

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of JANUARY, 2010

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
Haverford-Hathaway, LLC	SMC Management Corporation	Telecordia Technologies, Inc.	Norton Asset Management	One Sundial Ave., Manchester, N.H.	—	17,802 s/f	office	lease
Concord Associates Foster Street Trust	O'Brien Commercial Properties, Inc.	Medtronic Navigation, Inc.	Jones Lang LaSalle	300 Foster St., Littleton, Mass.	—	45,055 s/f	office/commercial	lease
Susan Watts Edward Doyle trustees Susan Watts Revocable Trust	Wyman Street Advisors	Nine Mercer Road, LLC	New Dover Associates	9 Mercer Rd., Natick, Mass.	\$706,140	3,923 s/f	office	sale
Summit Land Development	Summit Land Development	VXi Corporation	Grubb & Ellis/Coldstream	279 Locust St., Dover, N.H.	—	19,200 s/f	office/commercial	lease
Greenleaf Family	Paul McInnis, Inc.	Sumner Properties, LLC	—	415-19 Route 108, Somersworth, N.H.	\$550,000	7,000 s/f on 3.5 acres	retail	sale
Eastside Plaza	MEG companies	Family Dental	—	Hanover St., Manchester, N.H.	—	2,950 s/f	retail	lease
EF II Realty Terust	CB Richard Ellis/N.E.	Bill Hurley of Infinite Imaging	—	933 Islington St., Portsmouth, N.H.	—	10,187 s/f	retail	sale
Fog Cutter Coffee	Magnusson Balfour Comm'l. & Business Brokers	Joni's Java	—	284 Western Ave., So. Portland, Me.	\$21,000	kiosk	retail	sale
Glenn and Ronalyn Cummings	J.L. Davis Realty	Candy Weston of Weston Design	—	80 Ethan Allen Dr., Unit #2, So. Burlington, Vt.	—	1,000 s/f	office	lease
—	—	YD Auto Sales, LLC	Stebbins Commercial Properties, Inc.	1176 Hooksett Rd., Hooksett, N.H.	—	4,200 s/f	retail	lease
Staples Plaza	McLaughry Commercial	My Play Space	—	Route 12A, West Lebanon, N.H.	—	2,500 s/f	retail	lease
Two Hundred Mortgage Assoc., L.P. (The Davis Cos.)	Jones Lang LaSalle	Circle Surrogacy Ltd./Weltman Law Group	—	200 High St., Boston	—	5,696 s/f	office	lease
Woodwalk Properties, L.P.	NAI Hunneman	Belchertown Road Partners, LLC	—	10 & 12 Belchertown Rd., Amherst, Mass.	\$1.6 million	56 apartments	residential	sale
Merof LLC	First Service Williams	75 Greenwich Ave., LLC	—	75 Greenwich Ave., Greenwich, Conn.	\$8 million	5,600 s/f	retail	sale
National Steel Rule	Advance Realty CT, LLC	Future Development, LLC	Bernard Mussman Associates	210 Century Dr., Bristol, Conn.	\$889,000	14,000 s/f on 3.1 acres	commercial	sale
GHM, Inc.	The Geenty Group	Vigliotti Construction Company	The Geenty Group	140 North Branford Rd., Branford, Conn.	\$800,000	10,000 s/f	commercial	sale
Hill Street Business Park	Wittek Development	Q-Tran	Vidal/Wettenstein, LLC	Hill St., Milford, Conn.	—	18,000 s/f	office	lease
Larkin Street Associates	Beaudry Commercial Real Estate	Northeast Electrical Distributors	CBRE	35 Larkin St., Stamford, Conn.	—	32,000 s/f	commercial	lease
E.N.E. Realty Associates	Colliers Dow & Condon	Target Insurance Services	—	10 Tower Ln., Avon, Conn.	—	4,400 s/f	office	lease
New Boston Fund	Jones Lang LaSalle	The Acre Group	New Haven Group, Inc.	Farmington, Conn.	—	250,412 s/f	commercial	sale
—	Lyman Real Estate	Arbella Insurance Group	DTZ FHO Partners	Ledgebrook Dr., Mansfield, Conn.	—	2,300 s/f	office	lease
—	—	Windham Community Memorial Hospital	Lyman Real Estate	Ledgebrook Dr., Mansfield, Conn.	—	1,824 s/f	office	lease
