

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of December, 2009

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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Sanmar	New England Hotel Realty	North Adams Hospitality, LLC	—	North Adams, Mass.	\$2.925 million	90 rooms	residential	sale
David Bredbury	The Geenty Group	Safe N' Green	The Geenty Group	8A Commerce Dr., North Branford, Conn.	—	3,000 s/f	commercial	lease
—	The Geenty Group	MedOp Acquisitions	The Geenty Group	20 Research Pkwy., Old Saybrook, Conn.	—	7,400 s/f	office	lease
Franklin Equities, LLC	Franklin Equities, LLC	Barr Associates	The Stevens Group	300 Potash Hill Rd., Tyngsboro, Mass.	—	47,780 s/f	office/commercial	lease
—	The Conrad Group	Alfred Aiello	The Conrad Group	2182 Washington St., Canton, Mass.	\$480,000	2,185 s/f	retail	sale
Intrum Corporation	Richards Barry Joyce & Partners	Euro-Pro Operating, LLC	Landmark Real Estate Advisors	180 Wells Ave., Newton, Mass.	—	32,371 s/f	office	lease
—	Cardente Real Estate	Charles Brown	Ocean Gate Realty	72 India St.,	—	—	retail	sale
—	CB Richard Ellis/The Boulos Company	Doty Group, LLC	Cardente Real Estate	342 Warren Ave., Portland, Me.	—	2,800 s/f	commercial	lease
—	—	City Real Estate Development Corp.	City Real Estate Development Corp.	16 Addington Rd., Brookline, Mass.	\$5.15 million	23 units	residential	sale
—	M & J Associates, Inc.	Burger King	CBRE/The Boulos Company	32 Riverside St., Portland, Me.	—	2,800 s/f	retail	lease
Portland Market House	Magnusson Balfour Comm'l. & Business Brokers	Peanut Butter & Jelly Time	—	Portland, Me.	—	100 s/f	retail	lease
Railroad Row, LLC	McLaughry Commercial	Combined Insurance	—	35 Railroad Row, White River Junction, Vt.	—	764 s/f	office	lease
Vernco Ideal Trust	MEG Companies	Mr. G's Liquidation & Salvage	—	Route 101, Raymond, N.H.	—	8,000 s/f	retail	lease
Vernco Ideal Trust	MEG Companies	New England Coach	—	Route 101, Raymond, N.H.	—	—	office	lease
Vernco Ideal Trust	MEG Companies	Venice Nails & Spa	-	Route 101, Raymond, N.H.	—	1,200 s/f	retail	lease
—	—	O'Neil Warehouse Company	The Kane Company	16 Swamscott St., Newfields, N.H.	—	115,000 s/f	commercial	sale
JODI Realty Trust	Shea Commercial	Auto Shop	—	13 Bridge St., Pelham, N.H.	\$535,000	1,550 s/f	retail	sale
JODI Realty Trust	Stebbins Commercial Properties	Barnes Group, LLC	—	39 South River Rfd., Bedford, N.H.	\$400,000	4,400 s/f	office	sale
—	Granite Ridge Property Group	51 West Gray Rd., LLC	—	51 West Gray Rd., Gray, Me.	\$500,000	10,200 s/f	retail	sale
The Estate of Juliet Stevens	Pomerleau Real Estate	Nate Crete	—	44 River Rd., Essex, Vt.	—	3,250 s/f	—	sale
—	Cardente Real Estate	Toko Indo, Inc.	—	9 Exchange St., Portland, Me.	—	1,250 s/f	retail	lease
DS Partners, LLC	O,R & L Commercial LLC	Integro LLC	H. Pearce Company	30 Peter Court St., New Britain, Conn.	\$1.125 million	25,561 s/f	commercial	sale
Benerofe Properties	Matthews Commercial Properties	DSA Encore	Matthews Commercial Properties	567 So. Leonard St., Waterbury, Conn.	—	49,536 s/f	commercial	lease
The Mislick Family LP	The Geenty Group	Squared Circle Studio	The Geenty Group	500 Main St., Deep River, Conn.	—	2,500 s/f	retail	lease
The Mikron Corp.	Vidal/Wettenstein	Fred George	Vidal/Wettenstein	600 Popper St., Monroe, Conn.	\$1.132 million	15,000 s/f on 4.9 acres	commercial	sale
