

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**FEBRUARY 2013**

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 FEBRUARY 2013

**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
—	Cushman & Wakefield	Novaya R.E. Ventures, LC	—	One & Two Executive Dr. Chelmsford, MA	\$23.45M	225,334 sf on 16 acres	Off.	S
Cap Realty Trust	The Wallace Co., LLC	New Life Counseling & Wellness Center	The Wallace Co., LLC	400-402 North Main St. Randolph, MA	\$890,000	8,500 sf	Off.	S
Emerald Realty Trust	CBRE/ New England	Horn Pond Apts., LLC	—	Woburn, MA	\$13M	92 apts on 2.6 acres	Res.	S
Commonwealth REIT	Cassidy Turley	New England Urgent Care	1st US Realty	Two Adams Place Braintree, MA	—	3,426 sf	Off.	L
Commonwealth REIT	Cassidy Turley	Penn Mutual Life Insurance	Cushman & Wakefield	Two Adams Place Braintree, MA	—	3,160 sf	Off.	L
—	Exit Realty Assoc.	49 Clipper Realty Trust	Exit Realty Assoc.	49 Gardner St. Allston, MA	\$617,500	10 room lodging house	Res.	S
Creative Development	R.W. Holmes	Planet Aid	Greater Boston Comm'l. Props.	289 Elm St. Milford, MA	\$1.25M	135,000 sf 7.62 acres	Mfg.	S
Marlborough Elms, LLC	O'Brien Comm'l. Props.	Sandra & Anthony Antico R.E. LLC	—	289 Elm St. Marlborough, MA	\$2.9M	80,000 sf on 6 acres & another 12 acres	Ind.	S
JLM Realty Corp.	Atlantic Props.	Plainfield Pixley Richards	—	71 Industrial Park Rd. Plymouth, MA	—	27,200 sf	Off./ Whse.	L
Salem Park Plaza	Salem Park Plaza	Linear Retail Props.	Linear Retail Props.	125 S. Broadway Salem, NH	\$8M	37,933 sf	Ret.	S
—	Jackman Comm'l. Realty, Inc.	BS Southside Manor, LLC	Jackman Comm'l. Realty, Inc.	Londonderry, NH	\$3.5M	66 apt.	Res.	S
Silverlake Wealth Mgmt.	Redstone	Vermont Kin	—	33 Blair Park Williston, VT	—	—	Off.	L
Foster R.E. Development	Foster R.E. Development	Remora, LLC	Redstone	23 Pond Ln. Middlebury, VT	—	17,000 sf	Off.	S
Maurice Katz Family	Grubb & Ellis/ Northern New England	209 Route 101 Realty, LLC	—	Bedford, NH	\$2.5M	26,553 sf	Ret.	S
Soaring Free Realty, LLC	Shea Comm'l. Props.	Richard and Kathleen Alimenti	—	59 Stiles Rd. Salem, NH	\$1.4M	15,560 sf	Off.	S
Chester College of New England	NAI Norwood Group	Bittersweet Blessings	—	20 Chester St. Chester, NH	\$225,000	10,115 sf in 2 bldgs. on 2.81 acres	Ret.	S
R-W Corp.	CBRE/ The Boulos Co.	295 KMD, LLC	Affiliated Realty	Kennedy Memorial Dr. Waterville, ME	—	26,472 sf on 8.75 acres	Ret./ Off.	S
Donald and Joann Dobrowski	Stebbins Comm'l. Props.	DHC R.E., LLC	—	722 East Industrial Park Dr. Manchester, NH	\$100,000	1,250 sf	Ind.	S
Rivermill Comm'l. Ctr.	Lang McLaughry Comm'l.	Dartmouth Hitchcock Medical Ctr.	—	Lebanon, NH	—	5,300 sf	Off.	L
Mall Apartments Trust	Northeast Private Client Group	Chestnut Realty Ptrs.	Northeast Private Client Group	68-91 Edbert St. Chicopee, MA	\$5.4M	94 units	Res.	S
215 Canal St., LLC	Stebbins Comm'l. Props., Inc.	MSI Mentis Sciences, Inc.	—	215 Canal St. Manchester, NH	—	30,000 sf	Ind.	L
—	Sullivan & Sullivan Auctioneers, LLC	—	—	10-28 Centennial Pl. Framingham MA	\$1.5M	22 units	Res.	S

