

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

JANUARY 2013

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
Amico	Institutional Property Advisors	Steele Property Holding	Institutional Property Advisors	135 Derby Ave. New Haven, CT	\$11.2M	144 units	Res.	S
Fenway & Allen	United Multi Family	RCN	United Multi Family	10 Fenway St. and 11 Allen Ave. North Providence, RI	\$1.5M	24 units	Res.	S
SPUS05 Wood Alta at Indian Woods	CB Richard Ellis/ N.E. Ptrs.	Fairfield Indian Woods	—	Stoughton, MA	\$27.5M	154 units	Res.	S
Hobbs Brook Mgmt.	Wyman Street Advisors	MarketOne Int'l.	Cassidy Turley	610 Lincoln St. South Waltham, MA	—	21,674 sf	Off.	L
Hilltop Assoc.	Trevor Davis Comm'l. R.E.	Atty. Robert Bruce	—	438 Main St. Middletown, CT	—	—	Off.	L
Hilltop Assoc.	Trevor Davis Comm'l. R.E.	Cosys Systems LLC	—	Middletown, CT	—	—	Off.	L
Midfield Assoc.	Tom Ford	Omega Flex, Inc.	Trevor Davis Comm'l. R.E.	213 Court St. Middletown, CT	—	3,719 sf	Off.	L
Ottario & Letizia Monarco	Trevor Davis Comm'l. R.E.	Middletown Public Schools	Trevor Davis Comm'l. R.E.	670 Newfield St. Middletown, CT	—	1,026 sf	Off.	L
—	Trevor Davis Comm'l. R.E.	Apex Lighting Solutions	—	Middletown Business Park Middletown, CT	—	6,362 sf	—	L
—	Trevor Davis Comm'l. R.E.	Universal-Bach Transportation Services, Inc.	—	Middletown Business Park Middletown, CT	—	583 sf	Off.	L
—	Trevor Davis Comm'l. R.E.	Sabrina Cameron, MSW	—	Middletown Business Park Middletown, CT	—	393 sf	Off.	L
RAMO, LLC	Trevor Davis Comm'l. R.E.	Change, Inc.	Trevor Davis Comm'l. R.E.	98 Washington St. Middletown, CT	—	1,118 sf	Off.	L
Hilltop Assoc.	Trevor Davis Comm'l. R.E.	Newtech Installation USA	—	Middletown, CT	—	—	Off.	L
Hilltop Assoc.	Trevor Davis Comm'l. R.E.	Daniel G. Diaz Del	—	Middletown, CT	—	—	Off.	L
Lehman Bros. Holdings	Lehman Bros. Holdings	AvalonBay Communities Inc. and Equity Residential	AvalonBay Communities Inc. and Equity Residential	Boston	\$6.5 Billion	23,110 apts in 78 props. and 22,222 units	Res.	S
Orlando Development	Marcus & Millichap	Klehan Props.	—	1015 Boston Post Rd. Darien, CT	\$1.75M	6,000 sf	Mixed Use	S
Groveton Acquisitions	Hart Corp.	Manchester Capital Ptrs.	—	Groveton, NH	\$1.75M	500,000 sf on 100 acres	Ind.	S
Fortis Property Group	Hart Corp.	Yankee Veneer Corp.	—	Claremont, NH	\$600,000	249,000 sf on 29.5 acres	Ind.	S
Norman & Elizabeth Goulet	Stebbins Comm'l. Props.	Richard Rogers	Ben Nardi	41 Londonderry Tpke. Hooksett, NH	\$202,500	1,200 sf on 0.27 acres	Ret.	S
J.B. Brown	NAI The Dunham Group	Portland Phoenix	Cardente R.E.	65 West Commercial St. Portland, ME	—	1,300 sf	Off.	L
Neil Maietta	NAI The Dunham Group	Distributors, Inc.	—	42 Lewiston Rd. Gray, ME	—	3,000 sf	Whse.	L

