

ne monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of NOVEMBER, 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
—	—	The RAM Companies	Newmark Knight Frank/ Boston	234 Ballardvale St., Wilmington, Mass.	\$8.5 million	100,000 s/f	commercial	sa;e
Boston Development	R.W. Holmes Realty	Wellesley Therapeutics	New Dover Associates	463 Worcester Rd., Framingham, Mass.	—	15,700 s/f	office	lease
National Development	Jones Lang LaSalle	Tanglewood Investors	Jones Lang LaSalle	Chelmsford St., Lowell, Mass.	\$23.2 million	153,000 s/f	retail	sale
Pembroke Crossing	—	Eldred Wheeler Furniture and Emerald Yoga Studios	The Conrad Group	15 Columbia Rd., Pembroke, Mass.	—	2,500 s/f	retail	lease
KS Partners	Colliers Meredith & Grew	Clark University	Thompson Hennessey & Partners	333 Turnpike St., Southborough, Mass.	—	8,407 s/f	office	lease
South Bay Partners/ Dallas	South Bay Partners/ Dallas	The Northbridge Company	The Northbridge Company	2000 Emerald Court, Tewksbury, Mass.	—	94 units	residential	sale
First Church Christ Scientist	FHO Partners	CSN Stores	Richards Barry Joyce & Partners	177 Huntington Ave., Boston	—	55,686 s/f	office	lease
Equity Office Properties	Richards Barry Joyce & Partners	Cooley Godward Kronish Law Firm	Newmark Knight Frank	500 Boylston St., Boston	—	46,706 s/f	office	lease
Bank of New York Mellon	Jones Lang LaSalle	Gannett Welsh & Kotler	Richards Barry Joyce & Partners	222 Berkeley St., Boston	—	25,000 s/f	office	lease
Ameriprise Financial Inc.	Richard Ellis	CCR, LLP	Richards Barry Joyce & Partners	125 High St., Boston	—	14,030 s/f	office	lease
BP Prospect Place.	—	OMICRON Electronics USA	Auburndale Realty Company	230 CityPoint, Waltham, Mass.	—	5,600 s/f	office	lease
Hood Business Park	Cushman & Wakefield	Health Management Systems	Auburndale Realty Company	510 Rutherford Ave., Charlestown, Mass.	—	20,881 s/f	office	lease
Equity Residential	CB Richard Ellis/N.E. and CB Richard Ellis	Universal Realty	CB Richard Ellis/N.E. and CB Richard Ellis	421 Great Rd., Acton, Mass.	—	105 units	residential	sale
iStar Financial	CBRE/N.E.	Winstanley Enterprises	CBRE/N.E.	72 Pease Blvd., Portsmouth, N.H.	\$15 million	206,000 s/f	office/ commercial	sale
ACL Industries	Stebbins Commercial Properties	The Training Station	—	200 Elm St., Manchester, N.H.	—	7,774 s/f	retail	lease
REL Commons, LLC	Norwood Group	Sun Tan City	—	306 North Main St., Rochester, N.H.	—	3,000 s/f	retail	lease
Dicker-Warmington Properties	CB Richard Ellis/N.E.	Ocean State Job Lot	The Kane Company	1700 Woodbury Ave., Portsmouth, N.H.	\$3.5 million	34,960 s/f	retail	sale
Execusuite, LLC	McLaughry Commercial	Prolucid and Catalyst Webworks	—	White River Junction, Vt.	—	800 s/f	—	lease
GFI Partners	Cushman & Wakefield	Paychex	Sperry Van Ness and Acclaim Group	43 Constitution Dr., Bedford, N.H.	—	13,162 s/f	office	lease
GFI Partners	Cushman & Wakefield	Northeast Planning Associates	Colliers International	43 Constitution Dr., Bedford, N.H.	—	12,365 s/f	office	lease
Olympia Equity Investors IV-B	CBRE/The Boulos Company	Stone Coast Fund Services	The Dunham Group	300 Fore St., Portland, Me.	—	8,533 s/f	office	lease
—	Magnusson Balfour Commercial & Business Brokers	JB Brown & Sons	—	85 York St., Portland, Me.	\$725,000	10,200 s/f	office	sale
ADCO, LLC	CBRE/The Boulos Company	Denwood Builders, Inc.	CBRE/The Boulos Company	4 Delta Dr., Westbrook, Me.	—	3,235 s/f	office/ commercial	lease
