

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

NOVEMBER 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
New Boston Fund	New Boston Fund	KS Partners LLC	—	Corporate Ridge Office Park Rocky Hill, CT	\$65m	620,372 sf in 8 bldgs.	Off.	S
Towers Plaza	—	Charter Realty & Development Corp.	Charter Realty & Development Corp.	880 Main St. Melrose, MA	\$8.6m	52,000 sf	Ret.	S
Miay, LLC	Stubblebine Co./ Corfac Int'l.	Dig Safe Systems, Inc.	Century 21 Commonwealth Comm'l.	11 Upton Dr. Wilmington, MA	\$1.1m	10,400 sf	Ind.	S
Branco, Inc.	The Geenty Group	Jared Andrew Studio for the Performing Arts	H. Pearce Co.	222 Universal Dr. No. Haven, CT	—	12,000 sf	Whse.	L
One Financial Holdings, LLC	CBRE	Robinson & Cole	RM Bradley and Paramount Props.	One Financial Plaza Providence, RI	—	9,300 sf	Off.	L
Framingham Corporate Ctr.	CB Richard Ellis/N.E.	Virgin HealthMiles	Cassidy Turley FHO	492 Old Connecticut Path Framingham, MA	—	29,311 sf	Off.	L
Divco West	Cushman & Wakefield	American Heart Assn.	Cresa Boston and Cresa New York	300 Fifth Ave., Waltham, MA	—	10,751 sf	Off.	L
LL Sharon DC, LLC	NAI Hunneman	Cintas Corp.	CB Richard Ellis	1150 Providence Hwy. Sharon, MA	—	27,750 sf	Whse./ Off.	L
Combined Props., Inc.	Combined Props., Inc.	United Parcel Service	Combined Props., Inc.	378 Commercial St. Malden, MA	—	24,550 sf	Ind.	L
Borovick Retirement Trust	Grubb & Ellis/ Northern New England	22 Nadeau Dr., LLC	The Kane Co.	22 Nadeau Dr. Rochester, NH	\$1.15M	25,399 sf	Ind.	S
—	NAI Norwood Group	High Pine Props., LLC	—	1000 Rte. 11 Sunapee, NH	—	22,480 sf	Self Storage	S
MC Realty Props., LLC	Stebbins Comm'l. Props.	Polaris Charter School	Sierra Realty	138 Coolidge Ave., Manchester, NH	—	8,320 sf	School	L
Catamount Colchester	Redstone	GMS Realty	—	Colchester, CT	—	18 acres	30,150 sf to be built	S
—	CBRE/N.E.	Norfolk Kitchen & Bath	Jackman Comm'l. Realty	89 March Ave. Manchester, NH	—	4,000 sf	Ret.	L
Brady Sullivan Props.	Brady Sullivan Props.	Royal Palace Dance Studio	Jackman Comm'l. Realty	South Willow St. Manchester, NH	—	2,310 sf	Ret.	L
Fore Street Investments	Cardente R.E.	Devners Ketchum	—	322 Fore St. Portland, ME	—	1,229 sf	Off.	L
Fore Street Investments	Cardente R.E.	American Surgical	—	322 Fore St. Portland, ME	—	508 sf	Off.	L
—	Prolman Realty, Inv.	Title Cash of N.H.	—	4 Derry St. Hudson, NH	—	1,900 sf	Off./ Ret.	L
RRE VIP Mansfield, LLC	Chozick Realty, Inc.	—	—	Rte. 195 Storrs, CT	\$16.1m	359 units in 5 bldgs.	Res.	S
—	Cushman & Wakefield	Exeter Realty Capital Ptrs.	—	Franklin, MA and Taunton, MA	\$90m	1.2m s/f in 8 bldgs.	Ind.	S
The Connolly Ptrsp.	NAI Hunneman	Partners Healthcare at Home	McCall & Almy	152 Conant St. Beverly, MA	—	18,227 sf	Off.	L
Neweb Realty Trust	Perry Brokerage Assoc.	Patricia G. Cobb, CPA	Cottone Co. R.E.	Rte. 123 at Rte. 53 Hanover, MA	\$160,000	1,220 sf	Off.	S