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Northern Ventures	NAI The Dunham Group	CoreLogix	—	432 Elm St. Biddeford, ME	—	3,558 sf	Off.	L
BAJO	NAI The Dunham Group	Sea Salt Lobster	—	64 Industrial Park Rd. Saco, ME	—	5,000 sf	Ind.	L
Soley Wharf	NAI The Dunham Group	CEI Capital Mgmt.	Malone Comm'l.	100 Commercial St. Portland, ME	—	5,384 sf	Off.	L
Lois G. Roy Dickerman Trusts	Grubb & Ellis/ Northern N.E. and Stebbins Comm'l. Props.	James & Paula Bennett and Brady Sullivan Southside Manor	Bennett R.E. Brokerage	366 Huse Rd. Manchester and Weston Rd. Manchester, NH	\$7.12M	150 units	Res./ Ret.	S
82-86 Congress St., LLC	CBRE/ Portsmouth	Ameriprise Holdings Inc.	CBRE/ Portsmouth	25 Chestnut St. Portsmouth, NH	—	5,456 sf	Off.	L
—	CBRE/ Portsmouth	Lake Street Advisors	—	25 Chestnut St. Portsmouth, NH	—	5,483 sf	Off.	L
GMC Group LP	Marcus & Millichap R.E. Investment Services	Cluff Crossing Investment	—	108 Cluff Crossing Rd. Salem, NH	\$910,000	2,616 sf	Ret.	S
—	Lang McLaughry Comm'l.	Hanover Food Co-op	—	2 Buck Rd. Hanover, NH	—	10,000 sf	Off.	L
Donald O. Goodwin Props.	Lang McLaughry Comm'l.	Dana Silver, DPM	—	103 Hanover St. Lebanon, NH	—	1,200 sf	Off.	L
The Napoli Group	Lang McLaughry Comm'l.	AVADA Hearing Care Center	—	8 Interchange Dr. Lebanon, NH	—	1,000 sf	Off.	L
Pruna Holdings	Bennett R.E. Brokerage	Fortune Int'l.	ReMax Prestige	30-36 Amherst St. Manchester, NH	\$520,000	11 units	Ret./ Off.	S
Bruce Ruben	KW Comm'l.	New Biddeford LLC	—	289 Main St. Biddeford, ME	\$217,949	7,242 sf	Res./ Ret.	S
Westford Regency, LLC	O'Connell Hospitality Group	Empire South Props., LLC	O'Connell Hospitality Group	Westford, MA	\$10.5M	190 rooms, 20,000 sf conference space, 125 seat restaurant	Res./ Ret.	S
Tishman Speyer	Tishman Speyer	Iron Mountain	Jones Lang LaSalle	One Federal St. Boston	—	129,000 sf on 3 floors	Off.	L
Wellesley Rosewood Maynard Mill, LLC	Ajax Ptrs.	Acacia Communications	Avison Young	Maynard, MA	—	28,500 sf	Off.	L
Angelo, Gordon & Co. and National Development	Holliday Fenoglio Fowler, L.P.	Clarion Ptrs., LLC	—	33-41, 34, 44, Farnsworth St.; 332 & 374 Congress St.; and 263 Summer St. Boston	\$129.3M	407,368 sf	Off.	S
South Street Professional Bldg., LLC	O'Brien Comm'l. Props.	—	O'Brien Comm'l. Props.	24 South St. Hudson, MA	\$1.588M	15,000 sf	Off.	S
Farley White	Jones Lang LaSalle	Mimecast	Cassidy Turley	480 Pleasant St. Watertown, MA	—	33,669 sf	Off.	L

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The Fallon Co.	The Fallon Co.	Goodwin Proctor	The Fallon Co.	Northern Ave. Boston	—	360,000 sf	Off./Ret.	L
South Shore Medical Assoc., Inc.	The Conrad Group	—	—	5 Tarklin Ln. Kingston, MA	\$810,000	11,600 sf on 5.2 acres	Off.	S
