

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

JULY 2012

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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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
Alexandria R.E. Equities, Inc.	Cushman & Wakefield	MassBio	CBRE/N.E.	300 Technology Sq. Cambridge, MA	—	12,157 sf	Off./Lab.	L
—	Angel Comm'l., LLC	Lamor USA Corp.	Angel Comm'l., LLC	155 Hill St. Milford, CT	—	36,560 sf	Ind./Flex	L
Maric Strathmore, LLC	New Dover Assoc., Inc.	Parcell Spine, LLC	CBRE/N.E.	21 Strathmore Rd. Natick, MA	—	15,504 sf	Off./R&D/Lab.	L
JB Brown & Sons	Dunham Group	Big Room Studios	Cardente R.E.	30 Danforth St. Portland, ME	—	1,883 sf	Off.	L
259 Samuel Barnet Blvd., LLC	—	G. McCarthy Props - New Bedford, LLC	Cambridge Capital Advisors	259 Samuel Barnet Blvd. North Dartmouth, MA	\$2.05M	—	Flex	S
C&K Components, Inc.	Cushman & Wakefield	Legacy R.E. Ventures, LLC	—	15 Riverdale Ave. Newton, MA	—	53,000 sf	Ind.	S
Brookwood Financial Ptrs., LC	Richards Barry Joyce & Ptrs.	Magellan Diagnostics, Inc.	—	101 Billerica Ave. Billerica, MA	—	22,900 sf	Off.	L
Normandy R.E. Ptrs.	Cresa Boston	ORT Patent Law	CBRE/N.E.	321 Summer St. Boston	—	10,600 sf	Off.	L
Sarnia Props.	NAI Norwood Group	Emerson Made, LLC	—	933 U.S. Rte. One Bypass	—	12,000 sf	Mixed Use	L
The Crossings at Fox Run	KeyPoint Ptrs., LLC	Ulta Beauty	—	Newington, NH	—	13,585 sf	Ret.	L
Valley Bible Church	Corvos Group	Essex Capital	—	Melsi Rd. Hartford, VT	\$685,000	40 acres	Land	S
Byrne Revocable Trust	Bennett R.E. Brokerage	Northway Bank	Norton Asset Mgmt.	86 South Willow St. Manchester, NH	\$1.15M	.78 acre	Ret.	S
85 Industrial Park Drive II, LLC	CBRE/Portsmouth	Kittery Trading Post	NAI Norwood Group	85 Industrial Park Dr. Dover, NH	—	50,000 sf	Ret.	L
J.B. Brown & Sons	Roxane Cole Comm'l.	Brooklyn Tweed	NAI The Dunham Group	34 Danforth St. Portland, ME	—	1,881 sf	Off./Ret.	L
Greenland Village Shops	Grubb & Ellis/N.N.E.	Splatter Palette Tattoo and Art Studio	—	655 Portsmouth Ave., Portsmouth, NH	—	1,021 sf	Ret.	L
Greenland Village Shops	Grubb & Ellis/N.N.E.	Seacoast Body Balance, LLC	—	655 Portsmouth Ave., Portsmouth, NH	—	835 sf	Ret.	L
Garde Realty	Stebbins Comm'l.	Cell Mart	—	581 Second St. Manchester, NH	—	1,600 sf	Ret.	L
Garde Realty	Stebbins Comm'l.	Book Cellars, LLC	—	581 Second st. Manchester, NH	—	1,600 sf	Ret.	L
Brooks Props.	Brooks Props.	American Machine Vision	Shea Comm'l. Props.	Salem, NH	—	5,000 sf	Off.	L
Mashop Development, LLC	The Valentine Group	Several Medical Practices	The Meg Cos.	Windham, NH	—	11,400 sf	Off.	L
The Davis Cos.	The Davis Cos.	New England Assn. of Schools & Colleges	The Davis Cos.	Three Burlington Woods Burlington, MA	—	18,800 sf	Off.	L
The Grossman Cos.	The Grossman Cos.	Pilot Freight Services	The Grossman Cos.	310 McClellan Hwy. Boston	—	16,175 sf	Ind.	L
Bateson Construction Services	United Multi Family	L Mack Corp.	—	221 Nesmith St. Lowell, MA	\$550,000	10 units	Res.	S
—	—	Finard Coventry Hotel Mgmt.	Finard Coventry Hotel Mgmt.	11 Dorrance St. Providence, RI	\$16M	292 Rooms	Res.	S
DLM, Inc.	Peter M. Scotti & Assoc.	—	—	Fountain St. Providence, RI	\$1.6M	27,000 sf	Ret./Res.	S
Stanley Barszcz	Albert Realtors	Dimitrov Delivery	Coldwell Banker	30F Starline Way Cranston, RI	\$83,500	1,200 sf	Ind.	S
Temple Torat Yisrael	MG Comm'l.	Praise Tabernacle	—	330 Park Ave. Cranston, RI	\$1.2M	24,000 sf	Synagogue	S

