

ne monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of MARCH, 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
Perval Street Realty Trust	Century 21 Commonwealth Commercial	Marden Perwal, LLC	—	35 Perval St., Westwood, Mass.	\$1.4 million	42,000 s/f	commercial	sale
Warren Carpenter Trust	Stebbins Commercial Properties	Valley Pine Corporation	—	1087 Candia Rd., Manchester, N.H.	\$245,000	.75 acre site	commercial	sale
New Boston Fund	Jones Lang LaSalle	RAM Management Company	—	10 Industrial Ave., Chelmsford, Mass.	\$7.3 million	84,000 s/f	commercial	sale
Winhall Companies	Lincoln Property Company	The Barbarian Group	Cresa Partners	129 South St., Boston, Mass.	—	4,656 s/f	office	lease
Chelmsford Associates LLC	Lincoln Property Company	MRV Communications	Richards Barry Joyce & Partners	300 Apollo Dr., Chelmsford, Mass.	—	21,148 s/f	office	lease
Ryan Development	Stubblebine Company/CORFAC International	Artel Video Systems	Cresa Partners	7 Lyberty Way Westford, Mass.	—	17,411 s/f	commercial	lease
NEREEF Ashland, LLC	Calare Properties, Inc.	BioSurfaces, Inc.	Phoenix Commercial Real Estate	200 Homer Ave., Ashland, Mass.	—	6,700 s/f	commercial	lease
—	—	Weichert Financial Services	ABG Realty	8 Essex Green, Peabody, Mass.	—	10,400 s/f	office	lease
Center St. Realty Trust	Heritage Corporation	Laboratory Corporation of America	Cresa Partners	1400 Centre St., Newton, Mass.	—	1,250 s/f	office	lease
Aegean Capital, LLC	Aegean Capital, LLC	ConVerge Diagnostic Services	Colliers Meredith & Grew	200 Corporate Pl., Peabody, Mass.	—	22,000 s/f	office	lease
Cummings Properties	Cummings Properties	Robonica	Colliers Meredith & Grew	200 Corporate Pl., Peabody, Mass.	—	—	office	lease
Intrum Corporation	Boston Realty Advisors	Gymnasia, LLC	Boston Realty Advisors	1001 Watertown St., Newton, Mass.	—	2,500 s/f	—	lease
Brady Sullivan Properties	Brady Sullivan Properties	Millworks Investment LLC	—	195 McGregor St., Manchester, N.H.	\$1 million	14,000 s/f	commercial	sale
Marino Realty	Grubb & Ellis/Coldstream Real Estate Advisors	Auto Wholesalers	—	1317-19 Hooksett Rd., Hooksett, N.H.	—	12,000 s/f	commercial	lease
Hauke Building Supply, Inc.	White + Burke R.E. Investment Advisors Inc.	Snap Fitness	—	North Ave., Burlington, Vt.	—	3,840 s/f	retail	lease
American Holdings, Inc.	Coldwell Banker Millett Realty	Auburn Riverwalk, LLC	Coldwell Banker Millett Realty	72-86 Main St., Auburn, Me.	\$2.5 million	23,789 s/f	commercial	sale
PFP Associates, Ltd.	The Kane Company	Consolidated Electrical Distributors, Inc.	—	151 Portland Ave., Dover, N.H.	—	10,000 s/f	retail	lease
Urstadt Biddle Properties	CB Richard Ellis/N.E.	The Birchtree Center	—	Newington Park, Newington, N.H.	—	13,800 s/f	office	lease
—	Cardente Real Estate	Cubicle Solutions	Fishman Realty	11 Millbrook Rd., Saco, Me.	—	4,800 s/f	commercial	lease
The October Corporation	CBRE/The Boulos Company	First Impact of N.Y.	CBRE/The Boulos Company	Pineland Farms, New Gloucester, Me.	—	1,398 s/f	office	lease
