



# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

Month of JULY, 2011

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Foxrock Properties	The Conrad Group	South Shore Educational Collaborative	—	105 Research Rd., Hingham, Mass.	—	86,000 s/f	commercial/office	lease
Dale & Nancy Sarkisian	Glickman Kovago & Co.	Blossom Investment, Inc.	—	783-85 Southbridge St., Auburn, Mass.	\$710,000	5,500 s/f 2,400 s/f 2 family home	office barn residential	sale
The Hampshire Companies	CB Richard Ellis/N.E.	Logistics Company Lynnway Auto Auction	Burgess Properties The Stubblebine Company	159 Rangeway Rd., Billerica, Mass.	—	35,000 s/f and 20,000 s/f	office/ retail	lease
85 Western Ave., LLC	Cardente Real Estate	Elevation Burger	Cardente Real Estate	85 Western Ave., So. Portland, Me.	—	2,600 s/f	retail	lease
CSB Transaction, LLC	Cushman & Wakefield	W.P. East Acquisitions, LLC (Wood Ptrs., Atlanta, Ga.)	—	30 Mill St., Arlington, Mass.	\$5.568 million	116 apts. to be built on 3.9 acres	office/ commercial/ residential	sale
KBS Realty Advisors	The Stubblebine Company	ECM Plastics, Inc.	ECM Plastics, Inc.	111 Adams Rd., Clinton, Mass.	—	48,000 s/f	commercial	lease
Normandy Real Estate Partners	CB Richard Ellis	Apperian, Inc.	Grubb & Ellis	321 Summer St., Boston, Mass.	—	8,900 s/f	office	lease
Peter R. Wallace	O'Brien Commercial Properties	J Day Enterprises, LLC	R.E. brokers	240 Maple St., Bellingham, Mass.	\$1.25 million	20,000 s/f on 6.72 acres	commercial	sale
Peter R. Wallace	O'Brien Commercial Properties	—	—	178 Cedar Hill St., Marlborough, Mass.	\$235,000	3,000 s/f	commercial	sale
Boston Properties	Boston Properties	The Broad Institute	McCall & Almy	75 Ames St., Cambridge, Mass.	—	250,000 s/f	office	lease
—	—	Orsi Arone Rothenberg Iannuzzi & Turner, LLP	NAI Hunneman	160 Gould St., Needham, Mass.	—	10,141 s/f	office	lease
—	—	In 4 mation Insight	NAI Hunneman	160 Gould St., Needham, Mass.	—	5,905 s/f	office	lease
Capital Group Properties	Greater Boston Commercial Properties, Inc.	QBS, Inc.	Greater Boston Commercial Properties, Inc.	257 Turnpike Rd., Southborough, Mass.	—	4,135 s/f	office	lease
Dana Warp Mill, LLC	Malone Commercial Brokers	Howell Photography	CBRE/The Boulos Co.	90 Bridge St., Westbrook, Mass.	—	8,132 s/f	commercial	lease
City of Manchester, N.H.	CB Richard Ellis/N.E.	Danais Realty Group	Danais Realty Group	159 Rangeway Rd., Billerica, Mass.	\$2.8 million	12 lots on 126 acres	commercial/ office	sale
—	Cardente Real Estate	Black Parrot Inc.	—	193 Middle St., Portland, Me.	—	1,400 s/f	retail	lease
Edward Rene	The Kane Company	Robert Casella	—	246 Calef Hwy., Barrington, N.H.	\$800,000	30,000 s/f on 3 acres	commercial	sale
U.S. Postal Service	Lang McLaughry Commercial	Benning St. Square, Inc.	CB Richard Ellis/N.E.	66 Benning St., West Lebanon, N.H.	—	5,700 s/f	office/ retail	lease
1200 Elm St., LLC	Grubb & Ellis/Northern New England	U.S. Senator Kelly Ayotte	—	1200 Elm St., Manchester, N.H.	—	2,000 s/f	office	lease
Jackson Lumber Company	The Valentine Group	Total Air Supply	Vear Commercial	1 B St., Derry, N.H.	—	102,798 s/f on 8 acres	commercial	lease
Jackson Lumber Company	Cushman & Wakefield	Indian Head Plaza	R.J. Finlay & Company	30 Temple St., Derry, N.H.	\$4.3 million	112,000 s/f	retail	sale
