



# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of SEPTEMBER 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
Campanelli	NAI Hunneman	innoPad, Inc.	McCall & Almy	265 Balladvale St., Wilmington, Mass.	—	28,220 s/f	commercial	lease
The Gutierrez Co.	The Gutierrez Co.	E Link Corporation	Colliers International	1000 Technology Park Dr., Billerica, Mass.	—	139,180 s/f	office/ commercial	lease
Capital Commercial Investments, Inc.	Newmark Knight Frank	Philips Electronics North America Corporation	Richards Barry Joyce & Partners	500 Business Center Dr., Tewksbury, Mass.	—	82,700 s/f	office	lease
Capital Commercial Investments, Inc.	Newmark Knight Frank	CompuCom Systems, Inc.	CB Richard Ellis	400 Business Center Dr., Tewksbury, Mass.	—	32,844 s/f	office	lease
Capital Commercial Investments, Inc.	Newmark Knight Frank	Sonexis Technology, Inc.	Jones Lang LaSalle	400 Business Center Dr., Tewksbury, Mass.	—	4,114 s/f	office	lease
KBS Realty Advisors	Richards Barry Joyce & Partners	Performance Motion Devices, Inc.	FHO Partners	80 Central St., Boxborough, Mass.	—	13,258 s/f	office	lease
160 South River Rd. Realty Trust	Fini Real Estate Group	Concentric Real Estate Group, LLC	—	160 River Rd., Bedford, N.H.	\$4.4 million	37,496 s/f	office	sale
—	Capital Markets Group/ N.E.	Hobbs Brook Management, LLC	Wyman Street Advisors	101 Edgewater Dr., Wakefield, Mass.	—	313,300 s/f (total)	office	sale
—	Cushman & Wakefield of Mass. Inc.	Hobbs Brook Management, LLC	Wyman Street Advisors	201 Edgewater Dr., Wakefield, Mass.	—		office	sale
—	Cushman & Wakefield of Mass. Inc.	Hobbs Brook Management, LLC	Wyman Street Advisors	500 Edgewater Dr., Wakefield, Mass.	—		office	lease
Fairlane Columbia, LLC	Fairlane Properties, Inc.	SimpliSafe, One Mighty Roar, Geek Offices	ABG Realty	1035 Cambridge St., Cambridge, Mass.	—	(total) 5,400 s/f	office	lease
Alexandria R.E. Equities, Inc.	Alexandria R.E. Equities, Inc.	Avila Therapeutics	Cushman & Wakefield	45 Wiggins Ave., Bedford, Mass.	—	23,000 s/f	office/ commercial	lease
16 Laurel, LLC	Haynes Management, Inc.	Mobiquity, Inc.	Richards Barry Joyce & Partners	76 Laurel St., Wellesley Hills, Mass.	—	6,015 s/f	office	lease
Middlesex Gardens Apartments, LLC	—	Heritage Properties	Yannios Real Estate Investment Services	Lowell, Mass.	\$3.7 million	48 apartments	residential	sale
People's United Bank of Bridgeport, Conn.	—	Technical Graphics	Stebbins Commercial Properties, Inc.	28 Jones Rd., Milford, N.H.	—	2,642 s/f	office	lease
People's United Bank of Bridgeport, Conn.	Stebbins Commercial Properties, Inc.	Berwick Offray LLC of Berwick, Penn.	Masiello Real Estate	28 Jones Rd., Milford, N.H.	—	2,642 s/f	office	lease
—	Stebbins Commercial Properties, Inc.	UTZ Quality Foods, Inc.	—	1359 Daniel Webster Hwy. North, Hooksett, N.H.	—	11,800 s/f	retail	lease
Whitaker Real Estate Investors, Inc.	Fishman Realty Group	Topline Marketing	CBRE/Boulos	536 Riverside St., Portland, Me.	—	2,800 s/f	office/ retail	sale
Elm Street Trust, LLC	Press/Cuozzo Commercial Services	Fluid Properties, LLC	Press/Cuozzo Commercial Services	222 Elm St., North Haven, Conn.	\$265,000	4,040 s/f in 2 units	office/ commercial	sale
Textile Building Trust	Grubb & Ellis Company	Synergy Investment & Development	Synergy Investment & Development	99 Chauncy St., Boston	\$12.8 million	96,000 s/f	office	sale