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—	Development Assoc.	Clinical & Support Options, Inc.	Development Assoc.	8 Atwood Dr. Nothampton, MA	—	20,000 sf	Off.	L
—	—	Noble Westfield, LLC (Churchill & Banks)	—	495 East Main Rd. Westfield, MA	\$1,037,500	7,100 sf on 1.43 acres	Ret.	S
Beech Tree Commons Apts.	King & Newton, LLC Comm'l. R.E.	Beech Tree Apts. LLC	—	Great Barrington, MA	\$4.75m	4.53 acres	Res.	S
Mary Lee Stiegler	King & Newton, LLC Comm'l. R.E.	H&A Realty, LLC	—	Enfield, CT	\$1.93m	24,759 sf	Ret.	S
Ozzy Props.	NAI Hunneman	Shire Realty Corp.	—	127-28 Cambridge, St. Boston	\$3.2m	—	Ret.	S
—	Brenner Realtors and MG Comm'l. R.E.	Clock Tower Square, LLC	Brenner Realtors and MG Comm'l. R.E.	West Main Rd. Portsmouth, RI	\$1m	on 8.9 acres	Condo./Off. Site	S
Anthony Thomas	Anthony Thomas	TCG/AT&T	Hayes & Sherry	Promenade St. Providence, RI	—	11,376 sf	Off./Res.	L
10 Memorial Blvd. Owner, LLC	CB Richard Ellis	Providence-Warwick Convention & Visitors Bureau	Sweeney R.E. & Appraisal	10 Memorial Blvd. Providence, RI	—	5,889 sf	Off.	L
—	Boston Realty Advisors	Harold Brown and The Hamilton Co.	—	10-20 Armington St. 26 Allston St. 34 Gardner St., Allston, and 1799 Centre St., W. Roxbury, MA	\$18.5M	91 units in 4 bldgs.	Res.	S
243 Park St. Realty Trust	United Multi Family	243 Park St., LLC	—	241 Park St. No. Attleboro, MA	\$1.86M	24 units	Res.	S
Campanelli	Campanelli	Baker, Braverman & Barbadoro, P.C.	Colliers Int'l.	300 Crown Colony Quincy, MA	—	8,964 sf	Off.	L
404 Wyman LLC	404 Wyman LLC	Celerant Consulting	Cresa Boston	404 Wyman St. Waltham, MA	—	4,075 sf	Off.	L
CMI Property/Irene Realty Trust	Elliot & Co. LLC	CarMax	The Dartmouth Co.	212 Carnegie Row Norwood, MA	\$20M	125,000 sf facility on 10 acres to be razed for new bldg.	Ret.	S
—	—	SDL (Language Technology)	Cassidy Turley FHO	410 Totten Pond Rd. Waltham, MA	—	9,780 sf	Off.	L
—	—	SDL	Cassidy Turley FHO	201 Edgewater Dr. Wakefield, MA	—	18,763 sf	Off.	L
Heyman Props.	Heyman Props.	Equity One R.E.I.T.	Saugatuck Comm'l. R.E.	Norwalk, Westport & Darien, CT	\$79M	215,000 sf in 3 shopping ctrs.	Ret.	S
—	Levey Miller Maretz Comm'l. Realtors	—	Levey Miller Maretz Comm'l. Realtors	304 Dixwell Ave. New Haven, CT	\$95,000	1,404 sf	Ret.	S
Trumbull on the Green, LLC	Hodson Realty	Dr. Stephen Carr	—	6515 Main St. (Suite 86) Trumbull, CT	—	2,000 sf	Off.	L
—	Matthews Comm'l.	Villa Radiology Systems	Matthews Comm'l.	91 Willenbrock Rd. Oxford, CT	\$345,000	6,800 sf	Ind./Flex Condo	S
A&D Services	Colonial Props.	—	Matthews Comm'l.	207 Christian St. Oxford, CT	\$360,000	5,600 sf on 1.7 acres	Off./Whse.	S
RRE VIP Mansfield, LLC	Chozick Realty	—	Chozick Realty	Storrs, CT	\$16.1M	359 units in 5 bldgs.	Res.	S

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FBE Ltd.	Jones Lang LaSalle	Axinn Veltrop & Harkrider	RM Bradley Brokerage Co.	90 State House Square Hartford, CT	—	6,588 sf	Off.	L