Fairfield Hillcroft, LLC	—	Phoenix Realty Group and Paredin Partners	Phoenix Realty Group and Paredin Partners	Danbury, Conn.	\$27.65 million	192 apts. on 10 acres	residential	sale
Tony March Buick, Inc.	O, R & L Commercial, Inc.	Auto Corner, LLC	Auto Corner, LLC	77 Leibert Rd., Hartford, Conn.	\$2.35 million	28,284 s/f	retail	sale
Richard D. Wolf & Co., LLC	O, R & L Commercial	Silas Deane Hwy., 124 LLC	O R & L Commercial	125 Silas Deane Hwy., Wethersfield, Conn.	\$400,000	30,950 s/f	retail	sale
Stuart & Steve Berni	Newmark Knight Frank	Cairn Capital	CB Richard Ellis	660 Steamboat Rd., Greenwich, Conn.	—	3,151 s/f	office	lease
Stuart & Steve Berni	Newmark Knight Frank	Sidney Frank Importing Co., Inc.	Newmark Knight Frank	660 Steamboat Rd., Greenwich, Conn.	—	1,205 s/f	office	lease
Stuart & Steve Berni	Newmark Knight Frank	Withers Bergman, LLP	Jones Lang LaSalle	660 Steamboat Rd., Greenwich, Conn.	—	4,336 s/f	office	lease
New England Bank	New England Bank	HRF Fasteners, Inc. Inc.	Sentry Commercial	70 Horizon Dr., Bristol, Conn.	\$1.925 million	51,880 s/f on 4.78 acres	commercial	sale



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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Malkin Properties	Malkin Properties	Antenna Audio	Cushman & Wakefield	Norwalk, Conn.	—	5,913 s/f	office	lease
Lexham West Hartford, LLC	RLMCO	Family Resource Development Center, LLC	Broker Commercial Real Estate	41 North Main St., West Hartford, Conn.	—	3,041 s/f	office	lease
Mass. Mutual Life Insurance Company	R.M. Bradley	iStar Financial	Goman + York Properties Advisors	180 Glastonbury Blvd., Glastonbury, Conn.	—	13,043 s/f	office	lease
Estate of James Irwin	Optimum Hotel Brokerage	Syed & Sons, LLC	—	Litchfield, Conn.	\$2.08 million	32 units	residential	sale
Dorset Crossing	R.M. Bradley	St. Francis Hospital & Medical Center	—	Hopmeadow St., Simsbury, Conn.	—	13,800 s/f	office/ commercial	lease
Marie Bradbury	Lighthouse Realty & Development	Calvary Life Family Center	Matthews Commercial Properties	1486 Highland Ave., Cheshire, Conn.	\$300,000	4,364 s/f	office	sale
American Hawk, LLC	R. Calabrese Agency	Knotter Drive Associates, LLC	R. Calabrese Agency	Meriden-Waterbury Tpke. & Knotter Dr., Southington, Conn.	\$725,000	2.5 acres	commercial	sale
The Hoffmaster Group	Arnold Peck's Commercial World	O'Berk Company of New England	—	300 Callegari Dr., West Haven, Conn.	—	40,000 s/f on 6.5 acres	commercial	lease
The Verna Family Insurance Trust	The Geenty Group	Cetro America, Inc.	—	801 North Main St., Ext., Wallingford, Conn.	—	2,700 s/f	office	lease
Mill Rock Leasing, LLC	The Geenty Group	S.H. Training Concepts, Inc.	—	139 Mill Rock Rd., East, Old Saybrook, Conn.	—	1,200 s/f	office	lease
71 West Main, LLC	The Geenty Group	Yaritza Cabrera	The Geenty Group	71 West Main St., Branford, Conn.	—	857 s/f	retail	lease
New Beginnings Realty, LLC	Press/Cuozzo Commercial Services	White Tiger Martial Arts, LLC	Press/Cuozzo Commercial Services	38 South Tpke. Rd., Wallingford, Conn.	—	2,375 s/f	retail	lease
—	Levey Miller Maretz	Paniccia Construction Company	Levey Miller Maretz	214 Amity Rd., Woodbridge, Conn.	—	800 s/f	office	lease
—	Levey Miller Maretz	Beyond Homecare Staffing Service, LLC	Levey Miller Maretz	116 Anthony St., New Haven, Conn.	—	1,000 s/f	office	lease