Joel and Martha Whitehead Trustees	Conn. Comm'l. Realty	Joseph Wyspianski	Partner Props.	904 Route 32 Montville, CT	\$130,000	1,389 sf	Ret.	S
Green Automotive	Molisse Realty Group	Quirk Auto Dealers	Molisse Realty Group	955 Plain St. Marshfield, MA	—	Building on 4 acres	Ret.	S
Ice Chest Inc./ Huttleston Avenue Realty	Nery Corp.	On Ice Realty, LLC/ Ice House LLC	Neary Corp.	Rt. 6 Fairhaven, MA	—	2,450 sf on 1.2 acres	Ret.	S
—	Commercial Realty Advisors	Richard Prevet	Commercial Realty Advisors	5-6 Katie Marie Dr. Hyannis, MA	\$820,000	8 units	Res.	S
Fundy Circle Assoc.	CBRE/ The Boulos Co.	Kleinschmidt	CBRE/ Boulos Co.	6 Fundy Rd. Portland, ME	—	4,500 sf	Ind.	L
—	—	Plixer Int'l.	CBRE/ Boulos Co.	50 Park Square Kennebunk, ME	—	5,375 sf	Off.	L
295 KMD, LLC	CBRE/ The Boulos Co	Goodwill Industries of New England	CBRE/ Boulos Co.	295 Kennedy Memorial Dr. Waterville, ME	—	5,740 sf	Ind.	L
15 Washington St., LLC	—	Pan Tim Wood Products USA	CBRE/ The Boulos Co.	15 Washington Ave. Scarborough, ME	—	6,400 sf	Whse.	S
Central Maine Power	CBRE/ The Boulos Co.	Peter and Anita Paul	—	Rte. 236 Kittery, ME	—	22.81 acres	Ind.	S
Union Water Power Co.	CBRE/ The Boulos Co.	The Trust for Public Land	—	159 Canco Rd.	—	12.75 acres	Ind.	S
Atlantic Mgmt.	R.W. Holmes Realty Co., Inc.	Global Experience Specialists, Inc.	Cushman & Wakefield	90 Norfolk St. Mansfield, MA	—	24,000 sf	Off.	L
Sub Landlord	Richards Barry Joyce & Ptrs.	Mass. Assn. of Realtors	R.W. Holmes Realty Co.	60 Hickory Dr. Waltham, MA	—	9,715 sf	Off.	L
Office Realty Props., LLC	MG Comm'l.	Heitke Law Office, LLC	—	365 Eddy St. Providence, RI	—	2,550 sf	Off.	L
Rhode Island Mall	Cushman & Wakefield	RI Mall, LLC (Winstanley Ent. and Surrey Equities JV)	Eastern Retail Props.	Rte. 113 Warwick, RI	\$38M	450,000 sf	Ret.	S
Edgewood Home Builders, Inc.	Albert Realtors	SFH, Inc.	—	Hope Rd. and Phoenix Ave. Warwick, RI	\$1.75M	130 acres	Res.	S
(Renaissance Hotel) Sage Hospitality	(Renaissance Hotel) Sage Hospitality	Procaccianti Group	Procaccianti Group	Providence, RI	—	272 rooms	Res.	S
Textron Building	—	Partridge Snow & Hahn	Partridge Snow & Hahn	40 Westminster St. Providence, RI	—	30,000 sf	Off.	L
18-28 John F. Kennedy Blvd., L.P.	Boston Realty Advisors	Alliara, LLC	Boston Realty Advisors	18-28 J.F.K. St. Cambridge, MA	\$31.675M	12,150 sf 16 apts.	Ret./Res.	S

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Shepley Bulfinch Richardson	Cushman & Wakefield	Campbell Alliance Group	Cresa Boston	2 Seaport Lane Boston	—	6,459 sf	Off.	Sub L
M.J. Realty Trust II	United Multi Family	Albani Mgmt. Realty Trust	—	1-15 Lakeview Ave. Reading, MA	\$16.2M	92 apts.	Res.	S