Bridge Associates	CBRE/The Boulos Company	Cianbro Corporation	Erik Urbanek Commercial Properties	7 Ocean St., So. Portland, Me.	—	3,423 s/f	office	lease
Darrell Delong	CBRE/The Boulos Company	Merry Maids	CBRE/The Boulos Company	163 U.S. Route 1, Scarborough, Me.	—	1,350 s/f	office	lease
Maine Employer's Mutual Insurance Co.	CBRE/The Boulos Company	Abilis New England	CBRE/The Boulos Company	245 Commercial St., Portland, Me.	—	4,823 s/f	office	lease
The October Corporation	CBRE/The Boulos Company	NetProspex	CBRE/The Boulos Company	Pineland Farms, New Gloucester, Me.	—	653 s/f	office	lease
Olympia Equity Investors	The Dunham Group	Magellan Petroleum	CBRE/The Boulos Company	79 Commercial St., Portland, Me.	—	4,599 s/f	office	lease

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Bayside Complex	CBRE/The Boulos Company	Foreside Real Estate Management	CBRE/The Boulos Company	76 Elm St., Portland, Me.	—	2,250 s/f	office	lease
Western Crossing Complex	CBRE/The Boulos Company	North Atlantic Montessori School	CBRE/The Boulos Company	209 Western Ave., So. Portland, Me.	—	4,100 s/f	office	lease
Skillful Real Estate	Malone Commercial Brokers	Bowl Portland	—	58 Alder St., Portland, Me.	—	15,700 s/f	retail	lease
—	Malone Commercial Brokers	Winchester Mechanical	Fishman Realty	30 Milk St., Portland, Me.	—	255 s/f	office	lease
Monomoy Development	Tinkham Realty	James Pelletier, DDS	—	46 Lowell Rd., Windham, N.H.	—	1,500 s/f	office	lease
Jeannette Sarni Rev.	Tinkham Realty	Corporate Cost Control	—	Londonderry Square, Londonderry, N.H.	—	1,329 s/f	office	lease
Higgins Properties	Tinkham Realty	Reliable Asset Recovery	—	IA Rockingham Rd., Londonderry, N.H.	—	2,625 s/f	office/ commercial	lease
Lional Labonte	Tinkham Realty	Intelligent Manufacturing Solutions	—	23 Londonderry Rd., Londonderry, N.H.	—	2,000 s/f	commercial	lease
Highland Equity	Tinkham Realty	Jennifer Morin	—	532 Mammoth Rd., Londonderry, N.H.	\$132,600	1,200 s/f	office	sale
Maria Gregoria-Szemplinski	Tinkham Realty	JTLB, LLC	—	1C Commons Dr., Londonderry, N.H.	\$160,000	1,536 s/f	office	sale
Cornell Main Street, LLC	Vidal/Wettenstein	Fortress Development	Vidal-Wettenstein	4425 Main St., Bridgeport, Conn.	\$7.85 million	45,000 s/f on 3.68 acres	retail	sale
Bussman Associates	Sentry Commercial	Cleary Millwork, Inc.	Colliers Dow & Condon	235 Dividend Rd., Rocky Hill, Conn.	—	115,000 s/f	commercial	lease
Holdsworth Pelton	H. Pearce Commercial Real Estate	Commerce Court Partners	—	269 Main St., Cromwell, Conn.	\$867,687	6,100 s/f	commercial	sale
Hyatt Manor	Marcus & Millichap	Bradley Balletto	Marcus & Millichap	Norwalk, Conn.	\$2.7 million	20 units	residential	sale
Steamboat Rd. Property	Steamboat Rd. Property	Heritage Realty Services	Heritage Realty Services	Steamboat Rd. at Oneida Dr., Greenwich, Conn.	—	2 acres	commercial	lease
Capital Properties	CBRE/New York	Solomon Organization	CBRE/New York	Farmington Ave., W. Hartford, Conn.	\$19.1 million	174 units	residential	sale
Party Lite	Cushman & Wakefield	Joseph Sullivan of CDF Corporation	Atlantic Properties	59 Armstrong Rd., Plymouth, Mass.	\$4.2 million	—	commercial	sale
KS Partners	Fenway Equities	SBLI	Colliers Meredith & Grew	130 New Boston St., Woburn, Mass.	—	12,327 s/f	office	lease
—	Cardente Real Estate	Winter People	Paragon Real Estate	50 Downeast Dr., Yarmouth, Me.	—	5,000 s/f	commercial	lease
