

ne monthly sales and lease report

As Reported In The New England Real Estate Journal

Month of MARCH 2011

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
(assorted)	KW Commercial	Puma Partners (except Paone Family Trust for 10-14 Lynch St.)	KW Commercial (same for all buyers)	71 & 35 Palmer St., 6 Ward St., 10-14 Lynch St., 26-28 Salem St., Salem, Mass.	\$2.831 million	36 units in 37,894 s/f	residential	sale
Defgey & Company	CBRE and Cushman & Wakefield	24-36 Grove, LLC	—	24 & 36 Grove St., New Canaan, Conn.	\$6.6 million	20,359 s/f	office	sale
National Development	National Development and Richards Barry Joyce & Partners	Kenexa	Binswanger Companies	343 Winter St., Waltham, Mass.	—	65,820 s/f on 5.53 acres	office	lease
—	Burgess Properties	Live Lobster Perishable Packaging, Inc.	Burgess Properties	150 Eastern Ave., Chelsea Mass.	—	10,000 s/f	office/ commercial	lease
Lower Falls Landing Associates	Malone Commercial Brokers	Cambium Enterprises	Cardente Real Estate	Lower Falls Landing, Yarmouth, Me.	—	1,337 s/f	office	lease
Condyne, LLC	Richards Barry Joyce & Partners	Pinnacle Distribution Services	Colliers International	Routes 140 & 24, Taunton, Mass.	—	41,995 s/f	commercial/ office	lease
The Maggiore Development	—	Tecomet, Inc.	The Begley Company	185 New Boston St., Woburn, Mass.	—	15,800 s/f	commercial	lease
—	Boston Realty Advisors	Ceramic-to-Metal Seals	The Stubblebine Company	33 East Side, Winchester, Mass.	—	10,000 s/f	commercial	sale
Cummings Properties	Cummings Properties	Deltek, Inc.	—	Trade Center 128, Woburn, Mass.	—	35,000 s/f	office	lease
Welton Realty Trust	New Dover Association	Entegeee, Inc.	CRESA Partners	495 Old Connecticut Path, Framingham, Mass.	—	4,278 s/f	office	lease
Braintree Executive Park, LLC	The Grossman Companies	Forward Advantage	Gemini Real Estate	100 Grossman Dr., Braintree, Mass.	—	3,900 s/f	office	lease
Two International Group	—	Hanmin Ventures, Inc.	NAI Norwood Group	195 New Hampshire Ave., Portsmouth, N.H.	—	3,217 s/f	commercial	lease
Brady Sullivan Properties	Brady Sullivan Properties	Manchester School Department	Stebbins Commercial Properties	195 McGregor St., Manchester, N.H.	\$1.7 million	12,760 s/f	office	sale
Mark Hill Investments, Inc.	Grubb & Ellis/ Northern New England	Shelburne Plastics	—	27 Industrial Dr., Bedford, N.H.	—	37,000 s/f	commercial	lease
—	Tower Realty Group	Dynamic Network Services, Inc.	NAI Norwood Group	150 Dow St., Manchester, N.H.	—	23,600 s/f	office	lease
Leavitt Road, LLC	Concord Commercial Real Estate	Tarantino Properties, LLC	—	5-7 Leavitt Rd., Pittsfield, N.H.	\$180,000	4,179 s/f	commercial	sale
John and Laurie Skvorak	Cardente Real Estate	M & L Realty Associates, LLC	—	390 Bridgton Rd., Westbrook, Me.	—	1,260 s/f	office	sale
Colony Mill Marketplace	KeyPoint Partners	Environmental Alternatives	—	Keene, N.H.	—	4,192 s/f	office	lease
The Center at Keene	KeyPoint Partners	Little Zoe's Pizza	—	Keene, N.H.	—	1,225 s/f	retail	lease
The Commerce Center at Portsmouth	The Kane Company	MSC Civil Engineers & Land Surveyors	Grubb & Ellis/ Northern New England	170 Commerce Way, Portsmouth, N.H.	—	3,422 s/f	office	lease