Marlborough Elms, LLC	O'Brien Comm'l. Proprs.	Sandra & Anthony Antico R.E. LLC	—	289 Elm St. Marlborough, MA	\$2.9M	80,000 sf on 18.44 acres	Ind.	S
Battenkill Plaza	—	Kleban Proprs.	Marcus & Millichap	4713-4763 Main St. Manchester, VT	\$5.255M	16,739 sf	Ret.	S
Cornerstone R.E. Advisors	Richards Barry Joyce & Ptrs.	Ken's Foods, Inc.	Cassidy Turley	325 Turnpike Rd. Southborough, MA	\$15M	350,000 sf	Whse.	S
Campanelli	Cushman & Wakefield	30 Perwal Assoc., LLC	Cushman & Wakefield	30 Perwal St. Westwood, MA	—	101,000 sf	Off.	S
Village Square	John D. Hastings	Acadia Realty L.P.	Saugatuck Comm'l.	181 Main St. Westport, CT	\$14,138M	14,850 sf	Ret.	S
—	Marcus & Millichap (New Haven)	—	Marcus & Millichap (Boston)	3260 Berlin Tpke. Newington, CT	\$3.35M	10,478 sf in 2 bldgs. on 2.33 acres	Ret.	S
Redbrick Ptrs. REIT	Northeast Private Client Group	A New Jersey Fund	—	225 Taft Ave. Bridgeport, CT	\$2.65M	20 units	Res.	S
Watts Southwest Corner, LLC	Matthews Comm'l.	Pomeroy Enterprises LLC	Matthews Comm'l.	819 & 891 Straits Tpke. Middlebury, CT	\$1.3M	6 bldgs. on 8.9 acres	Off./ Ret.	S
Whitney Medical Ctr.	HK Group	2200 R.E. LLC	HK Group	2200 Whitney Ave. Hamden, CT	—	82,000 sf	Off.	S
Twenty Eight LP	HK Group	2080 R.E. LLC	HK Group	2080 Whitney Ave. Hamden, CT	—	52,000 sf	Off.	S
Bible Hill Assoc., LLC	The Geenty Group	Amy Smith Sroka	William Pitt Sotheby's	35 Main St. Essex, CT	\$725,000	4,087 sf	Off.	S
George Comfort & Sons	CBRE Group	Lake Ptrs.	Jones Lang LaSalle	4 High Ridge, Park Stamford, CT			Off.	L
George Comfort & Sons	CBRE Group	High Ridge Brands	Jones Lang LaSalle	5 High Ridge Park Stamford, CT		17,206 sf TOTAL	Off.	L
George Comfort & Sons	CBRE Group	Pastore, Shofi & Dailey, LLC	Jones Lang LaSalle	4 High Ridge Park Stamford, CT			Off.	L
90 Enfield St., LLC	Conn. Comm'l. Realty & Select Homes	Infini- Staff LLC	Merrigan & Lefebvre Realty	90 Enfield St. Enfield, CT	—	900 sf	Off.	L
SA Wintergreen, LLC	Institutional Property Advisors	UOB Eagle Rock Multi family Property Fund LP	Institutional Property	New Haven, CT	\$41.65M	294 units	Res.	S
Whisper Capital LLC and Plateley Assoc. LLC	Cushman Wakefield	Black Iron Stamford, LLC	Black Iron Stamford, LLC	23 Barry Place Stamford, CT	\$7.1M	194,000 sf on 11.77 acres	Ind./ Off.	S
J&S Brody Realty LLC	Drubner Comm'l. R.E.	1359 Assoc. LLC	Drubner Comm'l. R.E.	1359 Main St. Watertown, CT	\$700,000	12,700 sf on 5 acres	Ret.	S
First Stamford Place	Malkin Proprs.	Greenwich Investment Mgmt.	Malkin Proprs.	200 First Stamford Pl. Stamford, CT	—	3,796 sf	Off.	L

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National Development	Coldwell Banker Comm'l. NRT	Henri Jacques, LLC	Chandler Co., LLC	274 Franklin St. Boston	\$6.4M	21,397 sf	Mixed Use	S