Wells Fargo Bank	Paul McInnis Inc., Auctioneer	—	—	Mt. Washington, Bretton Woods, N.H.	\$10.5 million	18 and 9-hole courses on 500 acres	commercial	sale
JFH Development, LLC	CB Richard Ellis	Cambrooke Foods, Inc.	Stubblebine Co./CORFAC International	4 Copeland Dr., Ayer, Mass.	—	68,000 s/f	office/ commercial	lease
—	Cushman & Wakefield	Brookline Bancorp, Inc.	—	131 Clarendon St., Boston	\$13.85 million	62,146 s/f	office/ retail	sale
CIL Cedar, LLC	New Dover Associates, Inc.	Astee America, Inc. (Emerson Network Power)	Colliers Meredith & Grew	225 Cedar Hill St., Marlborough, Mass.	—	9,349 s/f	office	lease
CIL Cedar, LLC	New Dover Associates, Inc.	Mass. Library System	Klemmer Associates, LLC	225 Cedar Hill St., Marlborough, Mass.	—	3,435 s/f	office	lease
CIL Cedar, LLC	New Dover Associates, Inc.	O H & R Special Steels Co. (Labrobe Specialty Steel Co.)	New Dover Associates Inc.	225 Cedar Hill St., Marlborough, Mass.	—	4,734 s/f	office	lease
Verenium Corporation	—	Enobia Pharma	Grubb & Ellis Company	55 Cambridge Pkwy., Cambridge, Mass.	—	22,000 s/f	office	lease
D & S Realty, LLP	O'Brien Commercial Properties, Inc.	Columbia Electrical Contractors, Inc. (Coghlin Companies)	—	53 Otis St., Westborough, Mass.	—	30,000 s/f	commercial	lease
St. Sebastian Roman Catholic Church Corp.	Davis Commercial Real Estate, LLC	City of Middletown	—	61 Durant Terr., Middletown, Conn.	\$800,000	15,000 s/f (2 bldgs.)	commercial	sale
Frances Cruz	Davis Commercial Real Estate, LLC	12 Springbrook, LLC	Davis Commercial Real Estate, LLC	770 Newfield St., Middletown, Conn.	\$163,000	2,100 s/f	commercial	sale
Granite Development Realty Trust	W.C. Stone R.E. & Property Mgmt.	290 Weymouth St., LLC	—	290 Weymouth St., Rockland, Mass.	\$1.1 million	12,000 s/f	office/ commercial	sale
Arrow Realty	Cardente Real Estate	CosmoProf	—	34 Diamond St., Portland, Me.	—	2,816 s/f	commercial	lease
—	Cardente Real Estate	Tire Warehouse	—	731 U.S. Route 1, Yarmouth, Me.	—	9,728 s/f	retail	lease
—	—	Forerun Systems	NAI Hunneman	200 West St., Waltham, Mass.	—	2,876 s/f	office	lease



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The Aldrin Road Trust	Sea Watch Realty	4M9 Aldrin, LLC	—	9 Aldrin Rd., Plymouth, Mass.	\$1.45 million	41,500 s/f	commercial	sale
Transwestern Investment Co.	Cushman & Wakefield	Esdaile, Barrett & Esdaile	Lincoln Property Company	75 Federal St., Boston, Mass.	—	7,583 s/f	office	lease
Mass. Mutual	R.M. Bradley	inVentive Health	NAI Hunneman	One Van de Graaf Dr., Burling, Mass.	—	58,000 s/f	office	lease
—	Hart Corporation	GFI Properties	Hart Corporation	70 East Brookfield Rd., North Brookfield, Mass.	\$1.35 million	73,600 s/f in 6 bldgs. on 40.6 acres	commercial	sale
KBS Capital Advisors	The Stubblebine Company	ECM Plastics, Inc.	ECM Plastics, Inc.	111 Adams Rd., Clinton, Mass.	—	48,000 s/f	commercial	lease
Boston Residential Group	Cushman & Wakefield	The Hamilton Company	—	Lexington, Mass.	\$10 million	48 units	residential	sale
Renaissance 200, LLC	Sea Watch Realty	Joseph Keller and Hyannil Dental Associates, LLC	—	750 Attucks Ln., Hyannis, Mass.	—	15,000 s/f	office	sale
Interplex Metals	CB Richard Ellis/N.E.	Maley Laser Processings	—	1280 Jefferson Blvd., Warwick, R.I.	—	60,264 s/f	commercial	lease