Atlantic Philadelphia Realty	Atlantic Management	The Math Works	R.W. Holmes Realty	One Apple Hill, Natick, Mass.	\$30.8 million	170,000 s/f	office	sale
National Dentex Corporation	CBRE/The Boulos Company	Kids Crooked House	—	190 Riverside St., Portland, Me.	—	3,007 s/f	commercial	lease
A & M Partners, Inc.	CBRE/The Boulos Company	Kline Law Office	Harborview Properties	120 Exchange St., Portland, Me.	—	1,260 s/f	office	lease
Honalce, LLC	CBRE/The Boulos Company	Topline Marketing	—	825 Main St., Westbrook, Me.	—	850 s/f	office	lease
John and Susan Scorders	CBRE/The Boulos Company	Gymboree Retail Stores, Inc.	—	48 Main St., Freeport, Me.	—	2,654 s/f	retail	lease

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Hollyday Multi, LLC	CBRE/The Boulos Company	R. D. Management	—	80 Birch St., Biddeford, Me.	—	1,500 s/f	retail	lease
Merrill Williams, Trustee	CBRE/The Boulos Company	E J H Properties, LLC	—	125 Grant St., Portland, Me.	—	13 apartments	residential	sale
Topsham 196, LLC	CBRE/The Boulos Company	Forty-One Lewiston Rd.,	—	Route 196, Topsham, Me.	\$4.725 million (asking price)	6.47 acres parcel	retail	sale
Calare Properties	Calare Properties	Amcors Flexibles, Inc.	Cushman & Wakefield	200 Homer Ave., Ashland, Mass.	—	45,313 s/f	office/commercial	lease
—	Klemmer Associates	The Packaging Connection	Klemmer Associates	21 Glenn St., Lawrence, Mass.	—	47,535 s/f	commercial	lease
KS Partners, LLC	CB Richard Ellis/N.E.	R C N Metro	CB Richard Ellis/N.J.	2200 West Park Dr., Westborough, Mass.	—	28,170 s/f	office	lease
High Tech Real Estate	Metrowest Commercial Real Estate	Paul Mastroianni	Great Rock Auctions	116 Southville Rd., Southboro, Mass.	—	10,600 s/f	office	sale
—	John McDonough	Delta Projects, Inc.	Boston Realty Advisors	118 Allied Dr., Dedham, Mass.	—	12,800 s/f	office	lease
CAP Plainville LLC	Marcus & Millichap	Taunton Street LLC	Marcus & Millichap	Taunton St., Plainville, Mass.	\$3.45 million	9,796 s/f	retail	sale
Duncan Construction	King & Newton, LLC	George Smartz Jr.	—	777 Riverdale St., West Springfield, Mass.	\$395,000	4,981 s/f	retail	sale
International Church of Four Square Gospel	Glickman Kovago & Company	Randolph Road Realty Trust	Kelleher & Sadowsky	102 Randolph Rd., Worcester, Mass.	\$825,000	68,000 on 4.58 acres	office	sale
C S H V Concord	CB Richard Ellis	Jingle Networks	Cresa Partners	300 Concord Rd., Billerica, Mass.	—	9,005 s/f	office	lease
Ozzy Properties	Ozzy Properties	Ophir Optics	—	1600 Osgood St., No. Andover, Mass.	—	40,000 s/f	commercial	lease
Antico Development	—	Armstrong Ambulance	TRB & Associates, Inc.	101 Clematis Ave., Waltham, Mass.	—	4,400 s/f	office	lease
Woodwalk Properties LP	NAI Hunneman	Belchertown Road Partners, LLC	—	10 & 12 Belchertown Rd., Amherst, Mass.	\$1.6 million	—	residence	sale
Hall Royce Properties, LP	CB Richard Ellis/New England	Vermont Pure Spring Water	Parsons Commercial Real Estate	95 Shawmut Rd., Canton, Mass.	—	23,966 s/f	commercial	lease
—	Davenport Realty	Cape Cod Mazda	—	527 Station Ave., So. Yarmouth, Mass.	—	9,000 s/f	retail	lease
Winhall Companies	Lincoln Property Company	The Barbarian Group	Cresa Partners	129 South St., Boston	—	4,656 s/f	office	lease