—	—	New England Institute of Technology	Diversified Project Management	Division Rd., East Greenwich, R.I.	—	265,000 s/f	office/ commercial	lease
Bove Enterprises, LLC	Angel Commercial, LLC	Hawley Management Group	Angel Commercial, LLC	816 Honeyspot Rd., Stratford, Conn.	\$440,000	8,000 s/f	commercial	sale
Hawley Management Group	Angel Commercial, LLC	Stonehenge Marble Granite, LLC	Angel Commercial, LLC	816 Honeyspot Rd., Stratford, Conn.	—	6,000 s/f	commercial	lease
KBS Real Estate Investment Trust	KBS Capital Advisors Richards Barry Joyce & Partners	Illinois Tool Works, Inc.	Cushman & Wakefield	825 University Ave., Norwood, Mass.	—	110,194 s/f	office/ commercial	lease
Avalon Realty, LLC	NAI Hunneman	Stanley Bailey, LLC	—	653-61 Western Ave., Lynn, Mass.	\$1.6 million	28 apartments	residential	sale
Alexandria R.E. Equities, Inc.	Cushman & Wakefield	H3 Biomedicine	Cushman & Wakefield	300 Technology Square, Cambridge, Mass.	—	49,898 s/f	office/ commercial	lease
—	Cardente Real Estate	Flat Iron Gallery	—	594 Congress St., Portland, Me.	—	2,562 s/f	office/ retail	lease
Equity Office Properties	Jones Lang LaSalle	Curaspan Health Group, Inc.	Colliers International	275 Grove St., Newton, Mass.	—	16,812 s/f	office	lease



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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Evergreen Credit Union	Keenan Auction Company	LMG Properties, LLC	Fishman Realty Group	255 Oxford St., Portland, Me.	—	17 units	residential	sale
True Associates, Inc.	The Stubblebine Co./ CORFAC International	WOW! WorkOut World	—	127 Smith Pl., Cambridge, Mass.	—	15,200 s/f	commercial	lease
Lorna Coutts	O'Brien Commercial Properties	Concord Lumber Corporation	O'Brien Commercial Properties	1190 Liberty Square Rd., Boxborough, Mass.	—	5,700 s/f	commercial	lease
Braintree Executive Park, LLC	The Grossman Companies, Inc.	Walden Behavioral Care	Cresa Partners	150 Grossman Dr., Braintree, Mass.	—	3,800 s/f	office	lease
Haynes Management, Inc.	Haynes Management Inc.	BCC Research, LLC	—	49 Walnut St., Wellesley Hills, Mass.	—	6,000 s/f	office/ commercial	lease
Salvi, LLC	Press/Cuozzo Commercial Services	Pyramid Family Dental Care, LLC	Classic Properties	3308 Whitney Ave., Hamden, Conn.	—	2,400 s/f	office	lease
Bramson Associates	Heritage Corporation	City Pizza and Pasta	—	795 Washington St., Newton, Mass.	—	700 s/f	retail	lease
CVS Caremark Corporation	Net Lease Capital	—	—	Across the United States	\$237 million	49 stores	retail	sale
NE4 Senior Living Facilities, LLC	Marcus & Millichap	Emeritus Senior Living	NAI J.L. Davis Realty	Bennington, Vt. and Durham, N.H.	\$40 million	201 units in 178,040 s/f	residential	sale
Brady Sullivan Properties	Brady Sullivan Properties	YCOMM SOYA, LLC dba Spectrum Marketing	Brady Sullivan Properties	93-97 Eddy Rd., Manchester, N.H.	\$2.154 million	26,577 s/f	office	sale
157 Portland Ave., LLC	The Kane Company	Maureen St. Laurent of M the Salon	—	157 Portland St., Dover, N.H.	—	1,300 s/f	retail	lease
SBJ Realty Corporation	Stebbins Commercial Properties, Inc.	M J Beck 2, LLC	—	24 Powers St., Milford, N.H.	\$2.7 million	58,000 s/f on 5 acres	office/ commercial	sale
Five N Associates	Tamposi-Nash Real Estate Group, Inc.	19 Post Road Group	CBRE/NE	19 Post Rd., Portsmouth, N.H.	\$1.4 million	25,400 s/f	commercial	sale
