

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

AUGUST 2012

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 2012

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
DSN Realty Trust	R.W. Holmes Realty	Ameridose, LLC	—	205 Flanders Rd. Westborough, MA	\$4.5M	76,126 sf	Ind.	S
KBS Real	Stubblebine Co.	Terra Therm	Calare Props, Inc.	151 Suffolk Ln. Gardner, MA	—	67,200 sf	Off./Ind./ R&D	L
CMI Property Inc.	Elliot & Co.	GZ Geo Environmental Inc.	CBRE New England	249 Vanderbilt Ave. Norwood, MA	—	50,000 sf	Off.	L
BioMed Realty Trust, Inc. and Prudential R.E. Investors	Richard, Barry, Joyce & Ptrs.	AVEO Pharmaceuticals, Inc.	Richard, Barry Joyce & Ptrs.	650 East Kendall St. Cambridge, MA	—	126,000 sf	Off./Lab.	L
Echo Bridge, LLC	Haynes Mgmt.	Elaine Construction Co.	Haynes Mgmt.	Echo Bridge Office Park Newton Uppers Falls, MA	—	6,980 sf	Off.	L
Haymac LLC	Haynes Mgmt.	Summit Orthopedic Therapy	Colliers Int'l.	40 Washington St. Wellesley Hills, MA	—	1,529 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Weidlinger Assoc.	UGL Services	Tower Point @ A St. Boston	—	12,000 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Rethink Robotics	Lincoln Property	Tower Point @ A St. Boston	—	8,300 sf	Off.	L
Meritage Props., LLC	Jones Lang LaSalle	Owner IQ	CRESA	Tower Point @ A St. Boston	—	11,600 sf	Off.	L
Wellesley/Laurel LLC	Wellesley/Laurel LLC	Dermatology and Skin Care Assoc. P.C.	Haynes Mgmt.	10 Laurel Ave. Newton, MA	—	4,000 sf	Off.	L
Haymac LLC	Haynes Mgmt	Swerling Milton Winnek Public Insurance Adjusters, Inc.	Parson Comm'l Group	36 Washington, St. Wellesley Lower Falls, MA	—	4,706 sf	Off.	L
Haymac LLC	Newmark Grubb Knight Frank	Brookwood Financial Ptrs., LLC	Newmark Grubb Knight Frank	One Alewife Ctr. Cambridge, MA	—	89,826 sf	Off.	S
Pembroke Real Estate	Pembroke Real Estate	Bernkopf Goodman LLP	McCall & Almy	Seaport East Boston	—	18,418 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Finnegan	Jones Lang LaSalle	Seaport East Boston	—	33,209 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Shilepsky Hartley Robb Casey Michon LLP	Jones Lang LaSalle	Seaport West Boston	—	7,467 sf	Off.	L
Pembroke Real Estate	Pembroke Real Estate	Potamus Trading, LLC	Sotheby's Int'l. Realty	Seaport East Boston	—	1,566 sf	Off.	L
Koffler/GID Silo Marketplace	Atlantic Props.	The Advanced Group Carver, LLC	Atlantic Props.	Rte. 44 Carver, MA	\$1.8M	22,000 sf on 17 acres	Ret.	S
Griffin Land & Nurseries, Inc.	Griffin Land & Nurseries, Inc.	—	—	Windsor, CT	\$7M	93 acres	Land	S
Abaco R.E. Enterprises, LLC	The Valentine Group	Simsbury Ptrs., LLC	Prudential Verani Realty	5 Industrial Dr. Windham, NH	\$2.187M	11,878 sf	Off.	S
26 South Main Street LLC	The Valentine Group	—	—	South Main St. Derry, NH	\$850,000	11 units	Res.	S
Soaring Free Realty	Shea Comm'l Props.	Advance Stores, Co.	Shea Comm'l Props.	59 Stiles Rd. Salem, NH	—	1,471 sf	Off.	L
GMAC Leasing Corp.	CBRE/Portsmouth	156 Epping Rd., LLC	Grubb & Ellis/Northern N.E.	156 Epping Rd. Exeter, NH	\$766,555	35,000 sf	Ret.	S