RFR Realty, LLC	RFR Realty, LLC	Noble Group Ltd.	Angel Commercial	4 Stamford Plaza, Stamford, Conn.	—	33,645 s/f	office	lease
Cucinelli Properties,	Levey Miller Maretz	State of Connecticut	Levey Miller Maretz	1501 East Main St., Meriden, Conn.	—	3,000 s/f	office	lease
The Hurley Group	Press/Cuozzo Commercial Services	H. Goodmaster & Son	Press/Cuozzo Commercial Services	370 State St., North Haven, Conn.	—	4,000 s/f	office	lease

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The Davis Companies	The Davis Companies	Outcome Sciences	Colliers Meredith & Grew	201 Broadway, Cambridge, Mass.	—	29,647 s/f	office	lease
Charles T. Matses Nomince Trust	Jones Lang LaSalle	Cape Ann Medical Center	McCall & Almy	One Blackburn Dr., Gloucester, Mass.	—	16,161 s/f	office	lease
Charles T. Matses Nomince Trust	Jones Lang LaSalle	Shaughnessy-Kaplan Rehabilitation Hospital	McCall & Almy	One Blackburn Dr., Gloucester, Mass.	—	4,890 s/f	office	lease
Charles T. Matses Nomince Trust	Jones Lang LaSalle	Hearing Services of Cape Ann	Jones Lang LaSalle	One Blackburn Dr., Gloucester, Mass.	—	800 s/f	office	lease
Hingham Square LLC	The Grossman Companies	Brewed Awakenings	The Grossman Companies	South & Main Sts., Hingham, Mass.	—	1,625 s/f	retail	lease
U.S. Bankruptcy Court	Weichert Dunhill Commercial	SeaBelle Group LLC	Weichert Dunhill Commercial	400 Nathan Ellis Hwy., Mashpee, Mass.	\$786,000	5,241 s/f	office	sale
Boston Development	R.W. Holmes	Wellesley Therapeutics	New Dover Associates	463 Worcester Rd., Framingham, Mass.	—	15,700 (total)	office	lease
	R.W. Holmes	Spirinet Technologies Commonwealth of Mass.	R.W. Holmes					
Johnson Road School	Samuel Plotkin & Associates	—	—	Chicopee, Mass.	\$1 million	40,000 s/f	commercial	sale
BPG Properties	CB Richard Ellis	Lewton Technologies, Inc.	Cresa Partners	400-2 Totten Pond Rd., Waltham, Mass.	—	20,501 s/f	office	lease
Braintree Executive Park, LLC	The Grossman Companies	University of Phoenix	The Grossman Companies	100 Grossman Dr., Braintree, Mass.	—	21,300 s/f	office	lease
Nordic Properties	Nordblom Company	Avid	FHO Partners	Northwest Park, Burlington, Mass.	—	203,000 s/f	office/ commercial	lease
Equity Residential	CB Richard Ellis/N.E.	Universal Realty	—	421 Great Rd., Acton, Mass.	—	105 units	residential	sale
EPC Avon LLC	Jones Lang LaSalle	Logan Furniture	Lincoln Property Co.	1 Kiddie Dr., Avon, Mass.	—	127,600 s/f on 7.05 acres	office/ commercial	sale
Northeast Quality Products	The Kane Company	Strom Chemical	—	6 Mulliken Way, Newburyport, Mass.	\$850,000	15,000 s/f	commercial	sale
Atlantic Safety Products	Cushman & Wakefield	J I Enterprise	—	31 Astor Ave., Norwood, Mass.	\$1.59 million	19,260 s/f on 3 acres	office/ commercial	sale
Corben Properties, LLC	Casler & Company	Solar One Solutions, Inc.	Boston Commercial Properties, Inc.	330 Reservoir St., Needham, Mass.	—	9,304 s/f	office/ commercial	lease
Business Park Realty Trust	Thompson Hennessey & Partners	—	Ralph Leonard Associates	19 Turcotte Memorial Dr., Rowley, Mass.	\$2.28 million	30,600 s/f	commercial	sale
Hobbs Brook Management	Wyman Street Associates	On-Q-ity	Grubb & Ellis	610 Lincoln St., Waltham, Mass.	—	17,701 s/f	office/ commercial	lease
