

New England Real Estate Journal

nerej

**SALES AND LEASES
TRANSACTION REPORT**

MARCH 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 MARCH 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
TA Assoc. Realty	Richards Barry Joyce & Ptrs.	Workflow One	Cresa Boston	1-5 Sassacus Dr. Westborough, MA	—	116,000 sf	Off./ Whse.	L
Innovation Center	Avenue Mgmt.	Safecor Health	Jones Lang LaSalle	317 New Boston St. Woburn, MA	—	30,140 sf	Flex Use	L
Capwood Assoc. III	Fischer R.E.	Mid-Western Conn. Council of Alcoholism	Fischer R.E.	100 Elizabeth St. Derby, CT	—	5,709 sf	Off.	L
U.S. Postal Service	CBRE/New England and CBRE/D.C.	Zyno Medical	R.W. Holmes Realty Co.	177 Pine St. Natick, MA	\$2.576M	27,000 sf	Flex	S
Noble Development	Marcus & Millichap	John Medeivos Cellular Sales (Verizon Wireless)	Marcus & Millichap	Westfield, MA	\$3.845M	—	Ret.	S
Noble Development	Marcus & Millichap	John Medeivos Cellular Sales (Verizon Wireless)	Marcus & Millichap	Worcester, MA		—	Ret.	S
39 Crosby Dr. Trust	Richards Barry Joyce & Ptrs.	Crosby Dr. Realty Trust	The Stubblebine Co./ CORFAC Int'l.	39 Crosby Dr. Bedford, MA	\$1.95M	38,481 sf on 5.57 acres	Ind./ Off.	S
Atlantic Bodwell Realty	The Conrad Group	Freeman Decorating Services	Cassidy Turley FHO and CASE Comm'l. R.E. Ptrs.	275 Bodwell St. and 27R Doherty Ave. Avon, MA	—	167,400 sf	Ind.	L
Technology Point Props.	O'Brien Comm'l. Props.	1st Energy	—	42 Nagog Park Acton, MA	—	3,550 sf	Off.	L
O'Brien Investment Mgmt.	O'Brien Comm'l. Props.	—	—	12 Craig Rd. Acton, MA	—	4,800 sf	Ind.	L
1732 Main St., LLC	O'Brien Comm'l. Props	Wolfram Research Inc. and Candlewick Group	—	1732 Main St. Concord, MA	—	—	Mixed Use	L
Yale Appliances	NAI Hunneman	Lacerta Group	—	240 Forbes Blvd. Mansfield, MA	\$4.3M	—	Off.	S
CMI Property Inc.	Elliot & Co.	GZA Geo Environmental	CBRE/ New England	249 Vanderbilt Ave. Norwood, MA	—	50,000 sf	Off.	L
Phoenix Syndicated Props.	Concord Comm'l. R.E.	Cheticamp Holdings	—	32 Broadway St. Pittsfield, NH	\$180,000	15,900 sf	Ind.	S
Liberty Props	Grubb & Ellis/N.N.E.	GL&V	Hirsch Props.	1 Cello Dr. Nashua, NH	—	87,000 sf	Ind.	L
Mary & Ken Shutts	Stebbins Comm'l. Props.	Colortyme	Summit Realty Ptrs.	338 Lincoln St. Manchester, NH	—	3,820 sf	Ret.	L
Realty Income	Paul McInnis, Inc.	Jay McSharry & Joel Harris	Summit Realty Ptrs.	2456 Lafayette Rd. Portsmouth, NH	—	3,663 sf.	Ret.	L
Bill Callahan	The Stubblebine Co./CORFAC Int'l.	State Electric Corp.	—	2-8 DeAngelo Dr. Bedford, MA	\$1.275M	on 2.65 acres	Ind./ Off.	S
Mh Danesh, LLC	Denenberg Realty Advisors	Bing Hov	Denenberg Realty Advisors	797 Washington St. Brookline, MA	\$1.85M	4 apts.	Res.	S
Dave Martel	Stebbins Comm'l. Props., Inc.	Continental Business Systems	—	542 Harvey Rd. Manchester, NH	\$345,000	—	Off./ Whse.	S
—	Parsons Comm'l. Group, Inc.	Consumer United	T3 Advisors	One Research Dr. Westborough, MA	—	22,000 sf	Off.	L
JSM Group, LLC	Yannios R.E. Investment Services	M and R Broadway Methuen, LLC	—	Methuen, MA	\$1.62M	18 apts.	Res.	S
Retals LLC	Brown & Wagner	Innoveer Solutions	Cresa Boston	280 Summer St. Boston	—	7,204 sf	Off.	L