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E&J Partnership	The Kane Co.	Arakelian Plumbing & Heating	The Kane Co.	102 Tide Mill Rd. Hampton, NH	—	2,800 sf	Ind. Condo	S
Bowden & Bowden Realty Trust	Roche Realty Group	Live Free Home Health Care LLC	Coldwell Banker Residential Brokerage	438 Route 104, New Hampton, NH	—	2,830 sf	Off.	S
Tejas Corp.	King R.E.	Big Lots	Eastern Retail Props.	640 Wilton Rd. Farmington, ME	—	31,000 sf	Ret.	L
Camplin/Marine Props.	Camplin/Marine Props.	American Eagle Outfitters	Baldaccci R.E. Group	35 Main St. Freeport, ME	—	15,000 sf	Ret.	L
LaValley Lumber/New England Bldg. Materials	Butts Comm'l. Brokers	S.F. Liability Co.	Butts Comm'l. Brokers	39 Enterprise Dr. Windham, ME	—	53,459 sf on 6.76 acres	Ind.	S
North Broadway Crossing	Meg Cos.	Learning Express	—	Salem, NH	—	—	Ret.	L
North Broadway Crossing	Meg Cos.	Sylvan Learning Ctr.	Grubb & Ellis/Northern N.E.	Salem, NH	—	—	Ret.	L
The Union Leader Corp.	Stebbins Comm'l. Props.	Mills Falls Charter School	Stebbins Comm'l. Props.	100 William Loeb Dr. Manchester, NH	—	3,500 sf	School	L
Campanelli	Campanelli	A.W. Perry	Perry Brokerage Assoc.	60 Research Rd. Hingham, MA	\$3.66M	58,655 sf on 6.77 acres	Off./Ind.	S
Highpoint Apts., LLC	Apartment Realty Advisors	Berkshire Property Advisors	—	Quincy, MA	—	394 units	Res.	S
Private Equity Group	Timothy Kwekel	Plantation Products	M. Donahue Assoc., Inc.	35 United Dr. West Bridgewater, MA	—	378,000 sf	Ind.	L
National Development and Charles River Realty Investors	Cushman & Wakefield	Winchester Hospital	R.E. Advisors and Cassidy Turley/FHO Ptrs.	200 Unicorn Park Dr. Woburn, MA	—	41,531 sf	Off.	L
National Development and Charles River Realty Investors	Cushman & Wakefield	Excel Orthopedic Specialists	Cresa Ptrs.	200 Unicorn Park Dr. Woburn, MA	—	35,170 sf	Off.	L
—	Binswanger Cos.	Paragon Communications	Parsons Comm'l.	41 Main St. Bolton, MA	\$8M	301,647 sf on 72 acres	Off./Dist.	S
Camblex Realty Trust	NAI Hunneman	Stone River Props.	—	Marrett Rd. Lexington, MA	\$2.52M	16,791 sf	Ret.	S
Equity Office	CBRE	Digital Results	Boston Realty Advisors	125 Summer St. Boston	—	6,370 sf	Off.	L
GLL R.E. Ptrs.	Cushman & Wakefield	Fisher & Phillips	Grubb & Ellis	200 State St. Boston	—	3,704 sf	Off.	L
STJ Friend Equity Ptrs.	Cushman & Wakefield	The Achievement Network	—	225 Friend St. Boston	—	8,154 sf	Off.	L
MA 100 Summer St. (Equity Office)	Cushman & Wakefield	EverBank	—	100 Summer St. Boston	—	—	Off.	L
Pleasant Street, LLC	Cardente R.E.	Subway	—	104 Pleasant St. Brunswick, ME	—	1,636 sf	Ret.	L
241 Realty LLC	O'Brien Comm'l.	Cadd Edge, Inc.	Lincoln Property Co.	241 Boston Post Rd. Marlborough, MA	\$3.5M	—	Off.	S