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—	Godino & Co.	Matthews Sales Corp.	—	100 Crescent Rd. Needham, MA	—	2,000 sf	Off.	L
—	Century 21 Commonwealth	Oxford Realty Trust	Bissanti Realty	847 West Central St. Franklin, MA	\$500,000	1.15 acres	Off.	S
Bonazzoli Realty Trust	R.W. Holmes Realty	Gremer Realty Trust	—	135 Maple St. Marlborough, MA	\$1.375M	18,116 sf	Ret.	S
—	CBRE/N.E.	Health Advances	Cassidy Turley FHO	Nine Riverside Rd. Weston, MA	—	31,832 sf	Off.	L
Link Comm'l Props.	Paramount Props.	Salve Regina University	—	144 Metro Center Blvd. Warwick, RI	—	12,000 sf	Off.	L
Tom Cornu	Keliher R.E., Inc.	Mecci Marking	Keliher R.E., Inc.	95 Broadway and 8 Winchester St. Boston	\$2M	6,469 sf and 3,376 sf	Off.	S
Northeastern University	Colliers Int'l.	Town of Ashland	Colliers Int'l.	Chestnut St. and Eliot St. Ashland, MA	\$4M	110 acres	Land	S
_	Angel Comm'l	Cimbali USA and Ifficient Inc.	—	418 Meadow St. Fairfield, CT	—	6,000 sf	Ind.	L
—	—	Conn. Children's Medical Center	R.M. Bradley	111 Founders Plaza East Hartford, CT	—	8,817 sf	Off.	L
Cummings Props.	Cummings Props	Batavia Biosciences	—	Woburn, MA	—	5,000 sf	Off.	L
R & G Realty Trust	O'Brien Comm'l. Props.	Brian Li	—	37 Knox Trail Acton, MA	\$570,000	9,000 sf	Off.	S
Paul & Betty Burlin Revocable Trust	NAI Hunneman	E&S Realty Trust	NAI Hunneman	385-89 Harvard St. Brookline, MA	\$4.4M	19 units	Res.	S
Coco Realty Trust	Newmark Grubb Knight Frank	Designer Services	Equitable R.E. Solutions	8 Arrow Dr. Woburn, MA	—	30,000 sf	Whse.	L
Sleeping Giant Research Parkway	Colliers Int'l.	SYI LLC	—	355 & 367 Research Pwy. Meriden, CT	\$6.32M	—	Off.	S
BMV Assoc.	Institutional Property Advisors	UOB Eagle Rock Multifamily Property Fund	—	Two North Main St. Beacon Falls, CT	\$21.7M	188 Units	Res.	S
Kei-Bo & Wu, Inc.	Conn. Comm'l. Realty & Select Homes	Capital Region Education Council	—	1617 King St. Enfield, CT	\$1.755M	27 acres	School Site	S
Malkin Props.	Malkin Props.	Trex Quant Mgmt.	—	First Stamford Pl. Stamford, CT	—	3,122 sf	Off.	L
Pateley Assoc.	Cushman & Wakefield	CB Brookfield, LLC	Tower Realty Corp.	7 Edmond Rd. Newton, CT	\$4.8M	155,000 sf on 17.74 acres	Ind.	S
Brickwalk LLC	Prudential Conn. Realty	Brickwalk Shops	—	2 High St. and 767 - 71 Farmington Ave. Farmington, CT	—	11 Bldgs.	Mixed Use	S
Hide Realty Assoc.	Arnold Peck Comm'l. World	Bart Realty (Universal Liquidators)	Colonial Props.	West Haven, CT	\$2.45M	70,000 sf on 8.3 acres	Ret./Whse.	S
Griffin Land	Griffin Land	AAR Corp.	—	754 Rainbow Rd. Windsor, CT	—	71,873 sf	Off.	L
Griffin Land	Griffin Land	Velux	—	754 Rainbow Rd. Windsor, CT	—	49,266 sf	Off.	L
Haro Fitch Co.	DVB Realty	SalesOne, LLC	Vidal/Wettenstein	16 Fitch St. Norwalk, CT	\$1.55M	24,000 sf on 3/4 acre	—	S
The Hampshire Cos.	CBRE North East Ptrs.	Davidson Co.	Matthews Comm'l. Props.	367 Alumni Rd. Newington, CT	—	120,544 sf	Ind./Whse.	L
241 Quinnipiac LLC	United Multi Family	Mirmidones, LLC	—	24 Quinnipiac Ave. New Haven, CT	\$2.4M	32 Units	Res.	S
Rossotto, Inc.	O, R & L Comm'l.	First Growth Props.	Levey Miller & Maretz	33 Rossotto Dr. Hamden, CT	—	25,916 sf	Ind./Flex	S
Livingston Realty	Marcus & Millichap	Farmington Bank	—	486 Silas Deane Hwy. Wethersfield, CT	\$1.125M	2,250 sf	Off.	S