Equity Office Properties	Jones Lang LaSalle	TechTarget, Inc.	Colliers Meredith & Grew	Bldg. 1, Riverside Center Newton, Mass.	—	87,875 s/f	office	lease
Razorfish, LLC	Jones Lang LaSalle	Blue State Digital, LLC	Lincoln Properties Co.	280 Summer St., Boston	—	8,668 s/f	office	lease
Hingham Boat Yard LLC	Paramount Partners	B & K Enterprises, LLC	—	26 Summer St., Hingham, Mass.	\$1.4 million	46 slips	marina	sale
UPP Asset Holding, LLC	Poivier Realty	Creative Print Products	—	803 Lancaster St., Leominster, Mass.	\$520,000	9,000 s/f	office	sale
Linda & Len Huckins	Kevin Sideleau	68 Nashua St. Realty Trust	Poirier Realty	68 Nashua St., Leominster, Mass.	—	2,400 s/f	commercial	sale
19 Connector Rd. REIT	Klemmer Associates	Global Industries	CB Richard Ellis/N.E.	19 Connector Rd., Andover, Mass.	—	19,200 s/f	retail/ commercial	lease
8 Erie Drive Realty Trust	R.W. Holmes Realty Co.	Boston Heart Lab	Gordon Real Estate	8 Erie Dr., Natick, Mass.	—	10,200 s/f	commercial	lease
Campanelli Companies	Jennings Real Estate Services	Home Depot U.S.A., Inc.	—	Westfield, Mass.	\$5.769 million	71.67 acres	retail	sale
—	—	Century Investment Company	Century Investment Company	1275 Elm St., West Springfield, Mass.	—	13,600 s/f	office	sale

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Gator Investments	Sea Watch Realty	Sullivan Tire	—	Route 6, Fairhaven, Mass.	—	7,200 s/f	retail	lease
TIAA-CREF and SITQ Immobilier	CBRE	Bank of New York Mellen	Jones Lang LaSalle	One Boston Pl., Boston	—	362,293 s/f	office	lease
Parks Realty	Chandler Company, LLC	Engine Room Edit	Cresa Partners	142 Berkeley St., Boston	—	4,100 s/f	office	lease
Unity Bank	MG Commercial Real Estate Services	Cilantro Mexican Grill	MG Commercial Real Estate Services	430 Newport Ave., E. Providence, R.I.	\$375,000	2,300 s/f	retail	sale
—	RPL Commercial	Marks of Identity	—	302 Lockwood, Providence, R.I.	—	750 s/f	commercial	lease
Macera Town Realty, LLC	Joseph Accretta & Associates	Limo and Edgar Truck Repair, LLC	—	277 A Scituate Ave., Johnston, R.I.	—	2,500 s/f	commercial	lease
KIK Custom Products, Inc.	CBRE/N.E.	Berkeley Acquisition Group	MG Commercial Real Estate Services	35 Martin St., Cumberland, R.I.	\$2.2 million	233,810 s/f on 16.55 acres	commercial	sale
Dexter Park	Cushman & Wakefield	The Hamilton Company	—	175 Freeman St., Brookline, Mass.	\$129.5 million	409 units	residential	sale
College Street, LLC	Capitalize 360 Group, LLC	New Haven Symphony Orchestra	Press/Cuozzo Commercial Services	105 Court St., New Haven, Conn.	—	1,400 s/f	office	lease
—	Marcus & Millichap	—	Marcus & Millichap	351 Bedford St., Whitman, Mass.	\$3.61 million	13,028 s/f	retail	sale
Eagle Realty	O'Brien Commercial Properties	Perkins & Ancil Law Firm	O'Brien Commercial Properties	6 Lyberty Way, Westford, Mass.	—	35,000 s/f on 8 acres	office/ commercial	sale
Denneson Industrial,	The Stubblebine Co.	API, Inc.	The Stubblebine Co.	21 Northwestern Dr., Salem, N.H.	—	27,500 s/f	commercial	lease
Braga Management	Sovereign Realty Advisors	Manchester Athletic Club	—	Whistle Stop Plaza, Gloucester, Mass.	—	7,400 s/f	—	lease
John D. Murphy Company	NAI Hunneman	Chabaso Bakery	CB Richard Ellis	4 Walpole Park South Dr., Walpole, Mass.	—	8,750 s/f	commercial	lease
Equity 96 LLC	Century 21 Access America	Ballimore, LLC	Commercial Acquisition Services	705 North Mountain Rd., Newington, Conn.	\$1.8 million	66,000 s/f	office	sale