CD Nashua Apartments, LLC	United Multi Family	First Ledge Street Assoc., c/o California Prop. Mgmt.	—	190 Ledge St., Nashua, N.H.	\$2.765 million	38 units	residential	sale
Hobbs Brook Management, LLC	Wyman Street Advisors	Affinova, Inc.	Richards Barry Joyce & Partners	265 Winter St., Waltham, Mass.	—	22,352 s/f	office	lease
Hobbs Brook Management, LLC	Wyman Street Advisors	Gnarus Environmental Services Corporation	T3 Advisors, LLC	275 Wyman St., Waltham, Mass.	—	7,128 s/f	office	lease
Hobbs Brook Management, LLC	Wyman Street Advisors	Magenic Technologies, Inc.	Cushman & Wakefield	404 Wyman St., Waltham, Mass.	—	—	office	lease
—	—	Environmental Office Solutions	Sentry Commercial Real Estate Services	130 Prestige Park Rd., East Hartford, Conn.	—	37,000 s/f	office	lease
RFR Realty	RFR Realty	Wiggin and Dana LLP	Jones Lang LaSalle	Two Stamford Plaza, Stamford, Conn.	—	22,987 s/f	office	lease
Bernabucci Real Estate Company	Press/Cuozzo Commercial Services	Phytoceutica	Press/Cuozzo Commercial Services	9 Business Park Dr., Branford, Conn.	—	2,250 s/f	office	lease
Malkin Properties	Malkin Properties	Bell, Falla & Associates, LLC	CB Richard Ellis	Norwalk, Conn.	—	5,187 s/f	office	lease



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The Estate of Domenic Temporale	R. Calabrese Agency, LLC	Carmino Maria Lucia, LLC	Matthews Commercial Properties, LLC	66 Mattatuck Heights, Waterbury, Conn.	\$635,000	23,301 s/f on 3.53 acres	office	sale
TPM Property Investments, Inc.	Re/MAX Precision Realty Commercial Division	A & G Enterprises	—	75 Hillside Ave., Middletown, Conn.	\$700,000	9,792 s/f in 12 units	residential	sale
Mariner Properties, LLC	The Geenty Group	Shoreline Mental Health Billing, LLC	The Geenty Group	2415 Boston Post Rd., Guilford, Conn.	—	550 s/f	office	lease
Three Brothers, LLC	The Geenty Group	Metro PCS	CB Richard Ellis	118 Grand Ave., New Haven, Conn.	—	700 s/f	retail	lease
—	HK Group	David Waldman and Partners	—	101-107 Post Road East, Westport, Conn.	\$2.15 million	21,000 s/f	retail	sale
—	HK Group	Joyride Cycle Studio, LLC	—	1200 Post Road East, Westport, Conn.	—	4,100 s/f	retail	lease
—	HK Group	Vintage Virtuosa	—	242 Post Road East, Westport, Conn.	—	1,145 s/f	retail	lease
—	HK Group	Rockwell Art & Framing, LLC	—	236 Post Road East, Westport, Conn.	—	2,322 s/f	retail/ commercial	lease
—	HK Group	Gilman Hill Asset Management LLC	—	156 Kings Highway North, Westport, Conn.	—	2,250 s/f	office	lease
—	HK Group	Hunter Gregory Realty Corporation	—	274 Riverside Ave., Westport, Conn.	—	1,966 s/f	office	lease
—	HK Group	New England Hearing Solutions, LLC	—	830 Post Road East, Westport, Conn.	—	1,620 s/f	office	lease
—	HK Group	David X Manners Company	—	64 Post Road East Westport, Conn.	—	1,407 s/f	office	lease
—	HK Group	Michael Fontana and Associates	—	1071 Post Road East, Westport, Conn.	—	1,263 s/f	office	lease
—	HK Group	The Nth Power	—	99 Saugatuck Ave., Westport, Conn.	—	1,000 s/f	office	lease
—	HK Group	Edward Jones	—	1869 Post Road East, Westport, Conn.	—	830 s/f	office	lease