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Equity Office	CB Richard Ellis - New England Ptrs.	Clark, Hunt Ahern & Embry	CB Richard Ellis - New England Ptrs.	125 & 150 Cambridge Park Dr. Cambridge, MA	—	11,364 sf	Off.	L
Equity Office	CB Richard Ellis - New England Ptrs.	Mineral Tree	T3 Advisors	125 & 150 Cambridge Park Dr. Cambridge, MA	—	6,884 sf	Off.	L
Equity Office	CB Richard Ellis - New England Ptrs.	BitSight Technologies	T3 Advisors	125 & 150 Cambridge Park Dr. Cambridge, MA	—	6,347 sf	Off.	L
Cummings Props.	Cummings Props.	American Renal Assoc.	—	500 Cummings Center Beverly, MA	—	49,000 sf	Off.	L
Colony Realty Ptrs.	NAI Hunneman	Jumbo Capital Mgmt.	—	125 Newbury St. Framingham, MA	\$6.4M	33,700 sf	Off.	S
Riviera Plaza Apts.	Marcus & Millichap	R.J. Finlay & Co.	—	337 20th St. Miami Beach, FL	—	56 Units	Res.	S
Nissan Realty, LLC	Boston Realty Advisors	Lucy Dedham, LLC	NAI Hunneman	945-47 Providence Hwy. Dedham, MA	\$14.1M	12,900 sf	Ret.	S
Bonazzoli Realty Trust	R.W. Holmes Realty	Gremer Realty Trust	—	135 Maple St. Marlborough, MA	\$1.375M	18,116 sf	Ret.	S
—	The Kane Co.	Locals Hospitality, LLC	NAI Norwood Group	215 Lafayette Rd. North Hampton, NH	—	—	Ret.	L
—	Prudential Verani	Portsmouth Book & Bar	Bean Group Comm'l.	40 Pleasant St.	—	3,000 sf	Ret.	L
—	GFI Realty Services	Rite Aid Pharmacy	GFI Realty Services	1395 Middletown Ave. Northford, CT	\$2.325M	10,445 sf	Ret.	S
EBLS	—	Golden Dragon Buffet & Grill	New England Retail Props.	25 North Frontage Rd. East Haven, CT	—	6,816 sf	Ret.	L
Mitco	Colliers Int'l.	Dorel Juvenile Group	—	40 Signal Rd. Stamford, CT	—	5,033 sf	Ret.	L
Aegon	Grubb & Ellis	Zipcar	Cresa Boston	Two Liberty Sq. Boston	—	4,514 sf	Off.	L
New Boston Fund, Inc.	CBRE Grossman	HomeGoods	The Clarks Cos.	North Kingstown, RI	—	22,000 sf	Ret.	L
Grace Chuck, LCC	Fini R.E. Group	Medeiros Downtown Crossing	—	107-23 Main St. Monson, MA	—	54,666 sf	Ret.	S
—	—	Harbor Freight Tools	RHYS Comm'l.	84 Whalley Ave. New Haven, CT	—	17,000 SF	Ret.	L
—	—	Harbor Freight Tools	RHYS Comm'l.	345 Huntington Tpke. Bridgeport, CT	—	14,284 SF	Ret.	L
—	—	Harbor Freight Tools	RHYS Comm'l.	65 Wolcott St. New Haven, CT	—	16,813 SF	Ret.	L
—	Angel Comm'l.	El's Kitchen	Angel Comm'l.	300 Boston St. Stratford, CT	—	3,000 sf	Ind.	L
The Gutierrez Co.	Cushman & Wakefield	Green Mountain Coffee Roasters	—	South Ave. Burlington, MA	—	424,000 sf	Off./R&D/Lab.	L
Rotunda Realty Trust	The Grossman Cos.	Second Time Around	—	572 Washington St. Wellesley, MA	—	1,059 sf	Ret.	L
WS Development	WS Development	Pottery Barn	—	Worcester Tpke. Chestnut Hill, MA	—	—	Ret.	L
WS Development	WS Development	Polarn O. Pyret	—	Worcester Tpke. Chestnut Hill, MA	—	—	Ret.	L
WS Development	WS Development	Treat Cupcake Bar	—	Worcester Tpke. Chestnut Hill, MA	—	—	Ret.	L
Anderson Street Realty	Cardente R.E.	Tandem Coffee Roasters	Magnsson Belfour Comm'l. & Business Brokers	122 Anderson St. Portland, ME	—	1,000 sf	Ind.	L