Berkshire Corporate Park	Goodfellow Ashmore Corfac International	New England Home Delivery, Inc.	Ryer Associates and Commercial Acquisition Services	6B-6C Research Dr., Bethel, Conn.	—	30,000 s/f	commercial	lease
Bussman Associates	Sentry Commercial Real Estate Services	Vanguard Direct	Sentry Commercial Real Estate Services	41 Hammer Mill Rd., Rocky Hill, Conn.	—	9,975 s/f	commercial	lease
Airport Business Center II, L.P.	Sentry Commercial Real Estate Services	Accro-Met	Collier Dow & Condon	29 Kripes Rd., East Granby, Conn.	—	5,000 s/f	commercial	lease
Bank of America	CB Richard Ellis	Galaxy Development	—	Route 12, Killingly, kConn.	\$450,000	2,100 s/f on 1.5 plus acres	retail	sale
—	—	LeadQual	Jones Lang LaSalle	300 Long Beach Blvd., Stratford, Conn.	—	8,240 s/f	office	lease
Joseph F. Dewhirst	Merrigan & LeFebvre Realty	Designs for Health	DFH Real Estate, LLC	Marketing Dr. at Rte. 75, Suffield, Conn.	\$220,000	4 acres	office/ commercial	sale
Nichols Realty	R. Calabrese Agency, LLC	Specialized Education Services	Drubner Commercial	2200 Thomaston Ave., Waterbury, Conn.	—	5,000 s/f	office	lease
715 Straits Tpke., Inc.	R. Calabrese Agency LLC	Community Residences, Inc.	Wollman Real Estate	205 Interstate Ln., Waterbury, Conn.	—	5,000 s/f	office	lease
—	R. Calabrese Agency LLC	Conti's Wine & Spirits Shoppe	R. Calabrese Agency LLC	826-842 Queen St., Southington, Conn.	—	2,500 s/f	retail	lease
David Bradbury	The Geenty Group	Safe N' Green	The Geenty Group	8A Commerce Dr., No. Branford, Conn.	—	3,000 s/f	commercial	lease
Mill Meadow Development, LLC	The Geenty Group	MedOp Acquisitions, LLC	The Geenty Group	20 Research Pkwy., Old Saybrook, Conn.	—	7,400 s/f	office	lease
Platwood Industrial Park	The Geenty Group	CD Dimensions, Inc.	The Geenty Group	460-490 Industrial Park Rd., Deep River, Conn.	—	4,000 s/f	commercial	lease
—	Marcus & Millichap Real Estate Investment Services	—	Marcus & Millichap Real Estate Investment Services	55 Morris St., Hartford, Conn.	\$1.08 million	24 units	residential	sale

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Malkin Properties	Malkin Properties	Arenson Office Furnishings of Connecticut, Inc.	—	300 First Stamford Pl., Stamford, Conn.	—	4,000 s/f	office	lease
PKD, LLC	Levey Miller Maretz Commercial Realtors	What's Old Is New	Levey Miller Maretz Commercial Realtors	214 Amity Rd., Woodbridge, Conn.	—	1,300 s/f	retail	lease
Westborough Land Realty Trust	Coldwell Banker Commercial	Baltic Turnpike, LLC	New Dover Associates, Inc.	287 Turnpike Rd., Westborough, Mass.	\$4.5 million	49,848 s/f	office	sale
Carruth Capital, LLC	Carruth Capital, LLC	International Data Group	Richards Barry Joyce & Ptrs., LLC	385 Speen St., Framingham, Mass.	—	127,303 s/f	office	lease
Boylston Properties	Jones Lang LaSalle	International Data Group	Richards Barry Joyce & Ptrs., LLC	699 Boylston St., Boston	—	15,451 s/f	office	lease
Combined Properties	Combined Properties	Verizon New England, Inc.	CB Richard Ellis/N.E.	326 Commercial St., Malden, Mass.	—	26,476 s/f	office	lease
The Bulfinch Companies	The Bulfinch Companies	New England Organ Bank	The Grossman Companies,	60 First Ave., Waltham, Mass.	—	40,625 s/f	office	lease
—	R.W. Holmes Realty	Boston Heart Lab	Gordon Real Estate	8 Erie Dr., Natick, Mass.	—	10,200 s/f	commercial	lease
Cummings Properties	Cummings Properties	Sal's Pizza	—	299 Washington St., Woburn, Mass.	—	6,000 s/f	retail	lease
