

ne monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of DECEMBER, 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
Tombstone Realty LLC	Worcester Commercial Properties	Raps Realty, LLC	Worcester Commercial Properties	499 Washington St., Auburn, Mass.	\$1.57 million	—	retail	sale
—	—	asicNorth	Redstone	Hurricane Ln., Williston, Vt.	—	4,650 s/f	office	lease
Natinal Development	National Development	CVS Pharmacy	The Dartmouth Company	25 Washington St., Wellesley, Mass.	—	12,500 s/f	retail	lease
Pleasant Valley Country Club	JJ Manning Auctioneers	—	—	Sutton, Mass.	\$5 million	137 acres	commercial	sale
Cummings Properties	Cummings Properties	North Shore Community College	—	100 Cummings Ctr., Beverly, Mass.	—	17,000 s/f	office	lease
Leiser Realty	Glickman Kovago & Company	Sherwin-Williams	Atlantic Retail Properties	163 Boston Tpke., Shrewsbury, Mass.	—	5,000 s/f	retail	lease
Chestnut Properties, Inc.	Phoenix Commercial Real Estate LLC	Edward Kennedy Community Health Center	Phoenix Commercial Real Estate LLC	354 Waverly St., Framingham, Mass.	\$4 million	27,033 s/f on 1.9 acres	office	sale
AMD Holdings, LLC	Stebbins Commercial Properties	Hidden Green Properties, LLC	—	Reservoir Rd., Meredith, N.H.	\$110,000	8.07 acres	commercial	sale
Janelon Trust	R.W. Holmes	Glyco Solutions Corporation	O'Brien Commercial Properties	33 Locke Drive, Marlborough, Mass.	—	5,696 s/f	commercial	lease
Cow Plaza Garage LLC	Malone Commercial Brokers	Five Guys Burgers	Paragon Commercial Real Estate	425 Fore St., Portland, Me.	—	2,900 s/f	retail	lease
Mass. Institute of Technology	Colliers Meredith & Grew	Archemix Corporation	Thompson Hennessey & Partners	148 Sidney St., Cambridge, Mass.	—	15,000 s/f	commercial	lease
Katz Family	—	Linear Retail Properties, LLC	Linear Retail Properties LLC	Drum Hill Rd., Chelmsford, Mass.	\$6.77 million	24,462 s/f	retail	sale
The Gutierrez Company	Cushman & Wakefield	Goodrich	Colliers Meredith & Grew	7 Technology Park Dr., Westford, Mass.	—	184,759 s/f	office	lease
Worcester Scale Company	Glickman Kovago & Company	Platinum Performance	Kelleher & Sadowsky	228 Brooks St., Worcester, Mass.	—	5,000 s/f	retail	lease
Prosero, Inc.	Colliers Meredith & Grew	Globalware	The Stubblebine Company	148 Ward Hill Ave., Haverhill, Mass.	—	86,600 s/f	commercial	lease
Bierbrier Development, Inc.	Bierbrier Development, Inc.	Men's Wearhouse	—	Routes 16 & 28, Medford, Mass.	—	5,000 s/f	retail	lease
The Gutierrez Company	The Gutierrez Company	NetScout Systems, Inc.	Cresa Partners	310 Littleton Rd., Westford, Mass.	—	175,000 s/f	office	lease
Farley White Interests	Farley White Interests	Ipswitch, Inc.	NAI Hunneman	83 Hartwell Ave., Lexington, Mass.	—	34,830 s/f	office	lease
BPG Properties, Ltd.	CB Richard Ellis	Milestones, Inc.	Mohr Partners	400-2 Totten Pond Park, Waltham, Mass.	—	35,604 s/f	office	lease
Yarmouth Crossing	Davenport Realty	The Fashion Wear	—	1088 B Route 28, So. Yarmouth, Mass.	—	960 s/f	retail	lease
Boston Properties	Boston Properties	MFS Investment Management	McCall & Almy	111 Huntington Ave., Boston	—	280,000 s/f	office	lease