272 Nashua Street, LLC	Apex Properties	SouthWin Ltd.	Kelleher & Sadowsky	272 Nashua St., Leominster, Mass.	—	82,050 s/f	commercial	lease
Framingham Lynn Realty, LLC	Metrowest Commercial Real Estate	Leslie's Swimming Pool Supplies	Atlantic Retail	760 Worcester Rd., Framingham, Mass.	—	4,555 s/f	retail	lease
Legacy Real Estate Ventures	Colliers International	American Bioanalytical, Inc.	Colliers International	11 Huron Dr., Natick, Mass.	—	2,638 s/f	office	lease
Defgey & Company	Cushman & Wakefield	24-36 Grove LLC	—	24 & 36 Grove St., New Canaan, Conn.	\$6.6 million	20,359 s/f	office	sale
Branford Atlantic Realty, Inc.	H. Pearce Commercial Real Estate	1 Church St., LLC	William Raveis Real Estate Company	Montowese & Meadow Sts., Branford, Conn.	\$842,818	60,000 s/f	commercial	sale
—	The Geenty Group	Century Business Archives	Wareck Realty	13 Beaver Rd., Branford, Conn.	—	50,000 s/f	commercial	lease
Pro Park Group, LLC	—	FIP Construction	Jones Lang LaSalle	308 Farmington Ave., Farmington, Conn.	—	14,978 s/f	office	lease
Trammell Crow	CB Richard Ellis	Revera Health Systems, Inc.	H. Pearce Commercial Real Estate	538 Preston Ave., Meriden, Conn.	—	10,776 s/f	office	lease
B & S Realty	Press/Cuozzo Commercial Services	Celebrate the Journey, Inc.	Cornwall Realty Group	176 Sandbank Rd., Cheshire, Conn.	—	7,400 s/f	commercial	lease
JBW Enterprises, LLC	R. Calabrese Agency, LLC	American Eagle Federal Credit Union	Colliers International	888 Queen St., Southington, Conn.	—	2,400 s/f	office/ retail	lease
HRPT Properties Trust	FHO Partners	Work 'N' Gear	The Conrad Group	2300 Crown Colony Dr., Quincy, Mass.	—	16,693 s/f	office	lease
Kingstown Plaza, LP	The Grossman Companies	Critter Hut Aquarium & Pets	The Grossman Companies	No. Kingstown, R.I.	—	2,613 s/f	retail	lease
Benning St. Square, Inc.	Lang McLaughry Commercial	Apria Healthcare	—	66 Benning St., West Lebanon, N.H.	—	3,000 s/f	retail	lease

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Senior Housing Property Trust	Cushman & Wakefield	Curis	Cushman & Wakefield	4 Maguire Rd., Lexington, Mass.	—	25,000 s/f	office	lease
Senior Housing Property Trust	Cushman & Wakefield	BioScale	Colliers International	4 Maguire Rd., Lexington, Mass.	—	30,000 s/f	office	lease
Cummings Properties	Cummings Properties	DMSE Sports, Inc.	DMSE Sports, Inc.	10D Roessler Rd., Woburn, Mass.	—	4,000 s/f	office	lease
—	O'Brien Commercial Properties, Inc.	Bunker Floor Supply, Inc.	Colliers International	289 Elm St., Marlborough, Mass.	—	25,325 s/f	commercial	lease
The Flatley Company	Burgess Properties, Inc.	Invoice Cloud, Inc.	Burgess Properties Inc.	35 Braintree Hill Rd., Braintree, Mass.	—	2,400 s/f	office	lease
Stoneybrook Properties, Inc.	Phoenix Commercial Real Estate	Communications. LLC	Jones Lang LaSalle	600 Worcester Rd., Framingham, Mass.	—	3,399 s/f	office	lease
Stoneybrook Properties, Inc.	Phoenix Commercial Real Estate	Advanced Home Care Services, Inc.	Phoenix Commercial Real Estate	600 Worcester Rd., Framingham, Mass.	—	3,437 s/f	office	lease
Sunny Delight Beverages Company	Colliers International	private equity firm	Colliers International	20 Harvard Rd., Littleton, Mass.	\$15 million	290,000 s/f	commercial	sale