144 Wayland Associates, LLC	Residential Properties, Ltd.	Third Best Realty, LLC	Peter Scotti & Associates	144 Wayland Providence, R.I.	\$800,000	16,000 s/f	office	sale
Winn Companies	Group Boston Real Estate	Core Investmental SME Corporation	—	903 Providence Pl., Providence, R.I.	\$26.4 million	231 units	residential	sale
Vermont Services Office Park Assoc.	Paramount Properties Group	Thank-U Company	Paramount Properties Group	83 Vermont Ave., Warwick, R.I.	—	4,200 s/f	commercial	lease
General Motors	—	Horizon Beverage Co.	Bernkopf Goodman	45 Commerce Way, Norton, Mass.	\$21 million	404,000 s/f	commercial	sale
National Grid	Jones Lang LaSalle	National Development and Charles River Realty Investors	—	25 & 29 Research Dr., Westborough, Mass.	\$20.1 million	320,912 s/f	office	sale
Matthieu Ford Sales Susan Inferra and Norman & Theresa Sibley	—	CVS	Glickman Kovago & Company	297 Central St., 57 Maple St., and 36 Linden St., Winchenden, Mass.	\$1.442 million	13,225 s/f to be built on 1.7 acres	retail	sale
Millennium Partners	CB Richard Ellis/ N.E.	NaviNet	—	179 Lincoln St., Boston, Mass.	—	65,000 s/f	office	lease
CRM, LLC	The Stubblebine Co./ CORFAC International	Sarmento Imports & Exports	—	991 Airport Rd., Fall River, Mass.	\$1.1 million	41,648 s/f	commercial	sale
Mass. Mutual	R.M. Bradley	Ventiv Health	NAI Hunneman	One Van de Graaff Dr., Burlington, Mass.	—	58,000 s/f	office	lease
Schaffer Associates, LLC	Trevor Davis Commercial R.E.	Walter and Thomas Wang	Trevor Davis Commercial R.E.	320 Main St., Middletown, Conn.	—	2,000 s/f	retail	lease
Jem Wire Products, Inc.	Trevor Davis Commercial R.E.	Alpine Environmental Services, LLC	Trevor Davis Commercial R.E.	2303 South Main St., Middletown, Conn.	—	31,800 s/f	commercial	lease
First United Methodist	Trevor Davis Commercial R.E.	Shiloh Christian Church	—	24 Old Church St., Middletown, Conn.	—	—	commercial	lease
Midfield Corporation	Midfield Corporation	TEC, Inc.	Trevor Davis Commercial Real Estate	100 Plaza Middlesex, Middletown, Conn.	—	2,229 s/f	—	lease
Gordon-Mindick Properties	Metrowest Commercial	Ashland Properties, LLC	Metrowest Commercial	10-50 Main St., Ashland, Mass.	\$840,000	120,000 s/f in 4 bldgs. on 8 acres	commercial	sale
J & M Management,	Heritage Corporation	Setti Warren for Senate	—	241 Walnut St., Newton, Mass.	—	2,000 s/f	office	lease
Moriarty Building Associates	Todd M. Carusillio Real Estate, LLC	Wellpath, Inc.	Matthews Commercial Properties	141 East Main St., Waterbury, Conn.	\$2.2 million	28,711 s/f on 2.09 acres	office/ commercial	sale
Smart Technologies, LLC	Fischer Real Estate	Oyster River Realty, LLC	Conn. Realty Partners	560 Saw Mill Rd., West Haven, Conn.	\$1.5 million	28,890 s/f on 2.36 acres	office	sale
Custy's International Buffet	Pequot Commercial	Gourmet Galley Catering, LLC	Bondi Commercial	138 Norwich Westerly Rd., No. Stonington, Conn.	\$415,000	6,660 s/f	retail	sale
St. Sebastian Roman Catholic Church	Trevor Davis Comm'l. Real Estate	City of Middletown	Trevor Davis Comm'l. Real Estate	61 Durant Terr., Middletown, Conn.	\$800,000	15,000 s/f in 2 bldgs.	office	sale
Frances Cruz	Trevor Davis Comm'l. Real Estate	Thyssen Krupp Materials, NA	Colliers International CT LLC	5 Sterling Dr., Wallingford, Conn.	—	105,000 s/f	commercial	lease