Dead River Atlantic Place, LLC	CBRE/The Boulos Company	Mutual of Omaha Insurance Company	CBRE/The Boulos Company	Atlantic Pl., So. Portland, Me.	—	1,100 s/f	office	lease
Olmstead Properties, LLC	CBRE/The Boulos Company	Mark Richards	Cardente Real Estate	19 Northbrook Dr., Falmouth, Me.	—	5,994 s/f	office	sale
J.B. Brown & Sons	The Dunham Group	Colby Company Engineering	CBRE/The Boulos Company	47 York St., Portland, Me.	—	5,081 s/f	—	lease
Federal Construction, LLC	NAI Norwood Group	Optima Bank & Trust	—	26 Lafayette Rd., No. Hampton, N.H.	—	3,000 s/f	retail	lease
Rowell Family Trust	Cardente Real Estate	Steve Abbott for Governor	Cardente Real Estate	11 Baxter Blvd., Portland, Me.	—	5,400 s/f	office	lease
S & W Investment Company, LLP	McLaughry Commercial	UVL SRPC	—	10 Water St., Lebanon, N.H.	—	2,550 s/f	office	lease
—	McLaughry Commercial	Pentagon Property Management	McLaughry Commercial	24 Hanover St., Lebanon, N.H.	—	2,500 s/f	office	lease
DW Realty	O,R & L Commercial	—	—	8 Capitol Dr., East Lyme, Conn.	\$1.5 million	30,000 s/f	commercial	sale

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First Stamford Place	Malkin Properties	MKM Partners	Newmark Knight Frank	300 First Stamford Pl., Stamford, Conn.	—	15,000 s/f	office	lease
189 Connecticut Ave. LLC	RHYS Commercial	REI	Sullivan Hayes Companies Northwest	189 Connecticut Ave., Norwalk, Conn.	—	24,200 s/f	retail	lease
—	McCarter & English	Hartford Life and Accident Attorneys	—	200 Hopmeadow St., Simsbury, Conn.	\$46.5 million	300,000 s/f	office	sale
New Britain Business Center, LLC	Colliers Dow & Condon	—	Colliers Dow & Condon	221 South St., New Britain, Conn.	—	20,115 s/f	commercial	lease
Saxon Clifford Partners	Colliers Dow & Condon	Member Services, LLC	—	96 Connecticut Ave., E. Hartford, Conn.	—	1,200 s/f	office	lease
P.D. Benson Investments, LLC	Colliers Dow & Condon	Phillips Home Solutions	—	15A Pasco Dr., E. Windsor, Conn.	—	1,035 s/f	office	lease
Sunbeam Partners, LLC	Matthews Commercial Properties	Chin Min Kwok	Matthews Commercial Properties	741-57 Wolcott St., Waterbury, Conn.	\$1.237 million	12,724 s/f	retail	sale
—	Londregan Commercial Real Estate Group	Popeye's Louisiana Kitchen	Londregan Commercial Real Estate Group	455 Colman St., New London, Conn.	—	1,837 s/f	retail	lease
Heritage Square Management, LLC	The Geenty Group	Beyond Care, LLC	The Geenty Group	2488 Boston Post Rd., Guilford, Conn.	—	3,000 s/f	office	lease
23 Woodland Road Associates, LLC	The Geenty Group	Leckerling Legal Counsel, LLC	The Geenty Group	23 Woodland Rd., Madison, Conn.	—	2,000 s/f	office	lease
Grosvenor Investment Management	Goodfellow Ashmore	PepsiCo	CBRE	Lee Farm Corporate Park, Danbury, Conn.	—	10,665 s/f	office	lease
123 Elm St. Association	H. Pearce Commercial Real Estate	Jeff and Margrit Flynn	H. Pearce Commercial Real Estate	123 Elm St., Old Saybrook, Conn.	\$57,500	900 s/f	office	sale