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 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
James Mega and Greenwood Mgmt. Props., LP	Marcus & Millichap	RCG, LLC	Marcus & Millichap	Cedar St., Washington St. Smith St., Beacon St. Greenwood, Somerville, MA	\$.755M	22 units	Res.	S
Cedarwood Village, LLC	United Multi Family	Cedarwood Village Apts., LLC	—	272, 282, 292 Bedford St. Abington, MA	\$3M	32 units	Res.	S
The Finch Group	Avison Young	MaidPro	Jones Lang LaSalle	77 North Washington St. Boston	—	13,889 sf	Ind.	L
Kenwood Realty, LLC	Hayes & Sherry	Tunstall	Hayes & Sherry	100 Freight St. Pawtucket, RI	—	85,000 sf	Ind.	L
—	Peter M. Scotti Assoc., Inc.	—	Peter M. Scotti Assoc., Inc.	99 South Bond St. Pawtucket, RI	\$485,000	24,600 sf	—	S
Julio's Restaurant	Capstone	Jacky's Galaxie Restaurant	Capstone	1488 Mineral Spring Ave. No. Providence, RI	\$850,000	7,848 sf	Ret.	S
Ben Viti	Paramount Props., Group	D3 Logic	Mg Comm'l. R.E.	85 Commercial Way Providence, RI	—	17,920 sf on 1.91 acres	Whse.	L
Lincoln Environmental Props.	Paramount Props., Group	Ansell Healthcare LLC	—	333 Washington Hwy. Smithfield, RI	—	5,120 sf	Whse.	L
—	Albert Realtors	—	—	961 Dyer Ave. Cranston, RI	—	1,000 sf	Ret.	L
Saracen Props and Gate Residential J.V.	Saracen Props., LLC	Hines Interests	—	36 River St. Waltham, MA	\$13.5M	4 acres	Res.	S
Kenwood Realty, LLC	Hayes & Sherry (Cushman & Wakefield)	Tunstall	Hayes & Sherry (Cushman & Wakefield)	100 Freight St. Pawtucket, RI	—	85,000 sf	Off.	L
Clarion Ptrs. (Waltham Woods Corporate Center)	Richards Barry Joyce & Ptrs.	Fieldwork Boston, Global Advanced Metals, NKT Therapeutics, Windjammer Capital Investors and Winter Wyman	—	880 and 890. Winter St Waltham, MA	—	55,000 sf Plus	Off.	L
883 Whalley Avenue, LLC	—	Dr. Shyam Desai	ReMax Right Choice	883 Whalley Ave. New Haven, CT	—	—	Off.	L
J&R Trust	Conway Comm'l.	Dorchester Awning Co.	Atlantic Props.	9 Gallen Rd. Kingston, MA	\$1.075M	—	Ind.	S
—	R.M. Bradley Brokerage Co.	National Alliance on Mental Illness Conn.	R.M. Bradley Brokerage Co.	576 Farmington Ave. Hartford, CT	—	3,300 sf	Off.	L
CVS Pharmacy	Marcus & Millichap	—	Marcus & Millichap	1075 Broadway Saugus, MA	\$9.361M	—	Ret.	S
Great Point Investors	Colliers Int'l.	John J. Flatley Co.	—	15-45 Dan Road Canton, MA	—	276,124 sf	Off/Flex/R&D/Whse.	S
RK Associates	Parsons Comm'l. Group	CLP	Greater Boston Comm'l. Props.	Rte. 20 Marlborough, MA	—	4,000 sf	Off.	L
Capital Group Props.	Greater Boston Comm'l. Props.	—	—	Rte. 2 Acton, MA	—	60,913 sf	Flex	L
—	Grubb & Ellis	Grinnell Mechanical	Stubblebine Co./ (CORFAC Intl.)	21 Ray Ave. Burlington, MA	\$975,000	—	Ind.	S
—	Newmark Grubb Knight Frank	Boathouse Group	Paradigm Props.	260 Charles St. Waltham, MA	—	11,000 sf	Ind.	L