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333 Columbia Rd., LLC	The Conrad Group, Inc.	Bob Sennett	—	333 Columbia Rd. Hanover, MA	\$1.7M	14,000 sf Strip	Ret.	S
Hero Flanders Rd. Family L.P.	Jones Lang LaSalle	MicroChem Corp.	Cresa Boston	200 Flanders Rd. Westborough, MA	—	76,000 sf	Off.	L
Crescent Ave. Co.	Burgess Props., Inc.	Cinco DeMayo Mexican Foods	Boston Metropolitan R.E.	224 Crescent Ave. Chelsea, MA	—	23,000 sf	Ind.	L
Multi-Employer Property Trust and Bentall Kennedy	CBRE/ New England	Executive Concepts	Boston Realty Advisors	30 Corporate Dr. Burlington, MA	—	7,727 sf	Off.	L
Multi-Employer Property Trust and Bentall Kennedy	CBRE/ New England	The New England Automated Clearing House	NAI Hunneman Comm'l. R.E.	35 Corporate Dr. Burlington, MA	—	4,605 sf	Off.	L
Multi-Employer Property Trust and Bentall Kennedy	CBRE/ New England	AlloCure	Richards Barry Joyce & Ptrs.	25 Corporate Dr. Burlington, MA	—	3,475 sf	Off.	L
Multi-Employer Property Trust and Bentall Kennedy	CBRE/ New England	Second Decimal	Duggan Realty Advisors	25 Corporate Dr. Burlington, MA	—	3,336 sf	Off.	L
Cummings Props.	Cummings Props.	Allergen, Inc.	—	200 Boston, Ave. Medford, MA	—	10,000 sf	Off.	L
Westgate HH LLC of Capmark Financial Group, Inc.	CBRE/ New York and CBRE/Hartford	Eagle Rock Advisors LLC of UOB Eagle Rock Multifamily Property Fund LP	Eagle Rock Advisors LLC of UOB Eagle Rock Multifamily Property Fund LP	New Haven, CT	\$12.25M	135 units	Res.	S
Trumbull on the Green, LLC	Hodson Realty, Inc.	6515 Main St., LLC	Hodson Realty, Inc.	6515 Main St. Trumbull, CT	—	25,000 sf	Off.	S
Mark Greenberg	—	Simsbury Bank	R.M. Bradley Co.	86 Hopmeadow St. Simsbury, CT	—	22,300 sf	Off.	L
—	—	—	Marcus & Millichap	So. Windsor, CT	\$32.2M	224,061 sf	Ind.	S
New Canaan Merritt Apts. LLC	Cushman & Wakefield	M2 Ptrs., LLC	Karp Assoc., Inc.	Maple and Park Sts. New Canaan, CT	\$8.375M	34 units in 4 bldgs. with 39,531 sf	Res.	S
—	DVB Comm'l. Realty	Chabad Lubavitch	Charter Realty	79 Newtown Tpke. Westport, CT	\$1.6M	—	Synagogue	S
LILEE Assn., LLC	Press/Cuozzo	Olde Ways LLC	Press/Cuozzo	1050 Sherman Ave. Hamden, CT	\$575,000	18,500 sf	Ind.	S
Ansonia R.E. Holdings, LLC	Fischer R.E.	Washington Mgmt., LLC	Comm'l. R.E. Group	East & West Main St. Ansonia, CT	—	398,107 sf in 2 bldgs. on 9.32 acres	Ind.	S
—	—	33 Church Hill Rd. LLC	Atherton & Assoc.	Newtown, CT	—	10,500 sf in 2 bldgs.	Off.	S
—	—	27 Church Hill Rd.	Atherton & Assoc.	27 Church Hill Rd. Newtown, CT	\$425,000	1,545 sf	Off.	S
Malkin Props	Malkin Props.	Herring Creek Capital	Jones Lang LaSalle	Stamford, CT	—	7,314 sf	Off.	L
—	—	Sugar & Olives	Vidal/Wettenstein	21 Lois St. Norwalk, CT	—	—	Ret.	L
—	—	Power Pak Packaging	Vidal/Wettenstein	18 Lois St. Norwalk, CT	—	6,000 sf	Ind.	L

