers	—	One Washington St., Boston, Mass.	—	2,990 s/f	office	lease
Saracen Properties and AEW Capital Mgmt.	Jones Lang LaSalle	Kimball Brousseau, LLP	—	One Washington St., Boston, Mass.	—	1,569 s/f	office	lease
Capital Group	CB Richard Ellis	Accela Communications	Richards Barry Joyce & Partners	136 Turnpike Rd., Southborough, Mass.	—	12,487 s/f	office	lease
Contrix Bank	Shanley Auctioneers	Andy Wang	—	Route 33, Greenland, N.H.	\$382,000	—	retail	sale
—	Cushman & Wakefield	GLL Partners	—	One Winthrop Square, Boston	—	114,257 s/f	office/ retail	sale
—	—	Storage Opportunities Partners	Storage Opportunities Partners	Rte. 28, Falmouth, Mass. and Rte. 240, Fairhaven, Mass.	\$7 million	120,995 s/f	commercial	sale
Steven St. Germaine	Marcus & Millichap	Geronimo LLC	Lyman Real Estate	220 Westchester Rd., Canterbury, Conn.	\$922,000	10,000 s/f	retail	sale
Henry Sobolewski	—	Par LLC	O R & L Commercial	125 South Main St., Naugatuck, Conn.	\$955,000	15,000 s/f on 2 acres	retail	sale
Angolina Landino	Press/Cuozzo Commercial Services	Morris Roofing Solutions, Inc.	Press/Cuozzo Commercial Services	1045 Dixwell Ave., Hamdon, Conn.	—	3,780 s/f	commercial	lease
—	MJB Real Estate Services	Track 180, LLC	Levey Miller Maretz, LLC	900 Chapel St., New Haven, Conn.	—	2,100 s/f	retail	lease
—	—	National Conveyors Co.	Sentry Commercial	33 Nicholson Rd., East Granby, Conn.	—	17,250 s/f	office/ commercial	lease
Norwich Developers, LLC	Conn. Commercial Realty	Armed Forces Recruiting Service	Conn. Commercial Realty	77 Salem Tpke., Norwich, Conn.	—	1,470 s/f	office	lease
Norwich Business Exchange, LLC	Conn. Commercial Realty	Roots Salon	Conn. Commercial Realty	11 Wawecus St., Norwich, Conn.	—	1,100 s/f	office	least
Plaza Enterprises, LLC	Conn. Commercial Realty	Sound Community Services	Pequot Commercial	Norwich, Conn.	—	3,165 s/f	office	lease



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Dickinson Development Corp.	Dickinson Development Corp.	DeMoulas/Market Basket	—	Coggeshall St., New Bedford, Mass.	—	95,000 s/f	retail	lease
David Aposhian	Grubb & Ellis	Green Cab Inc.	ABG Realty	600 Windsor Pl., Somerville, Mass.	\$2.5 million	24,000 s/f	commercial	sale
Everett Business Center	ABG Realty	Jetro Cash and Carry Enterprises	Parishable Management Services	Revere Beach Pwy., Everett, Mass.	\$7.25 million	5.7 acres	commercial	sale
Wayne Kelley	United Multi Family	Eli Simon Realty	—	101 Shawsheen Rd., Lawrence, Mass.	\$800,000	12 units	residential	sale
Hanover Shop Realty Trust	The Conrad Group	333 Columbia Rd., LLC	The Conrad Group	333 Columbia Rd., Hanover, Mass.	\$1.635 million	14,000 s/f	retail	sale
Robert Sennett	The Conrad Group	BMI, Inc.	—	149 King St., Hanover, Mass.	\$1.225 million	20,000 s/f	commercial	sale
—	CBRE/The Boulos Company	Alliance for Climate Protection	CBRE/The Boulos Company	74 Elm St., Portland, Me.	—	2,124 s/f	office	lease
Soley Wharf, LLC	Malone Commercial Brokers	Environmental Systems Research Institute, Inc.	CBRE/The Boulos Co. and UGL-Equis	100 Commercial St. Portland, Me.	—	1,166 s/f	office	lease
—	CBRE/The Boulos Co.	Kepware Technologies, Inc.	CBRE/The Boulos Co.	406 Congress St., Portland, Me.	—	19,794 s/f	office	lease
Cimino Real Estate Trust	CBRE/The Boulos Co.	125 Pleasant Hill, LLC	Mulkerin Associates	125 Pleasant Hill Rd., Scarborough, Me.	—	9,432 s/f	commercial	sale
—	CBRE/The Boulos Co.	Sea Bags, Inc.	Fishman Realty	6 Bow St., Freeport, Me.	—	824 s/f	retail	lease
126 Granite St. Trust	The Grossman Companies	Papa Gino's	—	126 Granite St., Quincy, Mass.	—	3,600 s/f	retail	lease
—	—	Webro Engineering	O'Brien Commercial Properties	155 Northboro Rd., Southboro, Mass.	—	12,432 s/f	commercial	lease
—	—	Aspen Systems	O'Brien Commercial Properties	24 Saint Martin Dr., Marlboro, Mass.	—	10,770 s/f	commercial	lease
—	—	New England Optical Systems	O'Brien Commercial Properties	237 Cedar Hill St., Marlboro, Mass.	—	7,500 s/f	retail	lease