Andrew Topalian Trust of 2006	United Multi Family	Dooley Investments, LLC	—	45-65 Grafton St., Quincy, Mass.	\$1.8 million	20 units	residential	sale
Frank Dixon	CBRE/The Boulos Company	Your City PC, LLC	CBRE/The Boulos Company	1170 Forest Ave., Portland, Me.	—	1,382 s/f	office/ retail	lease
Malo Auto Body	Glickman Kovago & Company	290 Auto Body	Glickman Kovago & Company	73 West Boylston Dr., Worcester, Mass.	\$370,000	9,617 s/f	retail	sale
SeraCare Life Sciences, Inc.	CB Richard Ellis	STD Med	Quinn Associates	375 West St., West Bridgewater, Mass.	\$1.35 million	32,000 s/f	office/ commercial	sale
RREEF	CBRE/New England	Aushon BioSystems, Inc.	Colliers Meredith & Grew	43 Manning Rd., Billerica, Mass.	—	21,500 s/f	commercial	lease
Skyline Pacific Properties	—	REEB, LLC	Marcus & Millichap R.E. Investment Services	525 Turnpike St., No. Andover, Mass.	\$3.4 million	15,134 s/f	retail	sale
K & L Realty,	R.W. Holmes Realty	NTP Software	R.W. Holmes Realty	85 Rangeway Rd., Billerica, Mass.	—	11,776 s/f	office	lease
K & L Realty	R.W. Holmes Realty	Harvest Automation	McPherson Corporation	85 Rangeway Rd., Billerica, Mass.	—	6,745 s/f	office	lease
K & L Realty	R.W. Holmes Realty	Award Productions	R.W. Holmes Realty	85 Rangeway Rd., Billerica, Mass.	—	3,692 s/f	office	lease
New Boston Fund	Jones Lang LaSalle	RAM Management Company	—	10 Industrial Ave., Chelmsford, Mass.	\$7.3 million	84,000 s/f	commercial	sale
Phillip Rahaim	Marcus & Millichap	Arenhall Corporation	Marcus & Millichap	345 Central St., Leominster, Mass.	\$2.02 million	158,705 s/f	commercial	sale
MassDevelopment	MassDevelopment	CLASS, Inc.	—	One Parker St., Lawrence, Mass.	\$3.15 million	70,000 s/f	office/ commercial	sale
Invesco Real Estate	Cushman & Wakefield	Campanelli Companies	Campanelli Companies	300 Crown Colony Pk., Quincy, Mass.	\$8.9 million	118,000 s/f	office	sale
Brownell Boat Trailers	Sea Watch Realty, Inc.	Toyota of Dartmouth	—	Mattapoissett, Mass.	\$1.4 million	28,750 s/f on 6 acres	commercial	sale
Frank Caulfield and Alice Potts	Kinlin Grover Commercial	Kevin & Thomas Sturterant	ERA Cape Real Estate Orleans	Route 6, Wellfleet, Mass.	\$550,000	3,600 s/f	retail	sale
James & Donna Demetri	Kinlin Grover Commercial	James Parker	Kinlin Grover Commercial	Route 6, Eastham, Mass.	\$175,000	5,052 s/f	retail	sale

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Two Hundred Mortgage Assoc. LP	Jones Lang LaSalle	Spagnolo Gisness & Associates, Inc.	FHO Partners	200 High St., Boston	—	7,610 s/f	office	lease
Honeywell	Vesper Realty Advisors and Colliers B&K	Visual Creations Inc.	CB Richard Ellis	500 Narragansett Park Dr., Pawtucket, Mass.	\$2.35 million	161,000 s/f on 21 acres	commercial/office	sale
Centurion Realty LLC	NAI Hunneman	Career Collaborative	Colliers Meredith & Grew	77 Summer St., Boston	—	3,911 s/f	office	lease