Riley Enterprises	Riley Enterprises	Progresesive Insurance	NAI Hunneman	43 Constitution Dr., Bedford, N.H.	—	8,300 s/f	office	lease
Adrien Labrie, Jr. Family	Grubb & Ellis/NNE	City Bay Realty, LLC	—	416 Daniel Webster Hwy., Manchester, N.H.	\$1.35 million	31,346 s/f	retail	sale
—	Cardente Real Estate	Marshall's	—	33 Clark's Pond Pkwy., So. Portland, Me.	—	27,000 s/f	retail	lease
Centro Properties Group U.S.	Centro Properties Group U.S.	Calico Cat Medical Scrubs	—	Colby Court at D.W. Hwy., Bedford, N.H.	—	1,200 s/f	retail	lease
Katholiki Realty Trust	Peter Russell & Associates	Jerome Chase Jr. Trust	—	11 Concord Rd., Lee, N.H.	\$582,000	3,150 s/f on 33 acres	commercial	sale
One Pleasant St., LLC	Fishman Realty Group	CHART Metalworks, Inc.	—	One Pleasant St., Portland, Me.	—	1,500 s/f	office	lease
Boomer Wolf, LLC	NAI Norwood Group	Goodwill Industries Northern New England	CBRE/The Boulos Company	17 Manchester Rd., Derry, N.H.	—	16,000 s/f	retail	lease
Dolphin Marketplace	NAI The Dunham Group	Leo Maciejewski	—	183 Route One, Scarborough, Me.	—	1,600 s/f	retail	lease
J.I.F. Management of Maine, LLC	NAI The Dunham Group	Ari Meeham	—	11 Jenna Dr., Gorham, Me.	—	2,400 s/f	commercial	lease
800 Northern Corporation	NAI The Dunham Group	Hightower Holding, LLC	CBIZ Gibraltar	2 Monument Square, Portland, Me.	—	4,036 s/f	office	lease
Hoxsie Properties	Hoxsie Properties	Dover Street Garage	Dover Street Garage	17, 25 & 35 Airport Rd., Warwick, R.I.	\$3.1 million	6,400 s/f	retail	sale
Churchill & Banks	Marcus & Millichap	Stop & Shop	—	275 Warwick Ave., Cranston, R.I.	\$13.5 million	50,000 s/f on 7.5 acres	retail	sale
Coast Realty	—	Dasko Label	Paramount Properties	66 Commercial Way, E. Providence, R.I.	—	10,000 s/f	commercial	lease
Picerne Properties	Picerne Properties	Crossfit of R.I.	Paramount Properties	50 Freeway Dr., Cranston, R.I.	—	4,300 s/f	commercial	lease
Halmi-Briggs Properties	Capstone Properties	Trans-Tex	—	17 Pettaconsett Ave., Cranston, R.I.	\$540,000	15,248 s/f	commercial	lease



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The Design Exchange	R P L Commercial	Designs by Lolita	—	161 Exchange St., Pawtucket, R.I.	—	2,500 s/f	retail	lease
Brady Sullivan Properties	Brady Sullivan Properties	1100 Elm St. LLC (Cross Financial Corp.)	—	One Wall St., Manchester, N.H.	\$6.2 million	60,000 s/f	office	sale
Lumintron, LLC (Abiltron Inc.)	Stubblebine Co/ CORFAC International	Cabot Risk Strategies, LLC	Lincoln Properties	15 Cabot Rd., Woburn, Mass.	\$1.75 million	16,000 s/f on 1.2 acres	office	sale
First Colony Realty Corporation	First Colony Realty Corp. and Colliers Int'l.	Vestas	O'Brien Commercial Properties, Inc.	Route 290 Connector, Westborough, Mass.	\$1.825 million	8.8 acres	commercial	sale
First Colony Realty Corporation	First Colony Realty Corp. and Colliers Int'l.	Vestas	O'Brien Commercial Properties, Inc.	100 Crowley Dr., Westborough, Mass.	—	13,707 s/f	office	lease
Braintree Executive Park	The Grossman Companies	The New Dental Group	R.W. Holmes Realty	100 Grossman Dr., Braintree, Mass.	—	3,805 s/f	office	lease
Lakeview Antique Center, LLC	NAI Norwood Group	Maize & Blue	Eames Ins. & Real Estate	Route 4, Northwood, N.H.	\$353,000	5,679 s/f	office/ residential	sale
—	HK Group	Bagel King	—	274 Fairfield Ave., Bridgeport, Conn.	—	1,236 s/f	retail	lease