—	Cushman & Wakefield	Orion Health	Lincoln Property Company	10/Ten Post Office Sq. Boston	—	4,231 s/f	office	lease
Berkeley Investments	CB Richard Ellis	38 Studios LLC	Sweeney Real Estate & Appraisal	One Empire PLaza, Providence, R.I.	—	104,316 s/f	office	lease
Aurora Bank FSB	Capstone Properties	—	—	800 West Shore Rd., Warwick, R.I.	\$150,500	5,885 s/f	commercial	sale
—	—	Providence Yarn Company	—	50 Division St., Pawtucket, R.I.	—	24,900 s/f	retail	sale
Modern Industries, Inc.	RPL Commercial	Ha & Ann Properties	—	176 Narragansett Ave., Providence, R.I.	\$462,500	23,000 s/f	commercial	sale
Aegian Capital	MG Commercial	Adranee America, Cardi's Mattress VS Jewelers	—	361 Reservoir Ave., Providence, R.I.	—	4,000 s/f	retail	lease
Home Properties, Inc.	Fishman Realty Group	Roots and Fruits	—	62 MacArthur Circle East, So. Portland, Me.	-	4,600 s/f	commercial	lease

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Perimeter Realty Association	Cushman & Wakefield	St. Mary's Bank	Cushman & Wakefield	48 Perimeter Rd., Manchester, N.H.	\$1.725 million	31,337 s/f	office.	sale
Thirty-Eight Sidney St., LP (Forest City Ent. and M.I.T. Prsp.)	Colliers Meredith & Grew	Sanofi Pasteur	Zell Partnership, Inc.	38 Sidney St., Cambridge, Mass.	—	53,401 s/f	commercial	lease
Mill Street Realty Trust	United Multi Family	Mill Street Apartments	—	169-71 Mill St., Worcester, Mass.	\$1.475 million	25 apartments	residential	sale
Dakota Realty Trust	The Kane Company	M & L Realty Trust	The Kane Company	4 Malcolm Hoyt Dr., Newburyport, Mass.	—	7,200 s/f on 2.5 acres	commercial	sale
First Realty Trust	Richards Barry Joyce & Parters and Monks & Co.	Baver Hockey, Inc.	CB Richard Ellis	100 Domain Dr., Exeter, N.H.	—	56,835 s/f	office	lease
Fellsway Realty, LLC	Burgess Properties	Churchill Corporate Services	Burgess Properties	970 Fellsway, Medford, Mass.	—	11,200 s/f	commercial	lease
Fellsway Realty, LLC	Burgess Properties	Collegiate House School Uniform Company	Burgess Properties	970 Fellsway, Medford, Mass.	—	15,000 s/f	office/ commercial	lease
A.W. Perry	A.W. Perry	Road to Responsibility	—	65 Research Rd., Hingham, Mass.	—	10,676 s/f	office	lease
Marcy Realty	New Haven Group, Inc.	100 South Shore Dr. LLC	—	100 South Shore Dr., East Haven, Conn.	\$3.4 million	44,000 s/f	office	sale
TC3, LLC	Matthews Commercial Properties	Waterbury Youth Service System, Inc.	—	83 Prospect St., Waterbury, Conn.	\$1.6 million	19,032 s/f	office	sale
John Street Family, LP	ReMax Precision	Rymat Properties	ReMax Precision	69 John St., Hartford, Conn.	\$1.4 million	24 apartments in 21,383 s/f	residential	sale
302 West Main Street, LLC	Prudential Connecticut Realty	Peter M. Bakker Agency, Inc.	Prudential Connecticut Realty	302 West Main St., Avon, Conn.	—	10,000 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Foundation Melicine	—	One Kendall Sq., Cambridge, Mass.	—	22,506 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	IDENIX Pharmaceuticals	—	One Kendall Sq., Cambridge, Mass.	—	22,500 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	NinePoint Medical	—	One Kendall Sq., Cambridge, Mass.	—	17,105 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Merrimack Pharmaceuticals	—	One Kendall Sq., Cambridge, Mass.	