Centurion Realty LLC	HAI Hunneman	RE/Max office	NAI Hunneman	77 Summer St., Boston	—	2,700 s/f	office	lease
Centurion Realty LLC	HAI Hunneman	TCognition Inc.	NAI Hunneman	77 Summer St., Boston	—	1,000 s/f	office	lease
Centurion Realty LLC	HAI Hunneman	Apex Environmental	GVA Thompson Hennessey & Partners	184 High St., Boston	—	2,332 s/f	office	lease
Centurion Realty LLC	HAI Hunneman	Green Insurance	Brown & Wagner	184 High St., Boston	—	2,33 s/f	office	lease
Coastal Medical	Hayes & Sherry Real Estate Services	Hallett Diabetes Center	—	900 Warren Ave., East Providence, R.I.	—	10,500 s/f	office	lease
Carinal Properties, LLC	NAI Hunneman	OSJ of Cranston, LLC	—	1441 Elmwood Ave., Cranston, R.I.	\$3.2 million	113,000 s/f	retail	sale
Narragansett Graphics Associates, Inc.	Butler Realty Group	RKA Properties, LLC Properties, LLC	—	641 Arnold Rd., Coventry, R.I.	\$425,000	6,500 s/f	office/commercial	sale
Clive and Mary-Lou Gudmundson	Butler Realty Group	Thomas & Diane Shalvey	—	6 Echo Dr., Warwick, R.I.	\$180,000	1,980 s/f	office/commercial	sale
—	Clark Properties Group	Clare Dodge Chrysler Jeep or Newport	First Bristol Corporation	310 West Main Rd., Middletown, R.I.	—	17,000 s/f on 3.5 acres	retail	lease
—	MG Commercial Real Estate	Myomics	—	West River Commerce Ctr., Providence, R.I.	—	2,500 s/f	office	lease
Commerce Park West	Picerne Real Estate Group	Fastenal Inc.	Paramount Properties Group	2158 Plainfield Pike, Cranston, R.I.	—	2,250 s/f	commercial	lease
Hauke Building Supply, Inc.	White + Burke R.E. Investment Advisors, Inc.	Vermont Lamp & Light	—	Route 15, Essex Jet., Vt.	—	6,100 s/f	retail	lease
—	—	The Timberlake Company	Cushman & Wakefield	200 Domain Dr., Stratham, N.H.	—	246,000 s/f	office	lease
Raymond Property Company	Grubb & Ellis	National Telecommuting Institute	NAI Hunneman	69 Canal St., Boston	—	4,644 s/f	office	lease
6 George Ave., LLC	CB Richard Ellis	Vulcan Electric Company	—	6 George Ave., Londonderry, N.H.	\$1.52 million	37,140 s/f on 2.74 acres	commercial	sale
Hobbs Brook Management, LLC	Wyman Street Advisors	Epsilon	FHO Partners	601 Edgewater Dr., Wakefield, Mass.	—	22,000 s/f	office	lease
BEC 1999 Development Trust	Colliers Meredith & Grew	Chase Corporation	Richards Barry Joyce & Partners	295 University Ave., Westwood, Mass.	—	20,200 s/f	office/commercial	lease
The Newark Group, Inc.	Worcester Commercial Properties	C & R Holdings, Inc.	Glickman Kovago & Company	22 Cudworth Rd., Webster, Mass.	—	—	—	sale
RREEF	Jones Lang LaSalle	AMD Global Telemedicine, Inc.	Colliers Meredith & Grew	321 Billerica Rd., Chelmsford, Mass.	—	8,654 s/f on 5 acres	office	lease
—	—	Got Books, Inc.	Nordlund Associates, Inc.	255 Andover St., Wilmington, Mass.	—	65,000 s/f	commercial	lease
Bussman Associates, Inc.	Sentry Commercial	C.S.B. International Products, Inc.	Colliers Dow & Condon	41 Hammer Mill Rd., Rocky Hill, Conn.	\$1.1 million	19,550 s/f on 2.7 acres	commercial	sale
