

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**APRIL 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 APRIL 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
Intercontinental R.E. Corp.	Jones Lang LaSalle	Nuance Communications, Inc.	Newmark Grubb Knight Frank	675 Mass. Ave. Cambridge, MA	—	27,500 sf	Off.	L
Tranzon Auction	—	Joseph Props., LLC	—	730 Madison St. Wrentham, MA	\$1.04M	24,000 sf	Off.	S
Baker Ave. Appreciation LLC	O'Brien Comm'l. Props.	J.F. White	—	336 Baker Ave. Concord, MA	—	2,500 sf	Off.	L
NIP Owner, LLC	Stubblebine Co./ CORFAC Int'l.	TerraTherm, Inc.	Stubblebine Co./ CORFAC Int'l.	151 Suffolk Ln. Gardner, MA	—	67,200 sf	Flex/ Ind.	L
—	—	Keystone Ptrs.	Cresa Boston	67 South Bedford St. Burlington, MA	—	7,596 sf	Off.	L
—	—	Toscano Restaurant	CGI Mgmt. Inc.	52 Brattle St. Cambridge, MA	—	3,400 sf	Ret.	L
—	—	Holiday Mfg.	Re/Max Executive Realty	4 Tripp St. Framingham, MA	\$740,000	16,857 sf	Ind.	S
—	—	Mill St. Property, LLC	Re/Max Executive Realty	4 Mill St. Bellingham, MA	\$375,000	4,800 sf on 1.5 acres	Off.	S
Airport Mall	Charter Realty & Development	Bangor Furniture & Mattress	—	Bangor, ME	—	14,400 sf	Ret.	L
—	—	—	KW Comm'l.	17 Howe St. Lewiston, ME	\$114,500	3,363 sf	Res.	S
Avco Realty Trust	Parsons Comm'l. Group, Inc.	—	—	25 Avco Rd. Haverhill, MA	\$950,000	12,375 sf	Flex	S
Fairlane Columbia, LLC	Fairlane Props.	Amplify Learning	Cushman & Wakefield of Mass.	1035 Cambridge St. Cambridge, MA	—	6,317 sf	Off.	L
ASB R.E. Investments and Lincoln Property Co.	Richards Barry Joyce & Ptrs.	IKEA	—	100 Technology Ctr. Dr. Stoughton, MA	—	101,065 sf	Ret.	L
The Abbey Group	The Abbey Group	—	—	45 Province St. Boston	\$4.01M	—	Res.	S
Charlesgate Multifamily	Charlesgate Multifamily	69 Gainsborough St., LLC	—	69 Gainsborough St. Boston	\$4.6M	—	Res.	S
Sleepy Hollow Development	CBRE/ The Boulos Co.	Running with Scissors	CBRE/The Boulos Co.	250 Anderson St. Portland, ME	—	16,021 sf	Ret.	L
Sleepy Hollow Development	CBRE/The Boulos Co.	—	CBRE/The Boulos Co.	561 Forest Ave. Portland, ME	—	5,600 sf	Ret.	S
Arbors of Bedford	Arbors of Bedford	LCB Senior Living, LLC	LCB Senior Living, LLC	70 Hawthorne Dr. Bedford, NH	—	50 units	Res.	S
Kennebec Landing LLC	Kennebec Landing LLC	KA, LLC	KW Comm'l.	1-2 Kings Arms Rd. Bath, ME	\$1.17M	20 units	Res.	S
Pomeroy Assoc. LLC	Redstone	Tootsies Mini Spa	Redstone	166 Battery St. Burlington, VT	—	1,600 sf	Ret.	L
Catamount Holding Co.	Redstone	Brownledge Foundation Inc.	Redtone	1 Mill St. Burlington, VT	—	1,028 sf	Off.	L
Linden Street Property LLC	Redstone	Vermont Information Consortium, LLC	Redstone	147 State St. Burlington, VT	—	2,432 sf	Off.	L