Butterworth Realty Trust	Stebbins Comm'l. Props. Inc.	Burton Wire & Cable	—	1 Brookside West Rd. Hooksett, NH	\$2.95M	70,900 sf	Ind.	S
Centermark Props., Inc.	Jones Lang LaSalle	Good Start Genetics, Inc.	—	19 Blackstone Square Cambridge, MA	—	75,479 sf	Off.	L
Incresco	Richards Barry Joyce & Ptrs. LLC	Melick & Porter	Cresa Boston	One Liberty Sq. Boston	—	11,826 sf	Off.	L
Alexandria R.E. Equities, Inc.	Alexandria R.E. Equities, Inc.	ARIAD Pharmaceuticals	—	75/125 Binney St. Cambridge, MA	—	244,000 sf	Off./R&D	L
Related Cos.	Related Cos.	—	The Beal Cos.	The Clarendon Boston	\$6.5M	3,500 sf	Res.	S
—	Marcus & Millichap R.E. Investment Services	Mobil Gas Station	—	West Aron Rd. & West Main St. Avon, CT	\$1,862,500	—	Ret.	S
Arlington Finance Trust	Northeast Comm'l. Realty	Frames With A History	Northeast Comm'l. Realty	Mystic St. Arlington, MA	—	900 sf	Ret./Storage	L
Houston, TX developer	Cohen R.E.	Inland R.E.	—	Berlin Tpke. Newington, CT	\$17.5M	187,000 sf	Ret.	S
—	Paramount Ptrs.	The Grossman Cos.	The Grossman Cos.	1400 Bald Hill Rd. Warwick, RI	\$2.3M	24,360 sf	Ret.	S
Simon Malls (3 BS Realty LLC)	TRB & Assoc.	—	W.J. Nealon	1373 Broadway Saugus, MA	\$1.55M	6,000 sf	Ret.	S
The Grossman Cos.	Paramount Ptrs.	The Tile Shop	Atlantic Retail	1400 Bald Hill Rd. Warwick, RI	—	20,388 sf	Ret.	L
Wayland Group Realty Trust	NAI Hunneman	Katz Props.	NAI Hunneman	297 Boston Post Rd. Wayland, MA	\$6.3M	31,677 sf	Ret.	S
84 Newbury Ptrs. LLC	Nordlund Co.	Dr. Emad Younan	The Mega Group	84 Newbury St. Peabody, MA	\$2.025M	32,000 sf	Off.	S
Cumberland Farms, Inc.	—	Linear Retail Props., LLC	Linear Retail Props., LLC	219 Daniel Webster Hwy. Nashua, NH	\$1.45M	43,947 sf	Ret. Site	S
—	CalKain Props.	Linear Retail Props., LLC	Linear Retail Props., LC	285 Daniel Webster Hwy. Nashua, NH	\$3.75M	5,969 sf	Ret.	S
GLL R.E. Ptrs.	Cushman & Wakefield	Winstanley Enterprises and Surrey Equities	Eastern Retail Props.	Warwick, RI	\$3.8M	450,000 sf	Ret.	S
120 Stafford Street LP	Peckham Boston Advisors	120s LLC	Leon Renick	Worcester, MA	\$3.55M	45,000 sf	Ret./Off.	S
—	Marcus & Millichap	—	Marcus & Millichap	West Hartford, CT	\$1.875M	5,155 sf	Ret.	S
Shop Rite Plaza	Royal Props., Inc.	Greenwich Dance Studio Petite	Royal Props., Inc.	2000 West Main St. Stamford, CT	—	1,625 sf	Ret.	L
—	CBRE/ The Boulos Co.	Allagash Brewing	CBRE/The Boulos Co.	765 Warren Ave. Portland, ME	—	70,132 sf	Whse.	L
Several Sellers	MG Comm'l.	Family Medical Assoc.	Remax R.E. Center	Attleboro, MA	\$900,000	5,500 sf	Ret.	S
Development Sepcialists	Heritage Corp.	Safelite Glass	Denenberg Realty Advisors	1199 Washington St. West Newton, MA	—	7,000 sf	Garage/ Showroom	L