510 WRC, LLC	Colonial Properties, Inc.	First Place, LLC	—	510 First Ave., West Haven, Conn.	\$650,000	1.8 acres parcel	residential	sale
Valley Bank, CT.	Advance Realty CT., LLC	Oak Hill School	Advance Realty CT, LLC	45 North Main St., Bristol, Conn.	—	4,000 s/f	office	lease
Sumaran LP	John D. Hastings, Inc. Commercial R.E.	Southwest Securities	—	51 Riverside Ave., Westport, Conn.	—	1,575 s/f	office	lease
JME Services, LLC	Drubner Commercial Real Estate	The Center for Allergy Asthma & Immunology	Drubner Commercial Real Estate	1389 West Main St., Waterbury, Conn.	\$643,790	4,883 s/f	office/residential	sale

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Hussainur Chowdhury	Century 21 Wm. R. Smith Realty, Inc.	AMJAM Properties, LLC	Century 21 Advantage	37 Bloomfield Ave., Windsor, Conn.	\$356,000	5,962 s/f	residential	sale
SMSP CT. LLC	FirstService Williams Conn.	NEJ Inc.	—	158 Pinesbridge Rd., Beacon Falls, Conn.	—	170,000 s/f	commercial	lease
Michael Landino	Press/Cuozzo Commercial Services	Bar-Plate Manufacturing Company	Press/Cuozzo Commercial Service	1180 Sherman Ave., Southington, Conn.	—	15,500 s/f	commercial	lease
New Boston Fund, Inc.	New Boston Fund, Inc.	AEW Capital Mgmt., L.P. (AEW Core Property Trust)	AEW Capital Mgmt., L.P. (AEW Core Property Trust)	One Brigham Circle, Boston	\$96.8 million	200,000 s/f	commercial	sale
Ocean Bank	Stebbins Commercial Properties	Dr. Harvey Weener	—	283 Broad St., Nashua, N.H.	\$1.2 million	—	office	sale
Compass Augusta Office, LLC	Century 21 Venture, Ltd.	Harris Corporation	CBRE	24 Stone St., Augusta, Me.	—	2,000 s/f	office	lease
T & T Development, LLC	CBRE/The Boulos Co.	Hair X-Pressions	CBRE/The Boulos Co.	869 Main St., Westbrook, Me.	—	1,337 s/f	retail	lease
ING Clarion Partners	Richards Barry Joyce & Partners	Newburg & Co., LLP, CPA	Jones Lang LaSalle	890 Winter St., Waltham, Mass.	—	11,520 s/f	office	lease
Thomas and Teresa Bartell	Phoenix Commercial Real Estate	MetroWest Regional Transit Authority	CBRE	37 Waverly St., Framingham, Mass.	\$805,000	6,800 s/f	office/ commercial	sale
—	Coldwell Banker Commercial, NRT	—	Coldwell Banker Commercial, NRT	40-46 Carlton St., Brookline, Mass.	\$7.803 million	32 apts. in 32,000 s/f	residential	sale
Kenwood Operating Company	Coldwell Banker Commercial, NRT	Olde Master Realty Trust	—	496 Harvard St., Brookline, Mass.	\$947,000	4,000 s/f	office	sale
—	Coldwell Banker Commercial, NRT	Clifton Georgaklis	—	1798 Beacon St., Brookline, Mass.	\$1.15 million	—	commercial	sale
Piedmont Office Trust, Inc.	Richards Barry Joyce & Partners, LLC	Qualcomm Inc.	Grubb & Ellis	90 Central St., Boxborough, Mass.	—	25,952 s/f	office	lease
PF Redfield LLC	The Grossman Companies, Inc.	The Institute of Real Estate Management	The Grossman Companies Inc.	50 Redfield St., Boston	—	1,000 s/f	office	lease
—	Klemmer Associates, LLC	Brookwood Financial Partners, L.P.	—	300 Jubilee Dr., Peabody, Mass.	—	163,800 s/f	office/ commercial	sale