Petack Bepaz LLC (Great Neck, N.Y.)	Northeast Private Client Group	Bright Stone Realty	Northeast Private Client Group	2 Lyon St. New Haven, CT	\$1.2M	12 units	Res.	S
T. Sendzinair, Inc.	R. Calabrese Agency, LLC	Renewable Heat Products, LLC	Cushman & Wakefield	55 Fulkerson Dr. Waterbury, CT	\$730,000	36,000 sf on 5 acres	Ind.	S
Lavelle Industries Inc.	Angel Comm'l. LLC	Joseph Cirillo and Seaview Plastic Recycling, Inc.	—	938 Crescent Ave. Bridgeport, CT	—	58,722 sf	Ind.	S
—	John D. Hastings, Inc.	Charles P. Flynn, P.C.	John D. Hastings, Inc.	35 Old Ridgefield Rd. Wilton, CT	—	1,400 sf	Off.	L
New Boston Fund, Inc.	New Boston Fund, Inc.	KS Ptrs.	KS Ptrs.	Rocky Hill, CT	—	620,000 sf in 8 bldgs.	Off.	S
—	Colliers Int'l.	Iglesia Jehovah Mi Roca	Colliers Int'l.	182 Walton St. Hamden, CT	—	8,247 sf	Meeting space for religious purposes	L
Orlando Development	Marcus & Millichap	Kleban Proprs.	Marcus & Millichap	1015 Boston Post Rd. Darien, CT	\$1.75M	6,000 sf	Mixed use	S
—	—	Grossman Cos. Inc. Summit Dev. and Ameritas Life Insurance Corp.	Grossman Cos. Inc. Summit Dev. and Ameritas Life Insurance Corp.	349 Lake Rd. Killingly, CT	\$3.2M	210,000 sf on 40 acres	Ind.	S
—	—	Case Concepts	Vidal/ Wettenstein	112 Prospect St. Stamford, CT	—	7,500 sf	Off.	S
Cummings Proprs.	Cummings Proprs.	PoroGen Corp.	—	35 Cabot Rd. Woburn, MA	—	30,000 sf	Off./Lab./ Mfg.	L
Hood Business Park LLC	Cushman & Wakefield	PHT Corp.	Cresa Boston	500 Rutherford Ave. Charlestown, MA	—	42,633 sf	Off.	L
Combined Proprs. Inc.	Combined Proprs. Inc.	Talx Corp.	Colliers Int'l.	2 Corporation Way Peabody, MA	—		Off.	L
Combined Proprs. Inc.	Combined Proprs. Inc.	USA Protect, LLC	McCall & Almy	2 Corporation Way Peabody, MA	—	Total 31,672 sf	Off.	L
Combined Proprs. Inc.	Combined Proprs. Inc.	—	Richards Barry Joyce & Ptrs.	2 Corporation Way Peabody, MA	—		Off.	L
Olympia Group Ptrsp.	Avison Young	CrunchTime! Information System, Inc.	Richards Barry Joyce & Ptrs.	129 Portland St. Boston	—	13,650 sf	Off.	L
Cole Development	NAI Hunneman	Silk Screen Printing, Inc.	NAI Hunneman	20 Old Colony Ave. South Boston, MA	—	13,500 sf	Ind.	L
Alexandria R.E. Equities	—	480 Biomedical, Inc.	Colliers Int'l.	480 Arsenal St. Watertown, MA	—	27,311 sf	Lab.	L
A.W. Perry	Perry Brokerage Assoc.	Varden Technologies, Inc.	Newmark Grubb Knight Frank	77 Franklin St. Boston	—	5,500 sf	Off.	L
Gray Eagle Corp.	The Geenty Group	Tai Phan Lam	The Geenty Group	11 Sycamore Way Branford, CT	—	768 sf	Ind.	L
Fairhaven Plaza	CBRE	Katz Proprs.	CBRE	221 Huttleston Ave. Fairhaven, MA	\$16.5M	81,000 sf on 9.4 acres	Ret.	S

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KGI Props.	CB Richard Ellis/ N.E. Ptrs. L.P.	Bentall Kennedy	—	300 Mishawum Rd. Woburn, MA	\$62.1	276,205 sf	Ret.	S