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—	Levey Miller Maretz	—	Levey Miller Maretz	164-70 Middletown Ave. New Haven, CT	\$1.85M	—	Ind.	S
—	Institutional Property Advisors	Perpetual R.E. Ptrs. LP	Institutional Property Advisors	Spinnaker Sq. Spinnaker Wharf Milford, CT	\$31,800,138	107 apts. and 38,963 sf	Res./ Ret.	S
—	—	Wolff Ent. II LLC	—	Spinnaker Station Milford, CT	\$40,603,227	228 apts and 8,731 sf	Res./ Comm'l.	S
94 Wells Ave., LLC	Boston Realty Advisors	Hospice of the Good Shepherd	Donahue & Assoc.	90 Wells Ave. Newton, MA	\$2.835M	10,000 sf	Off.	S
183 Belgrade Realty Trust	United Multi Family	Hatfield Props., LLC	United Multi Family	183 Belgrade Ave. Roslindale, MA	\$2.6M	16 apts.	Res.	S
Back Bay Hotel	—	Loews Hotels & Resorts	Savills Hospitality Group	Berkeley & Stuart Sts. Boston	\$8M Renovation plus price	225 rooms	Res.	S
Settles Glass	Molisse Realty Group	Daniel Quirk of Quirk Auto Dealers	Molisse Realty Group	830 Plain St. Marshfield, MA	\$3.25M	40,000 sf to be built	Ret.	S
Riverside Storage Realty	The Conrad Group	Compressor World Steven Bergamesca & Matthew Mazanes	—	32 Riverside Dr. Pembroke, MA	\$1.26M	18,750 sf	Ind. Condo	S
Boston Kenmore Realty, LLC	CRG Comm'l.	Boston Common, LLC	Otis Realty	210 South St. Boston	\$1.4M	7,774 sf	Off. Condo	S
Braintree Executive Park Trust LLC	The Grossman Cos.	Systems & Methods, Inc.	The Grossman Cos.	150 Grossman Dr. Braintree, MA	—	6,200 sf	Off.	L
Ralph Pope	The Stubblebine Co./ CORFAC Int'l.	M&K Engineering	The Stubblebine Co./ CORFAC Int'l.	166 New Boston St. Woburn, MA	\$2.11M	Bld. on 2.65 acres	Ind.	S
B.E. Realty LP	Cushman & Wakefield	Escher Group Ltd.	Cresa Boston	133 Federal St. Boston	—	6,721 sf	Off.	L
186 Realty Trust	186 Realty Trust	Uber Technologies	NAI Hunneman	186 South St. Boston	—	3,201 sf		L
Log Cabin Realty Co.	Paramount Ptrs., LLC	The Grossman Cos.	The Grossman Cos.	1400 Bald Hill Rd. Warwick, RI	\$2.28M	24,520 sf	Ret.	S
The Grossman Cos.	The Grossman Cos.	The Tile Shop	Paramount Ptrs., LLC	1400 Bald Hill Rd. Warwick, RI	—	24,520 sf	Ret.	L
Gemini Ptrs.	Vidal/ Wettenstein	Bliss Pest Protection Services LLC	Rhys Comm'l.	185 East Ave. Norwalk, CT	\$1.225M	5,600 sf	Off.	S
Southwind Plaza The Wilder Cos.	Southwind Plaza The Wilder Cos.	Kohl's	Southwind Plaza The Wilder Cos.	Hyannis, MA	—	55,000 sf to be built	Ret.	L
Southwind Plaza The Wilder Cos.	Southwind Plaza The Wilder Cos.	Whole Foods Market	Southwind Plaza The Wilder Cos.	Hyannis, MA	—	26,000 sf to be built	Ret.	L
Luisa's Italian Pizzeria	—	Kahya Props., LLC	Grubb & Ellis/NNE	South River Rd. Bedford, NH	\$530,000	—	Ret.	S

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Exeter Commons Shopping Ctr. WJP Development	Summit Realty Ptrs.	Advance Auto Parts	Atlantic Retail	Portsmouth Ave. at Alumni Dr. Exeter, NH	—	7,500 sf	Ret.	L
Exeter Commons Shopping Ctr. WJP Development	Summit Realty Ptrs.	Great Clips	The Dartmouth Co.	Portsmouth Ave. at Alumni Dr. Exeter, NH	—	1,300 sf	Ret.	L
Brixmor Property Group	Brixmor Property Group	Aaron's	Great Dane Props.	Grafton St. Worcester, MA	—	5,888 sf	Ret.	L
Brixmor Property Group	Brixmor Property Group	Postal Plus	Discount Retail Store Services	Grafton St. Worcester, MA	—	1,600 sf	Ret.	L
Flatbush Charter Ptrs.	Paramount Realty Services	Dunkin' Donuts	R. Calabrese Agency, LLC	475 Flatbush Ave. Hartford, CT	—	3,400 sf	Ret.	L
Great American Donut, Inc.	R. Calabrese Agency, LLC	Dunkin' Donuts	R. Calabrese Agency, LLC	140 Albany Tpke. Canton, CT	—	1,600 sf	Ret.	L
Jamestown	Urban Meritage	No Rest for Bridget	Boston Urban Ptrs.	220 Newbury St. Boston	—	1,300 sf	Ret.	L
Jamestown	Urban Meritage	Oficio	NAI Hunneman	127-29 Newbury St. Boston	—	—	Off.	L
Jamestown	Urban Meritage	Steven Alan	The McDevitt Co.	172 Newbury St. Boston	—	—	Ret.	L
FBE Ltd. and Cammeby's Int'l.	Jones Lang LaSalle	Panera Bread	National Comm'l. Brokers	Main St. State House Sq. Hartford, CT	—	4,600 sf	Ret.	L
—	—	Hannaford Supermarkets	The Hampshire Cos.	Union St. Brandon, VT	—	20,000 sf	Ret.	S
Somers Crossing	Conn. Comm'l. Realty & Select Homes	Cutting Loose Salon J.M Carpedium, LLC	Conn. Comm'l. Realty & Select Homes	95 South Rd. Somers, CT	—	1,300 sf	Ret.	L