—	HK Group	Bare, Tapas & Vino	—	277 Fairfield Ave., Bridgeport, Conn.	—	1,600 s/f	retail	lease
Nordblom Company	Jones Lang LaSalle	Dyax Corporation	Jones Lang LaSalle	55 Network Ave., Burlington, Mass.	—	45,000 s/f	office	lease
Broadway Inwood, LLC	Chozick Realty, Inc.	Courtview Apartments LLC	—	New London, Conn.	\$4.4 million	96 units on 2.3 acres	residential	sale
Pond View Partners, Ltd.	Marcus & Millichap	Windham Realty, LLC	—	Plainfield, Conn.	\$1.475 million	56 units on 8.99 acres	residential	sale
—	RLM Company	Mental Health Associates of Connecticut	R.M. Bralley Brokerage Company	61 South Main St., W. Hartford, Conn.	—	3,400 s/f	office	lease
Circle Media, Inc.	O, R & L Commercial	Easter Seals Goodwill Industries, Inc.	O, R & L Commercial	432 Washington Ave., North Haven, Conn.	\$1.5 million	24,100 s/f	office	sale
Commerce Center One LLC	Konover Commercial Corporation	Applied Geographics, Inc.	Cresa Partners	333 East River Dr., East Hartford, Conn.	—	2,750 s/f	office	lease
Darien Station Association	Signature Group	Lanphier Saton and Day Spa	Signature Group	20 West Ave., Darien, Conn.	—	8,000 s/f	retail	lease
B.B. and Tom Jackson	Ryer Associated Commercial Real Estate, Inc.	The Elks Organization	Tower Realty	Sugar Hollow Rd., Danbury, Conn.	\$799,000	2,366 s/f on 14.5 acres	retail	sale
Cyr Enterprises, LLC	Advane Realty CT, LLC	329 Enterprises, LLC	Advane Realty CT, LLC	329 Redstone Hill Rd., Bristol, Conn.	\$385,000	10,466 s/f	commercial	sale
—	Angel Commercial, LLC	Champion Maintenance Services, LLC	Angel Commercial, LLC	301 Commerce Dr., Fairfield, Conn.	—	3,600 s/f	office/ commercial	lease
Verna Family Insurance Trust	The Geenty Group	Crossfit Force Five LLC	The Geenty Group	801 North Main St., Ext., Wallingford, Conn.	—	5,325 s/f	retail	lease
Connors Properties, LLC	The Geenty Group	Carol Barber (Firestop Associates)	Arnold Peck's Commercial World	55 Eastern Steel Rd., Milford, Conn.	—	2,000 s/f	commercial	lease
Gray Eagle Corporation	The Geenty Group	L & J Upholstery, LLC	—	11 Sycamore Way., Branford, Conn.	—	1,024 s/f	commercial	lease
Christopher Greene	The Geenty Group	Karen Mazzaresse & Karen Rosenthal	The Geenty Group	28 Long Hill Rd., Guilford, Conn.	—	200 s/f	office	lease
Milford Bank	Levey Miller Maretz	Musical Adventures	Weichert Realtors	North Colony St., Wallingford, Conn.	—	1,500 s/f	office	lease
Mismas Family Partnership	Levey Miller Maretz	Performance Combat	Colonial Properties	220 North Colony St., Wallingford, Conn.	—	1,500 s/f	office	lease
Cooper Hill Apts. Association	Marcus & Millichap	KWK/LLC	Marcus & Millichap	1 & 2 Goslee Dr., Manchester, Conn.	\$4.1 million	35,000 s/f in 70 units	residential	sale
Catamount/Malone-Hinesburg, LLC	Redstone	Vermont Smoke & Cure	—	10516 Route 116, Hinesburg, Vt.	—	37,000 s/f	commercial	lease
Catamount/Malone-Hinesburg, LLC	Redstone	Green Mountain Organic Creamery	—	10516 Route 116, Hinesburg, Vt.	—	10,000 s/f	commercial	lease



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L-J Imperial Realty	Glickman Kovago & Co.	7 Nana Steakhouse	Glickman Kovago & Co.	Shrewsbury St., Worcester, Mass.	—	7,500 s/f	retail	lease
Shrewsbury Street Association	Glickman Kovago & Co.	J & M Batista Family, L.P.	Glickman Kovago & Co.	72 Shrewsbury St., Worcester, Mass.	\$1.575 million	28,000 s/f on 1.58 acres	retail	sale