G B K Realty	New England Realty	Don-Mar Frame & Molding	M G Commercial Real Estate	862 Waterman Ave., East Providence, R.I.	\$2.2 million	51,000 s/f	commercial	sale
—	Rodman Real Estate	McLaughlin & Quinn, LLC	—	148 West River St., Providence, R.I.	—	3,900 s/f	office	lease
—	R P L Commercial	—	R P L Commercial	91 Hope St., Providence, R.I.	\$355,000	2,200 s/f	commercial	sale
Gary Favia, Ltd.	Angel Commercial, LLC	Composition Material Company, Inc.	Angel Commercial, LLC	249 Pepes Farm Rd., Milford, Conn.	\$1.275 million	16,656 s/f on 1.8 acres	commercial	sale
Invesco Real Estate	Cushman & Wakefield	Campanelli Companies	Campanelli Companies	300 Crown Colony, Quincy, Mass.	\$8.9 million	118,000 s/f	office	sale
Monja Von Maxey	Exit Realty	Hutton Partners, LLC	CB Richard Ellis/N.E.	Rte. 15 at Rte. 28, Ossipee, N.H.	\$995,000	6.41 acres for 35,000 s/f	retail	sale
Winhall Companies	Lincoln Property Company	The Barbarian Group	Cresa Partners	129 South St., Boston	—	4,656 s/f	office	lease
EPC Avon, LLC	Jones Lang LaSalle	Logan Furniture	Lincoln Property Company	Avon, Mass.	—	127,600 s/f	commercial	sale
New Boston Fund	CBRE/New England	GHD	CBRE/New England	35 New England Business Ctr., Andover, Mass.	—	2,142 s/f	office	lease
New Boston Fund	CBRE/New England	Vanesse & Associates	Dickinson Development	10 New England Business Ctr., Andover, Mass.	—	8,247 s/f	office	lease

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Alliance Commercial Partners	CB Richard Ellis/N.E.	Ash Realty Associates, LLC	—	50 East Industrial Rd., Branford, Conn.	\$4.1 million	55,400 s/f	commercial	sale
220 Farmington, LLC	Broder Commercial	85 Bishop Lane Corporation	First Atlantic Realty	220 Framington Ave., Farmington, Conn.	\$1.93 million	15,135 s/f on 1.78 acres	office	sale
RFR Realty, LLC	RFR Realty, LLC	Korn Ferry	Cushman & Wakefield	One Canterbury Green, Stamford, Conn.	—	12,347 s/f	office	lease
Industrial Development Group	Drubner Commercial Real Estate	Belle Cosmetology	Drubner Commercial Real Estate	27 A South Commons Rd., Waterbury, Conn.	—	4,300 s/f	office	lease
—	O,R & L Commercial	Recol LLC	—	4 Pin Oak Dr., Southington, Conn.	—	16,557 s/f	office	lease
Crescent Nominee Trust	Burgess Properties	New England Lighting	Burgess Properties	201 Crescent Ave., Chelsea, Mass.	\$2.65 million	31,750 s/f	commercial	sale
John A. Archer 2003 Family Trust	Mansard Commercial Properties	369 Mass. Ave. Nominee Trust	—	1183-87 Mass. Ave., Arlington, Mass.	\$850,000	—	—	sale
Keelson Development	ReMax Landmark	Jason Smith and Dan Mento	—	5-7 South St., Holbrook, Mass.	\$210,000	2,384 s/f	office	sale
Multi-Employer Property Trust	CB Richard Ellis/N.E.	Proteus Technologies	Cushman & Wakefield	35 Corporate Dr., Burlington, Mass.	—	4,271 s/f	office	lease
Multi-Employer Property Trust	CB Richard Ellis/N.E.	International Mailing Systems	CB Richard Ellis/N.E.	25 Corporate Dr., Burlington, Mass.	—	4,592 s/f	office	lease
Multi-Employer Property Trust	CB Richard Ellis/N.E.	Awareness, Inc.	T3 Treaty Advisors	25 Corporate Dr., Burlington, Mass.	—	7,776 s/f	office	lease
National Seating & Mobility and BMM Family L.P.	MetroWest Commercial Real Estate	Seabra Foods, LLC	ReMax Results	49 Loring Dr., Framingham, Mass.	—	2,642 s/f	commercial	lease
Crowne Plaza Enfield Springfield	Optimum Hotel Brokerage	—	—	Route I-95, Enfield, Conn.	—	174 rooms	residential	sale