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 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
31 West Street Trust	Quinn Assoc.	Trans Atlantic Enterprises	Quinn Assoc.	31 West St. Randolph, MA	\$850,000	10,400 sf	Off.	S
The Grossman Cos.	The Grossman Cos.	Hyper Active Multimedia	The Grossman Cos.	1266 Furnace Brook Pkwy. Quincy, MA	—	3,200 sf	Off.	L
—	CBRE/ New York	Equity Residential	CBRE/ New England	Avon, CT	\$22.25M	163 units	Res.	S
Anthony DePaola and Vincent DePaola	Levey Miller Maretz Comm'l. R.E. Services	A-Plus Building Supply	Levey Miller Maretz Comm'l. R.E. Services	171 McDermott Rd. North Haven, CT	—	9,000 sf on 3 acres	Ind.	L
—	Broder Comm'l. R.E.	—	William Raveis	47 North Main St. West Hartford, CT	\$600,000	3,412	Off.	S
JJ and J Realty, LLC	Colonial Proprs.	118 Evergreen, LLC	Baldwin Pearson Realty	108-114 Evergreen St. Bridgeport, CT	\$200,000	4,350 sf on 16 acres	Off.	S
Mattapoissett Proprs.	O,R & L Comm'l.	Capstone Proprs.	O,R & L Comm'l.	360 Bloomfield Ave. Windsor, CT	\$5.6M	64,137 sf on 4 acres	Off.	S
—	—	GHP Office Realty	GHP Office Realty	83 East Ave. Norwalk, CT	—	40,000 sf	Off.	S
Griffin Land	Griffin Land	J.B. Hunt Transport	CB Richard Ellis	75 International Dr. Windsor, CT	—	24,000 sf	Ind.	L
—	The Landis Group	Abbey National Treasury Services	—	400 Atlantic St. Stamford, CT	—	18,000 sf	Off.	L
SCK Proprs.	The Proto Group	Cameo Metal Products	Matthews Comm'l. Proprs.	38 Lancaster Dr. Beacon Falls, CT	\$1.6M	26,000 sf	Ind.	S
WTE 1020 Sherman LLC	Press/Cuozzo Comm'l. Services	Ducibella Venter & Santoro	—	1004 Sherman Ave. Hamden, CT	—	3,400 sf	Off./ Flex	L
Three Queens One King, LLC	Comm'l. R.E. Group	GAD, Inc.	R. Calabrese Agency	110 Robert Jackson Way Plainville, CT	—	2,400 sf	Off.	L
New Lots Avenue, LLC	Levey Miller Maretz	Trauma Treatment Assoc.	Pearce Comm'l.	442 Orange St. New Haven, CT	—	—	Off.	L
Parish Farm Ptrs.	The Geenty Group	Celldex Therapeutics, Inc.	Jones Lang LaSalle	688 East Main St. Branford, CT	—	6,600 sf	Off.	L
Malkin Proprs.	Malkin Proprs.	Acosta Mosaic Group	SCA Comm'l. R.E. and Transwestern	Norwalk, CT	—	16,600 sf	Off.	L
—	—	ReSet	R.M. Bradley Brokerage Co.	99 Pratt St. Hartford, CT	—	4,646 sf	Off.	L
Capital Group Proprs., Inc.	Greater Boston Comm'l. Proprs., Inc.	—	—	Rte. 2 Acton, MA	—	60,913 sf	Off./ Flex	L
—	—	Planet Aid	Greater Boston Comm'l. Proprs., Inc.	47 Summer St. Milford, MA	\$1.25M	135,000 sf on 7.62 acres	Ind.	S
Malden Frame Realty Trust	The Stubblebine Co.	T. Marzetti Co.	The Stubblebine Co.	20 Kendrick St. Wareham, MA	—	70,000 sf on 8.62 acres	Dist.	L
Almy Corp.	Marcus & Millichap	Steven Kachanian (Klosed, LLC)	Marcus & Millichap	250 Main St. Winchendon, MA	\$1.15M	15,000 sf	Ret.	S
Levine Investments LP	Marcus & Millichap	Rite Aid (Brennan Frost) LLC	Marcus & Millichap	331 Main St. Nashua, NH	\$3,262,500	15,086 sf	Ret.	S
Beacon Hills Apts., LLC	CBRE/N.E.	The Copley Group	—	24 Joy St., 88 West Cedar St., Boston	—	16 units	Res.	S