Dedham Executive Center	Colliers Meredith & Grew	Insight Performance	NAI Hunneman	990 Washington St., Dedham, Mass.	—	3,822 s/f	office	lease
Transwestern Investment Company	Cushman & Wakefield	Lynch, Brewer, Hoffman & Fink, LLP	Lincoln Property Company	75 Federal St., Boston	—	7,964 s/f	office	lease
Baltic Turnpike, LLC	New Dover Associates, Inc.	Caretenders VS of Boston, LLC	Mohr Partners of Dallas, Tex.	287 Turnpike Rd., Westborough, Mass.	—	4,134 s/f	office	lease
—	Boston Realty Advisors	Boston Private Bank	Colliers International and Fallon Hines O'Connor	1295A Beacon St., Brookline, Mass.	—	2,530 s/f	retail	lease
Monarch Place	—	Health New England, Inc.	Colebrook Realty Services, Inc.	One Monarch Pl., Springfield, Mass.	—	51,000 s/f	office	lease
Open Wave Systems, Inc.	NAI Hunneman	Dynamic Ops	Colliers International	One Wall St., Burlington, Mass.	—	37,207 s/f	office	lease
1748 Beacon Street Realty Trust	NAI Hunneman	Chlo Pho Realty, LLC	—	1748 Beacon St., Brookline, Mass.	\$2.125 million	10 units	residential	sale
Pilgrim Insurance	Jones Lang LaSalle	Heartland Robotics	Lincoh Properties Company	27-43 Worwood St., Boston	—	18,400 s/f	office	lease
Heartland Robotics	Lincoln Property Company	Synapse Energy Economics, Inc.	Coldwell Banker	485 Mass. Ave., Cambridge, Mass.	—	7,000 s/f	office	lease
The Simons Companies	Cushman & Wakefield	Maurice Vaughn Omni America	—	Route 18, New Bedford, Mass.	\$7.5 million	144 units	residential	sale
Diamond Sinacori, LLC	Paramount Partners, LLC	Sleepy's	—	Ocean St. and Webster St., Marshfield, Mass.	—	5,682 s/f	retail	lease
Diamond Sinacori LLC	Paramount Partners, LLC	Studio Salon Suites	—	Ocean St. and Webster St., Marshfield, Mass.	—	1,025 s/f	retail	lease
FAF Enterprises, LLC	The Business Exchange, LLC	Hyannis JZ LLC	—	547 Main St., Hyannis, Mass.	\$450,000	2,442 s/f	retail	sale
Bolton Street, LLC	Newmark Knight Frank	Tetragenetics, Inc.	Cushman & Wakefield	85 Bolton St., Cambridge, Mass.	—	90,000 s/f	commercial	lease
Bolton Street, LLC	Newmark Knight Frank	Ligion Discovery, Inc.	Newmark Knight Frank	85 Bolton St., Cambridge, Mass.	—	2,500 s/f	commercial	lease
Hungtinton Business Park	MG Commercial Real Estate Services	Blue Cross Blue Shield	MG Commercial Real Estate Services	100 Dupont Dr., Providence, R.I.	—	22,960 s/f	commercial	lease
J & J Woonsocket Real Estate Trust	CB Richard Ellis/N.E. Industrial Brokerage	Gary Reis	—	21 Division St., Pawtucket, R.I.	\$240,000	12,056 s/f on 1.26 acres	retail	sale
St. Bernard's Church	Peter Scotti & Associates	Church Community Housing	Randall Realtors	404 Tower Hill Rd., No. Kingstown, R.I.	\$600,000	15,945 s/f	residential	sale
Abins Realty	Paramount Properties	R.I. Parent Information Network	—	1210 Pontiac Ave., Cranston, R.I.	—	3,000 s/f	office	lease
Sandra Farrow	Paramount Properties	Iron Construction Group, LLC	—	875 Centerville Rd., Warwick, R.I.	—	2,500 s/f	office	lease

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Combined Properties, Inc.	Combined Properties, Inc.	Mystic Brewery, LLC	The Stevens Group	174 Williams St., Chelsea, Mass.	—	12,865 s/f	commercial	lease