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WEW 714 Brook St., LLC	O, R & L Commercial, LLC	Paychex North America, Inc.	Acclaim Group	714 Brook St., Rocky Hill, Conn.	—	32,351 s/f	office	lease
Brentwood Extension, LLC	Vidal/Wettenstein	EcoLogic Energy Solutions	Vidal/Wettenstein	1945 Commerce Dr., Bridgeport, Conn.	—	8,800 s/f	commercial	lease
Alex Conroy	Coldwell Banker Commercial	Dr. Al Sofer	H K Group	33 Miller St., Fairfield, Conn.	\$725,000	2,000 s/f	office	sale
Workstage-Conn. LLC	Cushman & Wakefield	Burns & McDonnell	—	108 Leigus Rd., Wallingford, Conn.	—	27,635 s/f	office	lease
RFR Realty	RFR Realty	Edwards Angell Palmer & Dodge	Cushman & Wakefield	201 Broad St., Stamford, Conn.	—	19,387 s/f	office	lease
—	—	Securitas Security Services USA	RHYS Commercial	30 Oak St., Stamford, Conn.	—	4,500 s/f	office	lease
R & N Realty Associates, LLC	Press/Cuozzo Commercial Services	Hilliard 309/317, LLC	WFL Real Estate Services	46 Prince St., New Haven, Conn.	\$330,000	2,500 s/f	office	sale
Verna Family Insurance Trust	The Geenty Group	FJC Construction, LLC	—	801 North Main St., Wallingford, Conn.	—	3,000 s/f	office	lease
Michael Musco	The Geenty Group	Advanced Testing & Balancing Company	—	375 Morgan Ln., West Haven, Conn.	—	768 s/f	office	lease
Estate of Michael Morena	Vidal/Wettenstein	Jung Soon Chung	—	349 Greenwich Ave., Greenwich, Conn.	\$2.1 million	—	retail	sale
Harbor Point	Harbor Point	First Niagara Bank	—	Henry & Canal Sts., Stamford, Conn.	—	3,224 s/f	retail	lease
Indian Head Bank	Cushman & Wakefield	R.J. Finlay & Co.	—	30 Temple St., Nashua, N.H.	\$4.3 million	112,000 s/f	office	sale
VIF/Ballardvale 181-87, LLC	FBJ & Partners	SleepHealth Centers, LLC	Auburndale Realty Co.	187 Ballardale St., Wilmington, Mass.	—	11,280 s/f	office	lease
Principal Real Estate	Jones Lang LaSalle	Pegasystems Inc.	T3 Advisors	One Rogers St., Cambridge, Mass.	—	163,000 s/f	office	lease
—	Press/Cuozzo Commercial Services	Birmingham Group Health Services, Inc.	Press/Cuozzo Commercial Services	127 Washington Ave., North Haven, Conn.	—	1,468 s/f	office	lease
—	Press/Cuozzo Commercial Services	Multi-Cultural Leadership Institute, Inc.	Press/Cuozzo Commercial Services	127 Washington Ave., North Haven, Conn.	—	1,608 s/f	office	lease
Lincoln Property Company	Lincoln Property Company	Arborway Imports	The Berman Company	141 Middlesex Tpke., Burlington, Mass.	—	10,600 s/f	commercial	lease
—	Development Associates	The Learning Center	—	313 Bloomfield Ave., Windsor, Conn.	—	3,500 s/f	office	lease
—	Development Associates	Hudson Seating and Mobility	—	Griffith Rd., Chicopee, Mass.	—	12,200 s/f	commercial	lease
—	Development Associates	ITT Power Solution	—	317 Meadow St., Chicopee, Mass.	—	4,000 s/f	office	lease
—	Development Associates	Tri-Wire Engineering Solutions, Inc.	—	317 Meadow St., Chicopee, Mass.	—	3,000 s/f	office	lease
Estate of Paul Poirier	Glickman Kovago & Co.	540 Park Ave., LLC	Glickman Kovago & Co.	548 Park Ave., Worcester, Mass.	\$600,000	9,200 s/f	retail	sale
540 Park Ave., LLC	Glickman Kovago & Co.	Integral Resources, Inc.	Newmark Knight Frank	548 Park Ave., Worcester, Mass.	—	4,600 s/f	office	lease
—	M & J Associates, Inc.	Be Dazzled	—	255 Worcester St., Natick, Mass.	—	1,800 s/f	retail	lease