Simarano, LLC	O'Brien Commercial Brokers	Onteros	O'Brien Commercial Properties	257 Simarano Dr., Marlboro, Mass.	—	8,900 s/f	—	lease
Simarano, LLC	O'Brien Commercial Brokers	Dot Gain Systems	—	257 Sinarano Dr., Marlboro, Mass.	—	5,600 s/f	—	lease
Batterymarch, LLC	CB Richard Ellis	FTG Technologies	FHO Partners	2 Batterymarch Pk., Quincy, Mass.	—	10,792 s/f	office	lease
Winstanley Enterprises, LLC	Colliers Dow & Condon and Jennings Real Estate	Valor One, LLC	CBRE	77 Champion Dr., Chicopee, Mass.	—	56,000 s/f	commercial	lease
The Shops at Ocean's Gate	M & J Associates	Anna's Country Kitchen	—	Ocean St., Marshfield, Mass.	—	1,912 s/f	retail	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Hinckley, Allen & Snyder, LLP	Colliers Meredith & Grew	200 Brickstone Square, Andover, Mass.	—	2,389 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	NuView Systems, Inc.	Colliers Meredith & Grew	200 Brickstone Square, Andover, Mass.	—	14,794 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	Old Republic Title Insurance Company	Colliers Meredith & Grew	200 Brickstone Square, Andover, Mass.	—	6,876 s/f	office	lease
Transwestern Investment Co.	Colliers Meredith & Grew	VKernel Corporation	T3 Advisors	200 Brickstone Square., Andover, Mass.	—	4,379 s/f	office	lease
Maxfield Realty Trust	Klemmer Associates	239 Newburyport Turnpike LLC	Nordlund Associates	239 Newburyport Tpke., Topsfield, Mass.	—	35,200 s/f on 4.64 acres	—	sale
RVB Realty Trust, Inc.	Sea Watch Realty	79 Brook St., LLC (Rattan Furniture)	Sea Watch Realty	79 Brook St., New Bedford, Mass.	\$625,000	23,000 s/f	commercial	sale
Westport Point Capital and Prudential R.E. Investors	CB Richard Ellis/N.E.	Nelson, Kinder, Mosseau & Saturley	Jones Lang LaSalle	2 Oliver St., Boston, Mass.	—	7,407 s/f	office	lease
Program Brokerage Corporation	MG Commercial Real Estate	H J Realty, LLC	MG Commercial Real Estate	175 Metro Center Blvd., Warwick, R.I.	—	4,334 s/f	office	lease



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Valley Place Office Park	MG Commercial Real Estate	Picerne Military Housing	MG Commercial Real Estate	1405 South County Trails, E. Greenwich, R.I.	—	21,381 s/f	office	lease
Bridgestone Retail Operations	Hayes & Sherry	John Martins	—	262 Broadway, Pawtucket, R.I.	\$399,000	6,200 s/f	retail	sale
Stone Hill Marketplace	—	Aspen Dental Management, Inc.	Boylston Realty Advisors	Atwood Ave., Johnston, R.I.	—	3,400 s/f	retail	lease
Trader Joe's Centre	—	Aspen Dental Management, Inc.	Boylston Realty Advisors	Baldhill Rd., Warwick, R.I.	—	3,843 s/f	retail	lease
Jam Realty, LLC	Peter Scotti & Associates, Inc.	Columbus Credit Union	—	3 Crescent View Ave., E. Providence, R.I.	—	2,800 s/f	retail	lease
Smithfield Executive Center	R & W Realty Company	M J Datacorp	—	7 Thurber Blvd., Smithfield, R.I.	—	3,200 s/f	office	lease
Smithfield Executive Center	R & W Realty Company	Apache Mills	—	9 Thurber Blvd., Smithfield, R.I.	—	2,900 s/f	office	lease
Smithfield Executive Center	R & W Realty Company	Ultrasound Inc.	—	11 Thurber Blvd., Smithfield, R.I.	—	1,100 s/f	office	lease
70 Founders Dr., LLC	Paramount Properties Group	Med Tech Ambulance Service	—	70 Founders Dr., Woonsocket, R.I.	—	3,600 s/f	commercial	lease
CRALIL, LLC	Joseph Accetta & Associates	931 Realty, LLC	MG Commercial Properties	Unit #2007, 931 Jefferson Blvd., Warwick, R.I.	\$500,000	2,622 s/f	office	sale
M.M. Investments	Albert Realty	Orteleva & Crudele, PC Attorneys	—	1022 Reservoir Ave., Cranston, R.I.	—	3,450 s/f	office	lease
Normandy Real Estate Partners	Jones Lang LaSalle	Adobe Systems, Inc.	T3 Advisors	21-61 Hickory Dr., Waltham, Mass.	\$44.7 million	108,500 s/f	office	sale
Urban Developers	Chozick Realty, Inc.	TLK Properties	—	Sherbrooke Ave., Hartford, Conn.	\$4.54 million	128 units	residential	sale
A.W. Perry, Inc.	CBRE/New England	Carey & Company	Jones Lang LaSalle	20 Winthrop Sq., Boston	—	6,000 s/f	office	lease