A.W. Perry Inc.	CB Richard Ellis/N.E.	Carey & Company	Jones Lang LaSalle	Twenty Winthrop Sq., Boston	—	6,000 s/f	office	lease
A.W. Perry Inc.	CB Richard Ellis/N.E.	Longfellow Investment Management Company	Cresa Partners	Twenty Winthrop Sq., Boston	—	6,000 s/f	office	lease
Broadway Partners	Cushman & Wakefield	Cheapflights.com	Thompson Hennessey & Partners	10 Post Office Sq., Boston	—	9,719 s/f	office	lease
Congress Plaza LLC	NAI Hunneman	Day Software	Jones Lang LaSalle	320 Congress St., Boston	—	3,887 s/f	office	lease
Berkeley Acquisitions, LLC	MG Commercial	Portola Tech International	MG Commercial	35 Martin St., Cumberland, R.I.	—	60,000 s/f	commercial	lease
Mountindale Realty, Inc.	Joseph Accetta & Associates	Enterprise Car Rental of Rhode Island	Rodman Real Estate	99 Jefferson Blvd., Warwick, R.I.	—	8,300 s/f	commercial	lease
Carpionato Properties	Jones Lang LaSalle	International Rectifier Corporation	Paramount Properties Group	200 Crossings Blvd. Warwick, R.I.	—	12,500 s/f	office	lease
Michael Integlia & Company	MG Commercial	Canon Business Solutions	MG Commercial	117 Metro Center Blvd., Warwick, R.I.	—	4,500 s/f	office	lease
S & K Realty, LLC	Rodman Real Estate	Little Kids, Inc.	—	1015 Newman Ave., Seekonk, Mass.	—	73,320 s/f	commercial	lease
Reylea French, LC	MG Commercial Real Estate	Elite Architectural Millwork	—	240 Bald Hill Rd., Warwick, R.I.	\$1.2 million	31,000 s/f	commercial	sale

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JF&S Realty	Cushman & Wakefield	DPI Mid Atlantic	CBRE	135 Will Dr., Canton, Mass.	—	102,000 s/f	commercial	lease
Multi-Employer Property Trust	CBRE	Proteus Technologies	Cushman & Wakefield	35 Corporate Dr., Burlington, Mass.	—	4,271 s/f	office	lease
Multi-Employer Property Trust	CBRE	International Mailing Systems	CBRE	25 Corporate Dr., Burlington, Mass.	—	4,592 s/f	office	lease
Multi-Employer Property Trust	CBRE	Awareness, Inc.	T3 Realty Advisors	25 Corporate Dr., Burlington, Mass.	—	7,776 s/f	office	lease
Equity Office Properties	Jones Lang LaSalle	Greater Boston Real Estate Board	FHO Partners	One Center Plaza, Boston	—	10,795 s/f	office	lease
Stevens Street, LLC	Quinn Associates	RCC Real Estate LLC	—	250 Cape Hwy., Taunton, Mass.	\$955,000 (total)	8,000 s/f on 2.38 acres	commercial	sale
Stevens Street, LLC	Quinn Associates	RBCC Real Estate, LLC	—	250 Cape Hwy., Taunton, Mass.		to build 10,000 s/f on 3.64 acres	commercial	sale
Titan Realty Trust	The Stubblebine Co./ CORFAC International	244 Bodwell, LLC	—	244 Bodwell St., Avon, Mass.	\$1.15 million	22,000 s/f	commercial	sale
Richmond Windham, LP	Marcus & Millichap	Landmark Management LLC	—	Windham, Conn.	\$2.796 million	56 apts. on 6.44 acres	residential	sale
Landmark Management, LLC	Marcus & Millichap	Canterbury Commons, LLC	—	Windham, Conn.	\$922,000	10,000 s/f on 4.17 acres	retail	sale
Robert and Charles LaFlamme	Matthews Commercial Properties	Chin Min Kwok	Exit Advantage Realty	1183 New Haven Rd., Naugatuck, Conn.	\$2.637 million	23,476 s/f	retail	sale
Knowledge Learning Capital, LLC	Levey Miller Maretz	SPCA of Connecticut	Goodfellow Ashmore	185 Huntington Ave., Waterbury, Conn.	—	26,700 s/f on 5.5 acres	commercial	sale
Wales Realty, LLC	Sentry Commercial	Point Lighting Corporation	—	61 West Dudley Town Rd., Bloomfield, Conn.	—	18,000 s/f	retail	lease