Ashley Associates, LLC	—	Integriscrypt, Inc.	R.I. Greeley Company	95 Ashley Ave., West Springfield, Mass.	—	6,100 s/f	office	lease
Braintree Executive Park, LLC	The Grossman Companies	Bank of America	—	150 Grossman Dr., Braintree, Mass.	—	4,738 s/f	office	lease
Merof LLC	FirstService Williams	74 Greenwich Ave. LLC	—	75 Greenwich Ave., Greenwich, Conn.	\$8 million	5,600 s/f	retail	sale
Merof LLC	Davenport Realty	Cape Cod Mazda	—	527 Station Ave., So. Yarmouth, Mass.	—	9,000 s/f	retail	lease
Glen Road Plaza	McLaughry Commercial	Birth of the Blues	—	West Lebanon, N.H.	—	3,000 s/f	retail	lease
Gateway Restaurant (Greenleaf Family)	Paul McInnis, Inc.	Sumner Properties, LLC	—	415-19 Route 108, Somersworth, N.H.	\$550,000	7,000 s/f on 3.5 acres	retail	sale
Eastside Plaza	MEG Companies	Family Dental	—	Hanover St., Manchester, N.H.	—	2,950 s/f	retail	lease
363 Boston Post Road Assoc., LLC	Colonial Properties	Porch and Patio	Colonial Properties	363 Boston Post Rd., Orange, Conn.	—	11,400 s/f	retail	lease
William Aplin House	RPL Commercial	—	RPL Commercial	91 Hope St., Providence, R.I.	\$355,000	2,200 s/f	retail/ residential	sale
The Shops at Saugus	Boylston Realty Advisors	Portrait Innovations	—	Route 1, Saugus, Mass.	—	2,200 s/f	—	lease
—	—	Burger King	M & J Associates and CBRE/The Boulos Company	32 Riverside St., Portland, Me.	—	2,800 s/f	retail	lease
Hingham Square LLC	The Grossman Companies	Brewed Awakenings	The Grossman Companies	South and Main Sts., Hingham, Mass.	—	1,625 s/f	retail	lease
—	—	CB Richard Ellis Realty Trust	CB Richard Ellis Realty Trust	140 Depot St., Bellingham, Mass.	\$18.95 million	238,370 s/f	commercial	sale
Remic Properties	Malone Commercial Brokers	Aubuchon Hardware	Aubuchon Hardware	832 Stevens Ave., Portland, Me.	—	10,000 s/f	retail	lease
W S Development	W S Development	King's	—	Route 1, Dedham, Mass.	—	26,000 s/f	retail	lease

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Charles Ribakoff	Glickman Kovago & Company	Panera Bread (PR Restaurants)	National Commercial Brokers	120 Gold Star Blvd., Worcester, Mass.	—	4,000 s/f	retail	lease
AMB Property Corp.	Eastdil Secured	—	Parsons Commercial Group, Inc.	505 Collins St., Attleboro, Mass.	\$12.5 million	202,683 s/f on 18 acres	commercial	sale
ADT Security Services	Paramount Properties Group, Inc.	Loren Yoder and David Tidwell	Andolfo Appraisal Associates	333 Smith St., Providence, R.I.	\$225,000	6,800 s/f	office	sale
Lakeview Manor, LLC	NAI Hunneman	Sahara Real Estate	—	3 Carroll Dr., No. Grafton, Mass.	\$1.76 million	24 units	residential	sale
Bartlett School	Colliers Meredith & Grew	Carroll School	—	Waltham, Mass.	—	58,000 s/f on 5.8 acres	commercial	sale
Willimantic Country Club	Clubhouse Capital	Danny Marshall, Chuck & Joe Grodovich	—	Willimantic, Conn.	\$1.05 million	—	commercial	sale
Stevens Street, LLC	Quinn Associates	RCC Real Estate, LLC	—	250 Cape Highway, Taunton, Mass.	—	8,000 s/f on 2.3 acres	land	sale
Stevens Street, LLC	Quinn Associates	RCC Real Estate, LLC	—	250 Cape Highway, Taunton, Mass.	—	3.64 acres	land	sale
Divco West Real Estate Services	Richards Barry Joyce & Partners	Acme Packet	Grubb & Ellisi	100 Crosby Dr., Bedford, Mass.	—	125,000 s/f	office	lease