Cardinal Properties, LLC	NAI Hunneman	OSJ	—	1441 Elmwood Ave., Cranston, R.I.	\$3.2 million	113,000 s/f	retail	sale
Sunbeam Partners, LLC.	Matthews Commercial Properties	Chin Min Kwok	Matthews Commercial Properties	741-757 Wolcott St., Waterbury, Conn.	\$1.237 million	12,724 s/f	retail	sale
—	Loudregan Commercial Real Estate Group	Popeye's Louisiana Kitchen	Loudregan Commercial Real Estate Group	455 Colman St., New London, Conn.	—	1,837 s/f	retail	lease

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Skyline Pacific Properties	Marcus & Millichap R.E. Investment Services	REEB LLC	Marcus & Millichap R.E. Investment Services	525 Turnpike St., No. Andover, Mass.	\$3.4 million	15,134 s/f	retail	sale
Lakewood Road Investments, LLC	RHYS Commercial	Jump! Zone	—	855 Lakewood Rd., Waterbury, Conn.	—	18,323 s/f	retail	lease
Storrs Commons	Lyman Real Estate	Jack Rabbitt's	—	1244 Storrs Rd., Storrs, Conn.	—	2,000 s/f	retail	lease
Thomaston Ave. Associates	New England Retail Properties, Inc.	Family Dental Center	ERA Broder Commercial	Waterbury, Conn.	—	4,100 s/f	retail	lease
Thomaston Ave. Associates	New England Retail Properties, Inc.	Red, White & Blue Stores	O, R & L	Waterbury, Conn.	—	34,500 is/f	retail	lease
Regency Centers	Regency Centers	European Wax Center	—	334 Broadway, Saugus, Mass.	—	1,119 s/f	retail	lease
Regency Centers	Regency Centers	Massage Envy	—	334 Broadway, Saugus, Mass.	—	3,201 s/f	retail	lease
Regency Centers	Regency Centers	Solar Eclipse Tanning	—	334 Broadway, Saugus, Mass.	—	2,000 s/f	retail	lease
Storrs Commons	Lyman Real Estate	Villari's Martial Arts	—	1244 Storrs Rd., Storrs, Conn.	—	1,850 s/f	retail	lease
—	Unicorn Realty	Get in Shape for Women	—	293 Washington St., Norwell, Mass.	—	960 s/f	retail	lease
—	Angel Commercial, LLC	Sam's Food Store Inc.	—	1895 Stratford Ave., Stratford, Conn.	—	11,840 s/f	commercial	lease
Riley Enterprises	KW Commercial NH	Willow Salon & Day Spa	KW Commercial NH	189 South River Rd., Bedford, N.H.	—	3,100 s/f	retail	lease
Yong & Sokphil Lee	Press/Cuozzo Commercial Services	Karen Buccini (That New Place)	Press/Cuozzo Commercial Services	71 North Turnpike Rd., Wallingford, Conn.	—	1,300 s/f	retail	lease
Frank Caulfield & Alice Pots	Kinlin Grover Commercial Group	Kevin & Thomas Sturtevant	ERA Cape Real Estate Orleans	Route 6, Wellfleet, Mass.	\$550,000	3,600 s/f	retail	sale
CBL & Associates	CBL & Associates	Sport Clips	RHYS Commercial	Boston Post Rd., Milford, Conn.	—	1,000 s/f	retail	lease
—	Clark Properties	Clare Dodge Chrysler Jeep	First Bristol Corporation	310 West Main Rd., Middletown, R.I.	—	17,000 s/f on 3.5 acres	retail	lease
HC Atlantic Development, LP	Real Estate Advisors	Jenny Craig	Conviser Group	Route 9, Natick, Mass.	—	2,000 s/f	retail	lease
Marino Realty, LLC	Grubb & Ellis/Coldstream R.E. Advisors, Inc.	Auto Wholesalers	—	1317-19 Hooksett Rd., Hooksett, N.H. Storrs, Conn.	—	12,000 s/f	retail	lease