

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of FEBRUARY, 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
National Development and UBS	FHO Partners	Genzyme Corporation	CB Richard Ellis	9/90 Corporate Ctr., Framingham, Mass.	—	136,000	office	lease
—	—	CLASS, Inc.	—	One Parker St., Lawrence, Mass.	\$3.15 million	70,000 s/f	office	sale
Turnpike Realty Trust	—	Star Realty Trust	Quinn Associates	25 Turnpike St., West Bridgewater, Mass.	\$1 million	10,000 s/f	office	sale
Shaimas, LLC	O'Brien Commercial Properties	TGL Logistics	—	275 Billerica Rd., Chelmsford, Mass.	—	6,600 s/f	commercial	lease
The Cieri Group	Carbone Commercial Real Estate	NAPA Auto Parts	—	275 Salem St., Woburn, Mass.	—	5,500 s/f	retail	lease
Jay Edwards	The Kane Company	Regeneration Realty Trust	The Kane Company	3612 Lafayette Rd., Portsmouth, N.H.	\$1.1 million	18,000 s/f on 6.7 acres	office/retail	sale
Alex Brown Realty, Inc. and Hall Royce, LLC	Newmark Knight Frank	S 12 Technologies, Inc.	The Stubblebine Company	267 Boston Rd., Billerica, Mass.	—	15,100 s/f	office/commercial	lease
Alex Brown Realty, Inc. and Hall Royce, LLC	Newmark Knight Frank	M.S. Inserts 6 Fasteners Corp.	—	267 Boston Rd., Billerica, Mass.	—	4,500 s/f	commercial	lease
Alex Brown Realty Inc. and Hall Royce LLC	Newmark Knight Frank	New England Rehabilitation Hospital	—	267 Boston Rd., Billerica, Mass.	—	3,600 s/f	office	lease
Alex Brown Realty Inc. and Hall Royce LLC	Newmark Knight Frank	Lahey Clinic	—	267 Boston Rd., Billerica, Mass.	—	8,100 s/f	office	lease
Market Basket Plaza	—	Planet Fitness	Planet Fitness	34 North West Blvd., Nashua, N.H.	—	25,000 s/f	retail	lease
—	—	Planet Fitness	Planet Fitness	150 Coliseum Ave., Nashua, N.H.	—	22,412 s/f	retail	lease
Staples Plaza	—	Planet Fitness	Planet Fitness	Route 108, Stratham, N.H.	—	16,927 s/f	retail	lease
Market Basket Plaza	—	Planet Fitness	Planet Fitness	Lee, N.H.	—	9,448 s/f	retail	lease
HPN Airport, NH LLC	—	Nutmet Container	Colliers Dow & Condon	200 Perimeter Rd., Manchester, N.H.	—	31,000 s/f	commercial	lease
—	—	The Marketing Mix	Stebbins Commercial Properties	815 Elm St., Manchester, N.H.	—	1,300 s/f	office	lease
Hillside Park Ltd.	NAI/J.L. Davis Realty	Semiprobe	—	4 Hillside Park, Winooski, Vt.	—	5,000 s/f	office/commercial	lease
Monja Von Maxey	Exit Realty	Hutson Partners	CB Richard Ellis/N.E.	Rte. 16 at Rte. 28, Ossipee, N.H.	\$995,000	6.41 acres	retail	sale
Alpine Realty	Malone Commercial Broker	Prevention of Hate Violence	—	509 Forest Ave., Portland, Me.	—	4,338 s/f	office	lease
Flying Frog, LLC	Malone Commercial Broker	Cuddletown	Ram Harnden	568 Route 1, Freeport, Me.	—	9,748 s/f	retail	lease
—	Malone Commercial Broker	Quality Floor Finishes	—	19 Industrial Park Rd., Saco, Me.	—	1,633 s/f	commercial	lease
Southern Maine Properties Co.	Malone Commercial Broker	Eldredge Lumber & Hardware Company	The Dunham Group	317 Marginal Way, Portland, Me.	—	4,732 s/f	retail	lease
—	Malone Commercial Broker	Maine Tigers Martial Arts	—	880 Brighton Ave., Portland, Me.	—	950 s/f	retail	lease
—	Malone Commercial Broker	Raymond Chiropractic	Leighton Properties	611 Brighton Ave., Portland, Me.	—	2,412 s/f on 11 acres	retail	sale
Centro Properties Group	Centro Properties Group	Flagship Cinemas	—	Center St. and Merchants Row Rutland, Vt.	—	22,403 s/f	retail	lease
—	Shea Commercial Properties	Thirty Crystal Ave., LLC	Shea Commercial Properties	30 Crystal Ave., Derry, N.H.	\$349,000	—	commercial	sale
Dover Mills, LLC	—	ST4 Learning, Inc.	NAI Norwood Group	100 Main St., Dover, N.H.	—	6,300 s/f	office	lease