Harbor Point	—	Starwood Hotels & Resorts Worldwide, Inc.	Newmark Knight Frank	333 Ludlow St., Stamford, Conn.	—	250,000 s/f	office	lease
Matlaw's Food Processing	Colonial Properties, Inc.	Frederick Gallipolli	Arnold Peck's Commercial World	149 1/2 Front Ave., West Haven, Conn.	\$250,000	6,000 s/f on 1.69 acres	retail	sale
(Sherburne Commons) Sovereign Bank	(Sherburne Commons) Sovereign Bank	Cornerstone R.E. Funds and Servant Healthcare Investments	Cornerstone R.E. Funds and Servant Healthcare Investments	Nantucket, Mass.	\$6 million	60 units	residential	sale
New Boston Fund	Jones Lang LaSalle	The RAM Companies	The RAM Companies	10 Industrial Dr., Chelmsford, Mass.	\$7.3 million	84,000 s/f	commercial	sale
Dave & Bob Dillon of Atlantic Safety Products	NAI Hunneman	J I Enterprise	—	31 Astor Ave., Norwood, Mass.	\$1.59 million	19,260 s/f on 3 acres	office/ commercial	sale
Braintree Executive Park, LLC	The Grossman Companies	The University of Phoenix	The University of Phoenix	100 Grossman Dr., Braintree, Mass.	—	21,300 s/f	office	lease
—	Colliers Meredith & Grew	E Ink. Corp..	Colliers Meredith & Grew	733 Concord Ave., Cambridge, Mass.	—	42,280 s/f	office	lease
—	Cardente Real Estate	Peter Thompson	—	43 U.S. Rte. One, Falmouth, Me.	—	3,625 s/f	office	sale
DF Land, LLC	TRB & Associates	MMK, LLC	—	Methuen, Mass.	\$2.975 million	14,000 s/f	retail	sale
Robert and Charles LaFlamme	Matthews Commercial Properties	Chin Min Kwok	Exit Advantage Realty	1183 New Haven Rd., Naugatuck, Conn.	\$2.637 million	23,476 s/f	retail	sale
W S Development and National Amusements	Colliers Meredith & Grew	Citizens Bank	Richards Barry Joyce & Partners	Route 1, Dedham, Mass.	—	46,846 s/f	retail	lease
Linear Retail	Linear Retail	Trader Joe's	—	321 Alewife Brook Pkwy., Cambridge, Mass.	—	14,000 s/f	retail	lease
W S Development	W S Development	Best Buy	—	Route 146, Millbury, Mass.	—	33,000 s/f	retail	lease
W S Development	W S Development	Stil Yoga	—	Route 1, Dedham, Mass.	—	1,800 s/f	retail	lease
North Broadway Crossing	MEG Companies	Lady Grace Intimate Apparel	—	North Salem, N.H.	—	2,483 s/f	retail	lease

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North Broadway Crossing	MEG Companies	CLIX Digital Photography	New England Moves	North Salem, N.H.	—	1,749 s/f	retail	lease
North Broadway Crossing	MEG Companies	Postal Center USA	New England Moves	North Salem, N.H.	—	1,600 s/f	retail	lease
North Broadway Crossing	MEG Companies	Edible Arrangements	Mortgage and Jennifer Watson-Baum Realty	North Salem, N.H.	—	1,300 s/f	retail	lease
North Broadway Crossing	MEG Companies	Prudential Verani Real Estate	Giovani Verani	North Salem, N.H.	—	3,557 s/f	retail	lease
North Broadway Crossing	MEG Companies	Wasabi Japanese Steakhouse	—	North Salem, N.H.	—	2,829 s/f	retail	lease
Thornes Marketplace	Todreas Hanley Associates	Monella	Todreas Hanley Associates	Northampton, Mass.	—	1,700 s/f	retail	lease
—	Marcus & Millichap	—	—	351 Bedford St., Whitman, Mass.	\$361 million	13,028 s/f	retail	sale
Pennsylvania R.E. Investment Trust	Pennsylvania R.E. Investment Trust	Men's Wearhouse	—	Dartmouth, Mass.	—	6,300 s/f	retail	lease
W S Development	W S Development	Star Market	—	Route 9, Chestnut Hill, Mass.	—	58,000 s/f	retail	lease