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Lexvest Ptrs and 63 Great Rd. Ptrs	O'Brien Comm'l	Haley & Ward	—	63 Great Rd. Maynard, MA	\$650,000	5,000 sf	Off. Condo	S
4M Heritage Place LLC	Sea Watch Realty	MNM Realty Trust	Sea Watch Realty	205 Worcester Court Falmouth, MA	—	3,100 sf	Off. Condo	S
4M Heritage Place LLC	Sea Watch Realty	Ideal Flooring	—	70 Main St. Falmouth, MA	—	6,000 sf	Ret.	L
4M Heritage Place LLC	—	Bulfinch Cos., Inc.	Bulfinch Cos., Ind.	300 Boylston St. Chestnut Hill, MA	—	300,000 sf	Mixed Use	S
Rockland Haverstraw	Grossman Cos.	UBS	Cushman & Wakefield	1099 Hingham St. Rockland, MA	—	26,425 sf	Off.	L
Waban Realty Corp.	NAI Hunneman	Sarben Realty Corp.	NAI Hunneman	59-75 Wyman St. Newton, MA	\$3.48M	—	Res.	S
Sancliffe Corp. Star Diner	Coldwell Banker Comm'l.	Persy's Place Restaurants	Wluka R.E.	140 Newport Ave. East Providence, RI	—	5,000 sf	Ret.	S
Talbot Realty	United Multi Family	Donna Louise Realty	—	1 Country St. North Providence, RI	\$1.525M	24 units	Res.	S
Duck Hook	Paramount Props.	The Audette Group	Paramount Props.	3350 Pawtucket Ave. East Providence, RI	—	19,000 sf	Ind.	L
Airport Park Props.	Riggs and Gallagher	Coastal Medical Operations Inc.	Capstone Props.	75 Commerce Dr. Warwick, RI	—	9,731 sf	Off.	L
KABR Real Investment Ptrs. and Blackpoint Ptrs.	—	Operations Inc.	Choyce Peterson	535 Conn. Ave. Norwalk, CT	—	7,900 sf	Off.	L
R.E. Capital Ptrs. USA Capital Trust	Cushman & Wakefield of Mass.	RSA Security (EMC Corp.)	—	174 & 176 Middlesex Tpke. Bedford, MA	\$93.5M	328,232 sf	Off./ R&D	S
Care Centrix	Goman + York	Masonicare	—	111 Founders Plaza East Hartford, CT	—	17,000 sf	Off.	L
Care Centrix	Goman + York	CDMSmith Inc.	—	111 Founders Plaza East Hartford, CT	—	13,208 sf	Off.	L
Care Centrix	Goman + York	Conn. Children's Hospital	—	111 Founders Plaza East Hartford, CT	—	9,000 sf	Off.	L
Care Centrix	Goman + York	Alder Law Group, LLC	—	111 Founders Plaza East Hartford, CT	—	2,800 sf	Off.	L
Heritage Mall Assoc.	Joyce B. O'Connor R.E. Inc.	Hometown Bank	Joyce B. O'Connor R.E. Inc.	560 Southbridge St. Auburn, MA	—	2,900 sf	Off.	L
John DeChristofaro	Pearch Comm'l. R.E.	The Basket Gallery, LLC	Pearce Comm'l. R.E.	55-57 State St. Plaza North Haven, CT	—	1,000 sf	Ret.	L
Dividend Capital Total Realty Trust	Cushman & Wakefield of Mass.	Arbella Insurance Co.	Colliers Int'l.	1100 Crown Colony Quincy, MA	—	132,160 sf	Off.	L
BMV Assoc., LLC	Institutional Property Advisors	UOB Eagle Rock Multifamily Property Fund LP	—	Two North Main St. Beacon Falls, CT	\$21.7M	188 Units 184,188 sf	Res.	S
Fairfield County Imaging	Vidal/ Wettenstein	Robert Von Ancken	Vidal/ Wettenstein	115 Technology Dr. Trumbull, CT	\$800,000	6,421 sf	Off.	S
Amber Props.	Colliers Int'l.	Lawrence and Memorial Hospital	Colliers Int'l.	194 Howard St. New London, CT	\$2.5M	48,000 sf	Off.	S