Cromwell Avenue Shops, LLC	Reno Props. Group	Indetail, LLC	—	396 Cromwell Ave. Rocky Hill, CT	\$4.5M	15,000 sf	Ret.	S
—	—	SweetFrog, LLC	Angel Comm'l.	623 Post Rd. Westport, CT	—	1,816 sf	Ret.	L
St. Anne's Credit Union	—	Child & Family Services Inc.	Kinnane Group	3057 Acushnet Ave. New Bedford, MA	\$1M	30,000 sf on 4 acres	Ret.	S
CMI Property Inc.	Elliot & Co., LLC	Gallery Automotive Group	—	147 Morgan Dr. Norwood, MA	—	12,000 sf	Ret.	L
North River Plaza	—	RK Centers	RK Centers	Rte. 139 Pembroke, MA	—	241,000 sf	Ret.	S
Sun Plaza, LLC	—	The Conservatory of Dance	Colliers Int'l.	151 Old Ridgefield Rd. Wilton, CT	—	3,600 sf	Ret.	L
Acton Woods Plaza	M&J Assoc.	Quilters Way	M&J Assoc.	340 Great Rd. Acton, MA	—	3,000 sf	Ret.	L
Garden City Center	The Wilder Cos.	LA Fitness	—	Cranston, RI	—	38,000 sf	Ret.	L
Westgate Plaza (Brixmoor Property Group)	Westgate Plaza (Brixmoor Property Group)	Game Play USA	—	Main St. Westfield, MA	—	2,800 sf	Ret.	L
Lakeview Center Assoc.	O,R&L Comm'l. LLC	See Us Grow	—	249 West Main St. Branford, CT	—	11,200 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	Verizon	—	Rte. 7 Norwalk, CT	—	2,350 sf	Ret.	L
Vincent Maietta	Cardente R.E.	Tropical Smoothie Café	—	45 Western Ave. So. Portland, ME	—	1,824 sf	Ret.	L
Plainville Crossing S.C.	CGI Mgmt.	Anytime Fitness	Stratton Group	Rte. 152 Plainville, MA	—	5,600 sf	Ret.	L
Plainville Crossing S.C.	CGI Mgmt.	Goochie's Restaurant	Stratton Group	Rte. 152 Plainville, MA	—	3,000 sf	Ret.	L
Plainville Crossing S.C.	CGI Mgmt.	Great Clips	Stratton Group and Dartmouth Co.	Rte. 152 Plainville, MA	—	1,000 sf	Ret.	L
Lakeview Shopping Center	Linear Retail Props., LLC	Orange Leaf Frozen Yogurt	Linear Retail Props., LLC	1734 Lakeview Ave. Dracut, MA	—	2,500 sf	Ret.	L
Heritage Cos.	Denenberg Realty Advisors	Greystar	Denenberg Realty Advisors	212 Bedford St. Abington, MA	\$37.5M	180 units	Res.	S
Mandravelis Trust	Prolman Realty, Inc.	St. Joseph's Hospital	Vear Comm'l. Props.	75 Northeastern Blvd. Nashua, NH	—	31,200 sf	Off./ Ind.	L
19 Connector Rd. Realty Trust	NAI Hunneman	3D Systems	Richards Barry Joyce & Ptrs.	19 Connector Rd. Andover, MA	—	57,600 sf	Ind./ Flex	L
South Main Plaza, LLC	Century 21 Commonwealth Comm'l.	The Blessing Barn (Compassion New England)	ERA Key Realty	146 South Main St. Milford, MA	—	10,000 sf	Ret.	L

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CRA Realty Trust	Northeast Comm'l. Realty	Lux Lounge	—	Montvale Place Stoneham, MA	—	1,000 sf	Ret.	L
CRA Realty Trust	Northeast Comm'l. Realty	TruStrength	—	Montvale Place Stoneham, MA	—	2,000 sf	Whse.	L
CRA Realty Trust	Northeast Comm'l. Realty	Calvary Baptist Church	—	Montvale Place Stoneham, MA	—	1,250 sf	Off.	L
CRA Realty Trust	Northeast Comm'l. Realty	Natural Healing of Asia	—	Montvale Place Stoneham, MA	—	1,150 sf	Ret.	L