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of FEBRUARY, 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
—	—	United States Postal Service	White + Burke R.E. Investment Advisors, Inc.	320 Pine St., Burlington, Vt.	—	18,547 s/f	retail	lease
Peter & Gladys Richmond	Malone Commercial Brokers	66 Pine Street Properties	Regency Real Estate	68 Pine St., Burlington, Vt.,	—	10,264 s/f	residential	sale
—	—	Pennock Hill Consulting	McLaughry Commercial	7 Bank St., Lebanon, N.H.	—	1,500 s/f	office	lease
280 Pleasant St., LLC	REI Service Corporation	Concord Allergy, LLC	Dumont Property	280 Pleasant St., Concord, N.H.	—	1,971 s/f	office	lease
JSMW, LLC	Savage Properties	Marc, Eric & Adam Kaufman	City Realty Group, LLC	112 and 135 Hillside St., Boston	\$3.195 million	6 units	residential	sale
Windalier Newington, LLC	The Proto Group	Carson's Restaurant & Brewery	The Proto Group	3260-80 Berlin Tpke., Newington, Conn.	\$2 million	10,873 s/f	retail	sale
Olin Corporation	Matthews Commercial Properties	Group EAG, LLC	Matthews Commercial Properties	79 Main St., Seymour, Conn.	\$1.3 million	95,000 s/f on 3.2 acres	commercial	sale
Nancy and Carol Pronovost	—	Blake Equipment Company	Sentry Commercial Real Estate	4 New Park Rd., East Windsor, Conn.	\$1.02 million	14,300 s/f on 6 acres	commercial	sale
Shine Holding Group	Vidal/Wettenstein	Robert Appell	—	1753 Post Rd., East, Westport, Conn.	\$620,000	2,000 s/f	retail	sale
—	Vidal/Wettenstein	Market & Research Corporation	Vidal/Wettenstein	315 Post Rd., West Westport, Conn.	—	2,900 s/f	office	lease
P.L.G.G.E.D.	Prudential Conn. Realty Commercial Brokerage	Ke Feng Zhao	Prudential Conn. Realty Commercial Brokerage	144 Albany Tpke., Canton, Conn.	\$900,000	5,000 s/f	retail	sale
Connors Properties, LLC	The Geenty Group Realtors	Truck King, LLC	The Geenty Group Realtors	283 Woodmont Rd., Milford, Conn.	—	5,050 s/f	retail	lease
Apex, Inc.	McLaughlin & Company	Atlantic Management Corporation	The Conrad Group	275 Bodwell St., Avon, Mass.	\$4.2 million	210,000 s/f	office/ commercial	sale
AMB Property Corporation	Colliers Meredith & Grew	Heritage Wholesalers, Inc.	Campanelli Companies	69 Campanelli Dr., Braintree, Mass.	—	36,000 s/f	commercial	lease
Barclay Henderson	Joyce O'Connor Real Estate	K.L. Realty Trust	Kelleher & Sadowsky	805 Grafton St., Worcester, Mass.	\$870,000	6,000 s/f	retail	sale
Hobbs Brook Management	Wyman Street Associates	On-Q-ity	Grubb & Ellis	610 Lincoln St., Waltham, Mass.	—	17,701 s/f	office/ commercial	lease
Condyne, LLC	Condyne, LLC	Axis Shield	—	15 Commerce Way, Norton, Mass.	—	11,550 s/f	office	lease
Cummings Properties	Cummings Properties	75 Solar Technologies	T3 Advisors	91 Cummings Pk., Woburn, Mass.	—	8,000 s/f	office/ commercial	lease
Alpines, LLC	Sea Watch Realty, Inc.	Dr. Scheiber	—	1 Scobee Circle, Plymouth, Mass.	\$1.19 million	3,200 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
Portfolio Real Estate	Colliers Dow & Condon	TT Power Systems	Cushman & Wakefield	11 Interstate Dr., Springfield, Mass.	—	143,000 s/f	office	lease
Normandy Real Estate	Richards Barry Joyce & Partners	Mentor Graphics	Cresa Partners	300 Nickerson Rd., Marlborough, Mass.	—	16,376 s/f	office	lease
KBS Realty	Richards Barry Joyce & Partners	ElQnetworks	Cresa Partners	31 Nagog Park, Acton, Mass.	—	10,375 s/f	office	lease
Capital Properties	CB Richard Ellis	Hub Group	Cresa Partners	257 Turnpike Rd., Southborough, Mass.	—	4,165 s/f	office	lease
—	John McDonough	Delta Projects	Boston Realty Advisors	118 Allied Dr., Dedham, Mass.	—	12,800 s/f	office	lease
New Boston Fund	CB Richard Ellis	GHD	CB Richard Ellis	35 New England Business Ctr., Andover, Mass.	—	2,142 s/f	office	lease
New Boston Fund	CB Richard Ellis	Vanasse & Associates	Dickinson Development	10 New England Business Ctr., Andover, Mass.	—	8,247 s/f	office	lease
ING Clarion Partners	CB Richard Ellis	PetEdge	Klemmer Associates	90 Salem Rd., Billerica, Mass.	—	216,780 s/f	office	lease