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The Trustees of the Estate of Mario Zacco	Press/Cuozzo Comm'l. Services	Miss Porter's School	Prudential Conn. Realty	44 Mill Lane Farmington, CT	\$810,000	5,572 sf	Ret.	S
People's United Bank	O,R&L Comm'l.	Taylor Freezer of Conn.	Press/Cuozzo Comm'l. Services	130 Welton St. Hamden, CT	\$250,000	20,000 sf	Ind.	S
—	—	Bella Bridesmaid	John D. Hastings, Inc.	9 Post Rd. Westport, CT	—	900 sf	Ret.	L
Griffin Land	Griffin Land	Raytel Cardiac Services, Inc.	—	7 Waterside Crossing Windsor, CT	—	29,000 sf	Off.	L
—	Angel Comm'l.	Self Storage Group LLC	Angel Comm	2101 Commerce Dr. Bridgeport, CT	\$2M	1.51 acres	Ind.	S
—	Vidal/Wettenstein	HSAK Props., LLC	Prudential Conn. Comm'l.	4637 Main St. Bridgeport, CT	\$340,000	2,601 sf	Off.	S
D'Amato Investments	The Geenty Group	The Well Seasoned Nest, LLC	The Geenty Group	158 Research Dr. Milford, CT	—	1,600 sf	Off./Whse.	L
CWCcapital	—	ClearRock Props. Artemis R.E. Ptrs J.V.	—	75 Holly Hill Ln. Greenwich, CT	—	101,394 sf	Off.	S
—	Matthews Comm'l. Props.	Rockwood Corp.	—	10 DiNunzio Rd. Watertown, CT	—	6,000s f	Ind.	L
FPG Norden DC, LLC (Fortis Property Group, LLC)	Cushman & Wakefield	Cervalis, LLC	Howard Props. Ltd and Jones Lang LaSalle	10 Norden Place Norwalk, CT	—	167,691 sf	Data/Recovery ctr. (to be built)	L
Rational R.E. IV LLC	Chozick Realty, Inc.	VPF LLC	Chozick Realty, Inc.	380 West Main St. Waterbury, CT	\$1.48M	49 apts. and 13,300 sf Stores	Res./Ret.	S
Boone Bros. LLC	Churchill & Banks	Bromley Realty Trust	Churchill & Banks	74 East Main St. Westborough, MA	\$4.025M	10,125 sf	Ret.	S
12 Resnik Rd., LLC	Atlantic Props.	Legacy R.E. Ventures	Atlantic Props.	12 Resnik Rd. Plymouth, MA	\$2.8M	27,000 sf	Flex	S
Catamount South Burlington LLC	Redstone	Poulin Auto Sales	—	1795 Shelburne Rd. So. Burlington, VT	—	13,531 sf	Ret.	L
Bow Asset Mgmt. Services	CB Richard Ellis - NE Ptrs., LP	New Hampshire Bindery	—	13 Dow Rd. Bow, NH	—	12,000 sf	Ind.	L
Alexandria R.E. Equities, Inc. Charles River Realty Investors, Clarion Ptrs., National Dev. Joint Venture	Alexandria R.E. Equities, Inc. Charles River Realty Investors, Clarion Ptrs., National Dev. Joint Venture	Dana Farber Cancer Institute	Richards Barry Joyce & Ptrs., LLC	360 Longwood Ave. Boston	—	154,100 sf	Hospital U/C	L
Taymil LT LLC	CB Richard Ellis - N.E. Ptrs.	LorraineMontrose LLC	—	Allston, MA	\$10M	44 apts.	Res.	S
Viking Corp.	Glickman Kovago & Co.	Mid-America Aviation	Glickman Kovago & Co.	22 Town Forest Rd. Webster, MA	—	15,540 sf	Ind.	L
JG Realty	Glickman Kovago & Co.	Springfield Auto Parts	Glickman Kovago & Co.	10 Technology Dr. Webster, MA	—	18,400 sf	Ind.	L
RAD Realty Corp.	Burgess Props.	Alta Bicycle Share, Inc.	Stubblebine Co.	18 Dorrance St. Charlestown, MA	—	28,750 sf	Ind.	L
P6/Saracen 2 Oliver R.E. LLC	Cushman & Wakefield	Peregrine Energy Group, Inc.	Avison Young	2 Oliver St. Boston	—	3,337 sf	Off.	L

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Captiva, LLC	Geenty Group Realtors	Parks & Pearson, Attys. at Law	Geenty Group Realtors	765 East Main St. Branford, CT	—	1,500 sf	Off.	L
Walpole Park South Bldg. 8	NAI Hunneman	CertiFit Inc.	—	Rte. 1 Walpole, MA	—	29,622 sf	Whse.	L
Walpole Park South Bldg. 8	NAI Hunneman	PSS World Medical	Pointline Inc. (Tampa, FL)	Rte. 1 Walpole, MA	—	47,606 sf	Dist.	—
Walpole Park South Bldg. 8	NAI Hunneman	Keefe Commissary Network	CRESA Ptrs. (St. Louis)	Rte. 1 Walpole, MA	—	30,242 sf	Dist.	L
Wakefield Investments	Stebbins Comm'l. Props., Inc.	Lindenmeyr Munroe	Cushman & Wakefield of NH	34A Londonderry Rd. Londonderry, NH	—	40,000 sf	Off./ Whse./ Dist/R&D	L
—	Shea Comm'l. Props., Inc.	Trolley Lane LLC	Goodnow R.E. Services	22 Trolley Ln. Salem, NH	\$495,000	6,000 sf	Ind./ Off.	S
Sharon Lamontagne	Dunham Group	Cape Seafood	—	84 Industrial Park Rd. Saco, ME	—	17,737 sf	Whse.	L
HBS Props.	Dunham Group	Tri-Wire Engineering	—	9 Landry St. Biddeford, ME	—	3,000 sf	Whse.	L
Private Equity Group	Timothy Kwekel (Chicago)	Plantation Products	M. Donahue Assoc. Inc.	35 United Dr. W. Bridgewater, MA	—	378,000 sf	Whse.	L