—	11,878 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Visterra	—	One Kendall Sq., Cambridge, Mass.	—	11,750 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Addgene	—	One Kendall Sq., Cambridge, Mass.	—	7,145	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Ra Pharmaceuticals	—	One Kendall Sq., Cambridge, Mass.	—	6,288 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Cequent Pharmaceuticals	—	One Kendall Sq., Cambridge, Mass.	—	4,782 s/f	office	lease
The Beal Cos. and Rockwood Capital	FHO Partners Asset Advisory Group	Firefly Bioworks	—	One Kendall Sq., Cambridge, Mass.	—	1,980 s/f	office	lease
Fred & Fay Rogers	Lang McLaughry Commercial	Lebanon Plaza Associates	—	116 South Main St., West Lebanon, N.H.	\$750,000	.68 acre	retail	sale
Riverside Realty Trust	Conway Commercial	Axis Tobey Medical, LLC	—	106 Main St., Wareham, Mass.	\$1 million	8,000 s/f	office	sale
The Simon Companies	Cushman & Wakefield	Omni America, LLC	Cushman & Wakefield	Route 18, New Bedford, Mass.	\$7.5 million	144 apartments	residential	sale
Griffith Properties	Richards Barry Joyce & Partners	ITT Educational Services, Inc.	NAI Hunneman	200 Ballardvale St., Wilmington, Mass.	—	19,995 s/f	office	lease
Old Track Road, LLC	New Haven Group, Inc.	MJF Properties, LLC	—	3 Turkey Hills Rd., East Granby, Conn.	\$2.45 million	40,000 s/f	retail	sale
Pennsylvania R.E. Investment Trust	Pennsylvania R.E. Investment Trust	Club Fit Fitness Center	—	Dartmouth, Mass.	—	22,568 s/f	retail	lease
—	—	Cromwell Avenue Shops, LLC	Reno Properties Group	396 Cromwell Ave., Rocky Hill, Conn.	\$2.5 million	15,000 s/f	retail	sale

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Centro Properties Group	Centro Properties Group	Ocean State Job Lot	—	North Main St. at Hamilton St., Leominster, Mass.	—	33,404 s/f	retail	lease
Centro Properties Group	Centro Properties Group	Golf Galaxy	Mercury Properties	Middlesex Tpke., Burlington, Mass.	—	15,200 s/f	retail	lease
JMM Properties, LLXC	New England Retail Properties	Studio Z Fitness, LLC	New England Retail Properties	803-75 West Main St., Branford, Conn.	—	4,100 s/f	retail	lease
Linear Retail Properties	KeyPoint Partners	Panera Bread	National Commercial Brokers	1241 Centre St., Newton, Mass.	—	3,750 s/f	retail	lease
Twin City Shopping Center	Ria McNamara	Buffalo Wild West Wings	Ria McNamara	Leominster, Mass.	—	—	retail	lease
Waterstone Retail	Waterstone Retail	McKinnon's Market & Super Butcher Shop	—	Route 1, Portsmouth, N.H.	—	36,251 s/f	retail	lease
Tombstone Realty, LLC	Worcester Commercial Properties	Raps Realty, LLC	Worcester Commercial Properties	499 Washington St., Auburn, Mass.	\$1.57 million	—	retail	sale
National Development	National Development	CVS Pharmacy	The Dartmouth Company	25 Washington St., Wellesley, Mass.	—	12,500 s/f	retail	lease
Equity Residential	Jones Lang LaSalle	Acumen Real Estate	—	Haverhill, Mass.	\$26.55 million	174 apts.	residential	sale
Liberty Companies	CB Richard Ellis/ N.E.	Resonetics, LLC	NAI Norwood and NAI Hunneman	44 Simon St., Nashua, N.H.	—	50,470 s/f	commercial	lease