GPT Realty Trust	—	Clarke, Snow & Riley, LLP	Colliers International	25 Newport Ave., Quincy, Mass.	—	4,775 s/f	office	lease
—	Binswanger Companies	Rhode Island Novelty	—	350 Commerce Dr., Fall River, Mass.	—	500,000 s/f on 27.5 acres	commercial	sale
—	CBRE/N.E.	—	—	39 Charles Bancroft Hwy., Litchfield, N.H.	\$1.29 million	189.85 acres	commercial	sale
A.W. Perry, Inc.	Perry Brokerage Associates, Inc.	Sprint Spectrum	—	420 Boylston St., Boston, Mass.	—	2,746 s/f	office	lease
A.W. Perry, Inc.	Perry Brokerage Associates, Inc.	Ashland Partners & Co.	—	77 Franklin St., Boston, Mass.	—	580 s/f	office	lease
Woodgreen Management, Inc.	Woodgreen Management, Inc.	Unison Realty Partners	Unison Realty Partners	Uxbridge, Mass.	\$11.25 million	75,985 s/f	retail	sale
Miami Stuart Realty	Marcus & Millichap	187 Broadway Realty, LLC	Marcus & Millichap	187 Broadway St., Lawrence, Mass.	\$1.31 million	—	retail	sale
Salatto Properties	Marcus & Millichap	Planet Pizza	—	Post Rd., Fairfield, Conn.	\$850,000	1,470 s/f	retail	sale
Scot Jen Realty	Wason Associates	Meena Investments	—	Portsmouth, N.H.	\$3.1 million	93 rooms	residential	sale
Scot Jen Realty	Wason Associates	CHHAVI Hospitality, LLC	—	Rochester, N.H.	\$800,000	33 rooms	residential	sale
Mathieu Ford Sales, Susan Inferra and Norman & Theresa Sibley	Glickman Kovago & Company	CVS	—	297 Central St., 57 Maples St. & 36 Linden St., Winchendon, Mass.	\$1.442 million	1.7 acres	retail	sale
Dickinson Dev't. Corp. Corp.	Dickinson Dev't. Corp.	Conway Stores, Inc.	—	Route 110, Methuen, Mass.	—	25,750 s/f	retail	lease
—	Angel Commercial, LLC	Hyundai Dealership (D&D Auto LLC)	—	2243-69 Post Rd., Fairfield, Conn.	—	16,000 s/f	retail	lease
—	Northeast Retail Leasing & Management Company	Town Fair Tire	—	Mishawum Rd. & Washington Ave., Woburn, Mass.	—	7,100 s/f	retail	lease
CBI Properties	Powers & Company	Olympia Sporting Goods	PK Properties	Sudbury, Mass.	—	4,615 s/f	retail	lease
John's Towing	Keller Williams Commercial	Kris-Way Truck Leasing, Inc.	Keller Williams Commercial	12 Integra Dr., Concord, N.H.	—	3,000 s/f	retail	lease
—	HK Group	—	—	Route 44, Winsted, Conn.	\$15.4 million	—	retail	sale
Sitt Asset Management	Charter Realty & Development Corporation	T.J. Maxx	Charter Realty & Development Corporation	Route 1, Presque Isle, Me.	—	25,000 s/f	retail	lease
Centro Properties Group	Centro Properties Group	Nail Spa	—	Dixwell Ave., Hamden, Conn.	—	1,254 s/f	retail	lease
Combined Properties	Combined Properties	Eastern Cleaners, Mimi's Roast Beef, Rent-a-Center, AT&T, Bank of America, Liberty Tax Serv., Fuloon Restaurant, Coast Guard, Amy Carter Center	—	153-159 Centre St., Malden, Mass.	—	21,903 s/f (total)	retail	lease
The Hampshire Companies	CB Richard Ellis	American Realty Capital II, LLC	—	87 Marginal Way, Portland, Me.	—	32,000 s/f	retail	sale
Tri-K Realty Trust	Kelihner Real Estate	Bobbles & Lace	—	251 Newbury St., Boston, Mass.	—	900 s/f	retail	lease
Linear Retail	Commercial Realty Advisors	Amcomm Wireless	—	East Harwich, Mass.	—	1,600 s/f	retail	lease
—	Gendron Commercial	Amcomm Wireless	Eastern Retail Properties	Lewiston, Me.	—	3,400 s/f	retail	lease
Centro Properties Group	—	Amcomm Wireless	Eastern Retail Properties	Lunenburg, Mass.	—	2,500 s/f	retail	lease
322 Fore St., LLC	Malone Commercial Brokers	Hamilton Goldsmith Designer, Inc.	—	324 Fore St., Portland, Me.	—	900 s/f	retail	lease