Elm Chester, LLC	Boston Real Estate Advisors	Davis Square Realty Ventures, LLC	Boston Real Estate Advisors	240 Elm St., Somerville, Mass.	\$7.8 million	41,000 s/f	retail/office	sale
GCC Realty Trust	T3 Advisors	Assabet Machine Corporation	The Stubblebine Co./CORFAC International	1145 Mass. Ave., Boxborough, Mass.	\$752,400	19,800 s/f	commercial	sale
Brickpoint Properties	Brickpoint Properties and Burgess Properties	CranBarry, Inc.	Brickpoint Properties and Burgess Properties	3 Griffin Way, Chelsea, Mass.	—	11,000 s/f	office/commercial	lease
Carroll Block, LLC	Malone Commercial Brokers	Dibbitt, Inc.	Cardente Real Estate	136 Commercial St., Portland, Me.	—	1,600 s/f	office	lease
CN Brown, Inc.	Fishman Realty Group	Pinstripes, LLC	Fishman Realty Group	166 Center St., Auburn, Me.	—	1,900 s/f	commercial	sale
IRG Waltham, L.P.	IRG Waltham, L.P.	Keltron	Richards Barry Joyce & Partners	101a First Ave., Waltham, Mass.	—	15,000 s/f	office/commercial	lease
—	Samonas Realty	Little Bay Broadcast Services, Inc.	The Kane Company	29 Industrial Dr., Dover, N.H.	—	17,000 s/f	office/commercial	lease
—	KW Commercial	—	—	214 Mammoth Rd., Lowell, Mass.	\$960,000	12 apartments	residential	sale
7 Seaport, LLC	Cushman & Wakefield	Cornerstone Real Estate Advisors	—	Marina Bay, Quincy, Mass.	—	141 apartments	residential	sale
Millennium Borthwick II, LLC	CBRE/Portsmouth	Appledore Medical Group	—	155 Borthwick Ave., Portsmouth, N.H.	—	7,850 s/f	office	lease
Cresset Development	Jones Lang LaSalle	Congress Wealth Management, LLC	Cresa Partners	Northern Ave., Boston	—	3,650 s/f	office	lease
—	O'Brien Commercial Properties, Inc.	On Demand Therapeutics	—	1 Industrial Way, Tyngsboro, Mass.	—	2,500 s/f	office/commercial	lease
Real Estate Capital Ptrs. USA Property Trust	Cushman & Wakefield	Katz Properties of New York	Cushman & Wakefield	35 Manchester Rd., Derry, N.H.	\$21.025 million	187,000 s/f	retail	sale
The Katz Family	—	Linear Retail Properties, LLC	Linear Retail Properties, LLC	Drum Hill Rd., Chelmsford, Mass.	\$6.77 million	24,462 s/f	retail	sale
Fairway Shoppes, J.V.	RJS Realty Group, Inc.	The Davis Companies and Sterling Organization	The Davis Companies and Sterling Organization	Palm Beach Gardens, Fla.	\$13.25 million	105,000 s/f on 14.75 acres	retail	sale
Haddad Associates	New England Retail Properties, Inc.	Agaves Mexican Restaurant	—	444 Quaker Lane (Rte. 2), Warwick, R.I.	—	8,500 s/f	retail	lease
Heritage Commons Shopping Center	NAI Norwood Group	—	Grubb & Ellis Northern New England	2800 Lafayette Rd., Portsmouth, N.H.	—	3,300 s/f	retail	lease
—	—	Choice Pet Supply	RHYS Commercial	80 East Putnam Ave., Greenwich, Conn.	—	2,600 s/f	retail	lease
Bell Circle Plaza	—	Sprint	Boylston Realty Advisors	5 Everett St., Revere, Mass.	—	1,200 s/f	retail	lease
Tunxis Fund, LLC	Colliers International	DeLeurentis Management Corporation	Colliers International	38-40 Tunxis Ave., Bloomfield, Conn.	\$4 million	58,634 s/f	retail	sale
Linear Retail Properties	Chandler Company, LLC	Addo Noro	—	1313 Washington St., Boston	—	4,360 s/f	retail	lease