Think Panther, LLC	Marcus & Millichap	580 Douglas Ave. LLC	Marcus & Millichap	580 Douglas Ave., Providence, R.I.	\$1.050 million	7,425 s/f	retail	sale
CVS/Pharmacy	Marcus & Millichap	—	Marcus & Millichap	10420 West Grand Ave., Franklin Park, Ill.	\$2.826 million	—	retail	lease
Aster Group, LLC	Kelleher & Sadowsky	Alternatives Unlimited, Inc.	Kelleher & Sadowsky	454 Grove St., Worcester, Mass.	—	10,000 s/f	office	lease
T. Mains	Fishman Realty Group	Old Port Realty Group	Gendron Commercial	225 Ocean St., South Portland, Me.	\$454,000	—	retail	sale
Austin Street Realty Trust	The Grossman Companies	Twig	The Grossman Companies	14 Austin St., Newton, Mass.	—	—	retail	lease
AEW Capital Management, L.P.	Cushman & Wakefield	Sonos, Inc.	Meredith & Grew	25 First St., Cambridge, Mass.	—	33,058 s/f	office	lease
Pembroke Real Estate	Jones Lang LaSalle	Nutter McClennen & Fish, LLP	Richards Barry Joyce & Partners	153 Seaport Blvd., Boston	—	130,000 s/f	office	lease
—	—	Four firms	Boston Realty Advisors	Waltham, Needham Canton, Braintree, Mass.	—	25,000 s/f	office	lease
KS Partners	Boston Realty Advisors	Kline & Sanders	—	233 Needham St., Newton, Mass.	—	—	office	lease
Kennedy Place Trust	—	Grace International Church	O'Brien Commercial Properties	229 Stedman St., Lowell, Mass.	—	3,500 s/f	church, school office	lease
Fairlane Columbia, LLC	Fairlane Properties	Genasun, LLC College Year in Athens Digital Loom, Inc. Geek Offices	Stevens Group CB Richard Ellis CB Richard Ellis —	1035 Cambridge St., Cambridge, Mass.	\$275,000	6,300 s/f (total)	retail	sale
Haydeh Panahi (Farzin Mojtabi Boylston St. Trust)	Heritage Corporation	271-273 Corey Rd. Realty Trust	Heritage Corporation	370 Boylston St., Brookline, Mass.	\$875,000	4,400 s/f	retail	sale
HAYMAC LLC	Haynes Management, Inc.	About Women by Women, PC	Lincoln Property Company	30 Washington St., Wellesley Hills, Mass.	—	7,030 s/f	office	lease
John Street Family LP	Re/Max Precision Realty Commercial Division	Rymat Properties, Inc.	Re/Max Precision Realty Commercial Division	69 John St., Hartford, Conn.	\$1.4 million	24 apts. in 21,383 s/f	residential	sale
Preotle Lane & Associates	Grubb & Ellis	Progenika, Inc.	The Stevens Group	200 River's Edge Dr., Hartford, Conn.	—	8,700 s/f	office/ commercial	lease
Cromwell Avenue Shops, LLC	—	Cromwell Avenue Shops, LLC	Reno Properties Group	396 Cromwell Ave., Rocky Hill, Conn.	\$2.5 million	15,000 s/f	retail	sale
Cromwell Avenue Shops, LLC	Reno Properties Group	Rocky Hill Eye Associates	Reno Properties Group	396 Cromwell Ave., Rocky Hill, Conn.	—	1,900 s/f	retail	lease

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Cromwell Avenue Shops, LLC	Reno Properties Group	Asian Bistro	Cambridge Commercial Group	396 Cromwell Ave., Rocky Hill, Conn.	—	6,200 s/f	retail	lease
Old Track Road, LLC	New Haven Group	MJF Properties, LLC	—	3 Turkey Hills Rd., East Granby, Conn.	\$2.45 million	40,000 s/f	retail	sale
LNR Partners, LLC (Remic Trust)	Richard Barry Joyce & Partners, LLC	Brookwood Financial Partners, LLC	—	101 Billerica Ave., Billerica, Mass.	\$15 million	448,616 s/f	retail	sale