National Development	Jones Lang LaSalle	Tanglewood Investors	—	Chelmsford St., Lowell, Mass.	\$23.2 million	153,000 s/f	retail	sale
Dicker-Warmington Properties	CB Richard Ellis/N.E. (Manchester) and CB Richard Ellis (Portsmouth)	Quirk Automative Group	—	1100 South Willow St., Manchester, N.H. and 1700 Woodbury Ave., Portsmouth, N.H.	\$3.5 million	33,110 s/f	retail	sale
		Ocean State Job Lot			\$3.5 million	34,960 s/f		
CAP Plainville LLC	Marcus & Millichap	Taunton Street LLC	Marcus & Millichap	Taunton St., Plainville, Mass.	\$3.45 million	9,796 s/f	retail	sale
John F. Malone Realty Trust	Boston Real Estate Advisors	934-948 Great Plain Avenue Realty Trust	Boston Real Estate Advisors	934-48 Great Plain Ave., Needham, Mass.	\$2.2 million	8,213 s/f	retail	sale
North River 65 Gray Road LLC	Malone Commercial Brokers	Tung Thai Dang	—	Falmouth, Mass.	—	2,000 s/f	retail	lease
WS Development	Colliers Meredith & Grew	Citizens Bank	Richards Barry Joyce & Partners	Route 1, Dedham, Mass.	—	50,000 s/f	retail	lease
—	Eaton Partners	Free Range Fish LLC	Stebbins Commercial Properties, Inc.	885 Second St., Manchester, N.H.	—	2,600 s/f	retail	lease
National Development	Natonal Development	Margaritas Mexican Restaurant	—	75 Station Landing, Medford, Mass.	—	8,500 s/f	retail	lease
340 Providence Hwy. Realty Trust	Boston Real Estate Advisors	Enterprise Rent-A-Car	Deal-Maker Closer, LLC	340 Providence Hwy., Westwood, Mass.	—	5,360 s/f on 32,632 s/f land	retail	lease
Waterstone Retail	Waterstone Retail	Anytime Fitness	—	99 Chelmsford Rd., Billerica, Mass.	—	4,174 s/f	retail	lease
SMP Investment Group	Sperry Van Ness	Trio's of Danbury, LLC	Capital Restaurant Group	80 Newtown Rd., Danbury, Conn.	—	7,680 s/f	commercial	lease
Cornell Main Street, LLC	Vidal/Wettenstein	Fortress Development	Vidal/Wettenstein	4425 Main St., Bridgeport, Conn.	\$7.85 million	45,000 s/f	retail	sale
Bank of America	CB Richard Ellis	Galaxy Development	Galaxy Development	Route 12, XXXXXXXX	\$450,000	2,100 s/f	retail	sale
Fortress Development	MJB Real Estate Services Corp.	Price Rite	MJB Real Estate Services Corp.	4425 Main St., Bridgeport, Conn.	—	44,800 s/f	retail	lease
Dana Warp Mill, LLC	The Dunham Group	Peekaboo Children's Center, LLC	Cardente Real Estate	90 Bridge St., Westbrook, Me.	—	5,000 s/f	retail	lease
Getor Investments, Inc.	Sea Watch Realty, Inc.	Sullivan Tire	—	Route 6, Fairhaven, Mass.	—	7,200 s/f	retail	lease
Firelite Shopping Center	Royal Properties	Foxhall Capital Management	Cohen Commercial Properties	Route 1, Orange, Conn.	—	9,572 s/f	retail	lease
Regency Centers Properties	Regency Centers Properties	Half Off Cards	Boylston Realty Advisors	Merrimack, N.H.	—	2,900 s/f	retail	lease
183 Route 81 LLC	The Geenty Group	Cozy Corner Bake Shoppe	The Geenty Group	183 Route 81, Killingworth, Conn.	—	1,800 s/f	retail	lease

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Campanelli Companies	Jennings Real Estate Services	The Home Depot USA, Inc.	—	Westfield, Mass.	\$5.769 million	71.67 acres	retail	sale
Centro Properties Group	Centro Properties Group	Natural Nails & Spa	—	New London Tpke., Glastonbury, Conn.	—	1,800 s/f	retail	lease
PKD, LLC	PKD, LLC	What's Old Is New	Levey Miller Maretz	214 Amity Rd., Woodbridge, Conn.	—	1,300 s/f	retail	lease
Braga Management	Braga Management	The Manchester Athletic Club	Sovereign Realty Advisors	Gloucester, Mass.	—	7,400 s/f	retail	lease