# ne monthly sales and lease report

## As Reported In The New England Real Estate Journal

Month of FEBRUARY, 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
Cross Harbor Capital Partners, LLC	Richards Barry Joyce & Partners	Casa Systems, Inc.	NAI Hunneman	100 Old River Rd., Andover, Mass.	—	16,086	office	lease
Normandy Real Estate Partners	Richards Barry Joyce & Partners	Spectrum Microwave, Inc.	Colliers Meredith & Grew	400 Nickerson Rd., Marlborough, Mass.	—	42,832 s/f	office	lease
Bay State Realty	NAI Hunneman	The Partnership for Excellence in Jewish Education	Jones Lang LaSalle	88 Broad St., Boston	—	6,717 s/f	office	lease
Ernie and Carol Cormier	Butler Realty Group	Silvestri Leasing Company	Butler Realty Group	51 Worthington Rd., Cranston, R.I.	\$1.125 million	22,000 s/f	commercial	sale
Atlantic Enterprises	Paramount Properties	Braver PC	—	155 South Main St., Providence, R.I.	—	7,400 s/f	office	lease
D L. Saunders	Hayes & Sherry	American Heart Assn. Founders Affiliate	Cresa Partners	One State St., Providence, R.I.	—	6,000 s/f	office	lease
Brown University	CBRE	Cavel USA, Inc.	MG Commercial Real Estate	1 Davol Square, Providence, R.I.	—	4,200 s/f	office	lease
EJO Enterprises	Coldwell Banker Commercial	Agency Lending LLC	—	West Greenwich, Conn.	—	1,500 s/f	office	lease