Big Y Foods	Richard Barry Joyce & Partners, LLC	Brookwood Financial Partners, LLC	—	2189 Westover Rd., Chicopee, Mass.	\$4.5 million	217,000 s/f	commercial	sale
East Boston Savings Bank	Paul Saperstein Auctioneers	Vernco 156, LLC	—	156 Andover St., Danvers, Mass.	\$1.1 million	17,136 s/f	retail/office	sale
FundQuest	McCall & Almy	Brafton, Inc.	Lincoln Property Company	One Winthrop Sq., Boston	—	12,572 s/f	office	lease
Farley White Manchester, LLC	Cushman & Wakefield	Renesisys	Prolman Realty	1155 Elm St., Manchester, N.H.	—	3,600 s/f	office	lease
Cobbs Corner Shopping Center	M & J Associates	Get In Shape for Women	—	8 Washington St., Canton, Mass.	—	1,225 s/f	retail	lease
Vesta Corporation	CB Richard Ellis	Hamilton Point Investments	—	305-309 South Main St., Middletown, Conn.	\$3.7 million	81 apartments	residential	sale
AIM Industrial Way, LLC	NAI The Dunham Group	ABL Electric	—	One Industrial Way, Portland, Me.	—	1,500 s/f	commercial	lease
VIP	NAI The Dunham Group	Pet Quarters	CBRE The Boulos Company	337 Main St., Waterville, Me.	—	6,500 s/f	retail	lease
Olympia Companies	NAI The Dunham Group	Downeast Beverage	—	79 Commercial St., Portland, Me.	—	2,000 s/f	retail	lease
Beaver Block, LLC	NAI The Dunham Group	Claesen's USA, LLC	—	496 Congress St., Portland, Me.	—	1,500 s/f	office	lease
AIM Evergreen, LLC	NAI The Dunham Group	The Turf Doctor	—	26 Evergreen Dr., Portland, Me.	—	3,000 s/f	commercial	lease
Gibson Realty, LLC	NAI The Dunham Group	Donald Griffin 2009 Trust	—	7 Glasgow Rd., Scarborough, Me.	—	9,600 s/f	commercial	lease
Cummings Center	Cummings Center	Sensitech Inc.	—	800 Cummings Ctr., Beverly, Mass.	—	60,000 s/f	office	lease
—	Colliers International	Udolf Properties	Colliers International	8 Ellsworth Rd., West Hartford, Conn.	\$1.5 million	14,822 s/f	commercial/office	sale
Trammell Crow Companies	CB Richard Ellis	Revera Health Systems	H. Pearce	538 Preston Ave., Meriden, Conn.	—	10,776 s/f	office	lease
Trammell Crow Companies	CB Richard Ellis	Progressive Insurance	Newmark Knight Frank	538 Preston Ave., Meriden, Conn.	—	6,453 s/f	office	lease
—	Denenberg Realty	Salem Five Bank	—	240 Main St., Stoneham, Mass.	—	2,350 s/f	office	lease
Upper Main Street Holdings, LLC	O'Connell Hospitality Group, LLC	Giri Hotels	—	Main St., Waterville, Me.	—	132 rooms	residential	sale
Home Properties, Inc.	Fishman Realty Group	Roots and Fruits	—	62 MacArthur Circle East, South Portland, Me.	—	4,600 s/f	commercial	lease
Campanelli Companies	Campanelli Companies	FLIR Systems, Inc.	Richards Barry Joyce & Partners	9 Townsend West, Nashua, N.H.	\$7.2 million	137,000 s/f	office	sale
—	Stebbins Commercial Properties, Inc.	Nenglin Wu	Leadergate Realty LLC	516 Elm St., Manchester, N.H.	\$540,000	12,300 s/f	office/retail/commercial	sale
First Alex Realty Trust	Richards Barry Joyce & Ptrs. and Monks & Co.	Bauer Hockey, Inc.	CB Richard Ellis	100 Domain Dr., Exeter, N.H.	—	56,835 s/f	office	lease
KKR Group, Inc.	The Kane Company	Institute for Professional Practice	NAI Norwood Group	38 Portsmouth Ave., Stratham, N.H.	—	6,240 s/f	retail	lease
Lionel Labonte	Tinkham Realty	Erickson Construction Company, Inc.	—	23 Londonderry Rd., Londonderry, N.H.	—	3,000 s/f	commercial	lease