A.W. Perry, Inc.	CBRE/New England	Longfellow Investment Management Company	Cresa Partners	20 Winthrop Sq., Boston	—	6,000 s/f	office	lease
—	—	NFT Realty, LLC	NFT Realty, LLC	45-51 Tallman and 325-6 North Front St., New Bedford, Mass.	\$313,000	24 units	residential	sale
Normandy Real Estate Partners	Richards Barry Joyce & Partners	Bitstream, Inc., Mentor Graphics, Metro West Medical Ctr. and New Energy Alliance	—	100 and 300 Nickerson Rd., Marlborough, Mass.	—	87,700 s/f	office	lease
Eastport Real Estate Services	Colliers Meredith & Grew	Amedisys	—	792-800 South Main St., Mansfield, Mass.	—	—	office	lease
Eastport Real Estate Services	Colliers Meredith & Grew	Coliseum Software Corp.	—	792-800 South Main St., Mansfield, Mass.	—	—	office	lease
Eastport Real Estate Services	Colliers Meredith & Grew	Law Office of Stephen Fallon	—	792-800 South Main St., Mansfield, Mass.	—	—	office	lease
Eastport Real Estate Services	Colliers Meredith & Grew	New England Counseling Center	—	792-800 South Main St.,	—	(total) 6,043 s/f	office	lease
Steven St. Germaine	Marcus & Millichap	Geronimo LLC	Lyman Real Estate	220 Westchester Rd., Canterbury, Conn.	\$922,000	10,000 s/f	retail	sale
BPG Properties, Ltd.	Cushman & Wakefield	Men's Designer Fashion Outlet	—	60 Temple Pl., Boston	—	4,571 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Village Gourmet	—	Norwalk, Conn.	—	1,920 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Shaolin Studios	—	Norwalk, Conn.	—	980 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Game Stop	—	Norwalk, Conn.	—	1,400 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Aspen Dental	—	Norwalk, Conn.	—	2,107 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Choice Pets	—	Norwalk, Conn.	—	2,044 s/f	retail	lease
ShopRite Plaza	The Royal Properties, Inc.	Aspen Dental Management, Inc.	Boylston Realty Advisors	Attwood Ave., Johnson, R.I. and Baldhill Rd., Warwick, R.I.	—	7,243 s/f	retail	lease
WS Development	WS Development	Met Bar & Grill	—	Washington St., Dedham, Mass.	—	—	retail	lease



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126 Granite St. Trust	The Grossman Companies, Inc.	Boston Market	—	126 Granite St., Quincy, Mass.	—	4,200 s/f.	retail	lease
Central Cinema Dev't. Corp. and BI-MAR Corp.	Capitala Commercial Real Estate	Rose & Vicki's (R&C Pizza, Inc.)	—	655 Bridge St., Weymouth, Mass.	—	2,730 s/f	retail	lease
—	American Eagle Realty	Fairfield Café	—	770 Commerce Dr., Fairfield, Conn.	—	4,200 s/f	retail	lease
Henry Sobolewski	O R & L Commercial	Par, LLC	—	125 South Main St., Naugatuck, Conn.	\$955,000	15,000 s/f	retail	sale
Bridgestone Retail Operations	Hayes & Sherry	John Martins	—	262 Broadway, Pawtucket, R.I.	\$399,000	6,200 s/f	retail	sale
Pop II, LLC	Levey Miller Maretz	Gilchrist Moda, LLC	—	Whalley Ave., Westville, Conn.	—	2,000 s/f	retail	lease
Mainsail Management	Keliher Real Estate	BLVD	—	251 Newbury St., Boston	—	850 s/f	retail	lease
Mainsail Management	Keliher Real Estate	Hi Line Tanning	—	125 Charles St., Boston	—	1,100 s/f	retail	lease
Jarn Realty	Peter Scotti & Associates	Columbus Credit Union	—	3 Crescent View Ave., E. Providence, R.I.	—	2,800 s/f	retail	lease
Condyne, LLC	CBRE	Verizon Corporate Service Group	CBRE	Route 2A, Littleton, Mass.	—	150,000 s/f	office/ commercial	lease
Combined Properties, Inc.	Combined Properties Inc.	Consolidated Service Corporation	—	172-176 Williams St., Chelsea, Mass.	—	12,240 s/f	commercial	lease
—	R.W. Holmes Realty Co.	Advanced Office Installers	The Stubblebine Company	19 Alexander Dr., Billerica, Mass.	—	10,800 s/f	commercial	lease
—	R.W. Holmes Realty Co.	National Seating & Mobility	MetroWest Commercial Real Estate	8 Erie Dr., Natick, Mass.	—	10,200 s/f	commercial	lease
NOMID Trust	Nordlund Associates, Inc.	Equipment Rental	Boston Commercial Properties	2350G Turnpike Rd., Middleton, Mass.	—	27,500 s/f	commercial	lease