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of MARCH 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
Digital Credit Union	—	Lexvest Parker LLC	O'Brien Comm'l. Props.	141 Parker St. Maynard, MA	\$1.37M	29,299 sf	Off.	S
Synergy Investments	CBRE/N.E.	Life is good	NAI Hunneman	51 Melcher St. Boston	—	21,682 sf	Off.	L
King St. Props.	Richards Barry Joyce & Ptrs.	SynapDx Corp.	Cassidy Turley	4 Hartwell Pl. Lexington, MA	—	10,724 sf	Lab.	L
King St. Props.	Richards Barry Joyce & Ptrs.	Promedior, Inc.	T3 Advisors	101 Hartwell Pl. Lexington, MA	—	7,700 sf	Lab.	L
—	The Conrad Group	Environmental Experts	The Conrad Group	106 Longwater Dr. Norwell, MA	—	3,200 sf	Off.	L
—	Marcus & Millichap	—	Marcus & Millichap	650 Wolcott St. Waterbury, CT	\$12.2M	146,930 sf	Ret.	S
Pyramid Construction Group	Pearce R.E. Co.	Shop Rite/ Wakefern	Pearce/George J. Smith Comm'l.	North Haven, CT	—	60,000 sf	Ret.	L
City of Boston	Office of Business Development	Foodie's Market	Foodie's Market	230 West Broadway Boston	\$1.4M	8,500 sf	Ret.	S
Center Seven	Royal Props.	Massage Envy	Royal Props.	607 Main Ave. Norwalk, CT	—	3,100 sf	Ret.	L
Center Seven	Royal Props.	Jake's Wayback Burger	Royal Props.	607 Main Ave. Norwalk, CT	—	2,000 sf	Ret.	L
Leveraged Equities, Ltd.	Colonial Props.	Prime 16 Tap House & Burgers	—	464 Boston Post Rd. Orange, CT	—	5,000 sf	Ret.	L
Somers Crossing	Conn. Comm'l. Realty & Select Homes	Anytime Fitness	CGT Enterprises, LLC	95 South Rd. Somers, CT	—	4,500 sf	Ret.	L
—	CBRE/N.E.	Norfolk Kitchen & Bath	Jackman Comm'l. Realty	89 March Ave. Manchester, NH	—	4,000 sf	Ret.	L
Bierbrier Development	Bierbrier Development	Edible Arrangements	—	Rts. 110 & 125 Haverhill, MA	—	1,795 sf	Ret.	L
56-72 Granite Street Trust	The Grossman Cos.	Burger King	The Grossman Cos.	56-72 Granite St. Quincy, MA	—	3,500 sf	Ret.	L
—	The Davis Co.	—	The Davis Co.	100 Rustcraft Rd Dedham, MA	\$21M	493,000 sf	Office/ R&D	L
—	The Davis Co.	—	The Davis Co.	150 Blackstone River Rd. Worcester, MA	\$4.25M	612,000 sf		L
South Street Realty, LLC	O'Brien Comm'l. Properties, Inc.	Integrate.com		239 South St. Hopkinton, MA		2,504 sf	Office	L
Armand Froment	Fontaine RE	Joshua Realty, LLC	Century 21 Commonwealth	1 Lloyd St. Blackstone, MA	\$165,000	4,000 sf	—	S
Brooks Properties	Brooks Properties	Personal Movers	Stubblebine Co	100A Glenn St. Lawrence, MA	—	26,100 sf	Ind.	L
Hanover Ins.	Kelleher & Sadowsky	Fallon Total Care	Cushman & Wakefield	100 North Parkway Worcester, MA	—	23,500 sf	Office	L
Nordblom Co.	Jones Lang LaSalle	NetBrain Technologies	Jones Lang LaSalle	65 Network Dr. Burlington, MA	—	180,000 sf	Office	L
Concord Elks	Avison Young	New Life Community Church	—	221 Baker Ave. Concord, MA	\$2.18M	6.3 acres	Land	S