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Shandon, Inc.	Grubb & Ellis/ Northern New England	25 Nimble Hill Rd., LLC	Minco Corp.	25 Nimble Hill Rd. Newington, NH	\$4.25M	140,885 sf	Ind.	S
Mystic Brook, LLC	Bennett R.E. Brokerage	Housing Benefits	Great Bridge Props.	641 Hayward St. Manchester, NH	\$190,000	13,000 sf lot	Res.	S
—	Jackman Comm'l. Realty, Inc. and CBRE/New England	Norfolk Kitchen and Bath	Jackman Comm'l. Realty, Inc.	89 March Ave. Manchester, NH	—	4,000 sf	Ret.	L
Hooksett Land Development	Realty Ptrs., N.E.	Tap House & Grill	—	Hooksett Rd. Hooksett, NH	—	5,000 sf	Ret.	L
The Davis Cos.	Cushman & Wakefield	Appleseeds Brands	Cassidy Turley	Middleton, MA	—	43,000 sf	Off.	L
The Davis Cos.	The Davis Cos.	SAS Institute, Inc.	—	Middleton, MA	—	50,000 sf	Off.	L
Diamond- Sinacori	Paramount Props.	Sweet Frog	M&J Assoc., Inc.	1899 Ocean St. Marshfield, MA	—	1,815 sf	Ret.	L
High Street Props.	Morello R.E. Group	—	—	41-43 Crescent St. Charlestown, MA	\$1.385M	6 units in 4,800 sf	Res.	S
—	Casler & Co.	Builders Assn. of Greater Boston	Atlantic Comm'l.	240 Bear Hill Rd. Waltham, MA	—	1,578 sf	Off.	L
Carolyn's Folly Inc.	O'Brien Comm'l. Props. Inc.	R-Squared	—	56 Newhall St. Lowell, MA	—	—	Ret.	S
R&G Ptrs. LLC	O'Brien Comm'l. Props. Inc.	Time Value Property Exchange	—	2352 Main St. Concord, MA	—	2,380 sf	Off.	L
Hudson Advisors	NAI Hunneman	Howland Development	—	1 Jewel Dr. Wilmington, MA	\$4.1M	200,000 sf	Off./ R&D/Whse.	S
Murray Hills Inc.	NAI Hunneman	Janis Research Co. LLC	—	225 Wildwood Ave. Woburn, MA	\$4.34M	68,000 sf	Whse.	S
Meditech	CB Richard Ellis	Global Technology Systems	Cresa Boston	550 Cochituate Rd. Framingham, MA	—	8,245 sf	Off.	L
Carpionato Props.	Carpionato Props.	Dr. Lori Polacek	Hayes & Sherry	Cranston, RI	—	2,030 sf	Off.	L
Spring Green Corp.	M. Scotti & Assoc.	Prime Automotive	M. Scotti & Assoc.	1190 Warwick Ave. Warwick, RI	—	84,193 sf	Ind./ Off.	L
John B. McNulty Co.	Paramount Props. Group, Inc.	Christopher Belleau	—	32 Curtis St. East Providence, RI	\$260,000	6,700 sf	Ind.	S
DBS Development LLC	Paramount Props. Group, Inc.	Ameriprise Financial, Inc.	—	300 Jefferson Blvd. Warwick, RI	—	3,440 sf	Ret.	L
—	—	Tower Construction	Capstone Props.	288 Lincoln Ave. Warwick, RI	—	10,165 sf	Ind.	L
—	MG Comm'l. R.E. Services	Miller's Roast Beef	—	1592 Mineral Spring Ave. No. Providence, RI	—	3,000 sf	Ret.	L
Prudential Insurance Co. of America JV	Prudential Insurance Co. of America JV	Mack-Cali Realty Corp.	Mack-Cali Realty Corp.	Revere and Malden, MA	\$88M	412 units	Res.	S
39 JFK LLC	Boston Realty Advisors	—	—	39 JFK St. Cambridge, MA	\$33.15M	20,570 sf	Ret./ Off.	S
Shops at Quonset Point	New Boston Fund	BankNewport	—	No. Kingstown, RI	—	2,000 sf Land Site	Ret.	L

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First Colony Development	CBRE New England	Park Place International	Avison Young	100 Crowley Dr. Marlborough, MA	—	17,849 sf	Off.	L
Commodore Realty LLC	Conway Comm'l.	Robert Falconi	—	Rte. 3A	\$3.232M	30 apts.	Res.	S
Alexander Family Realty Trust	Conway Comm'l.	Senior Housing Development LLC	—	Hanson/ E. Bridgewater, MA	\$750,000	5.05 acres to build 40,000 sf	Res.	S
Greater Norwalk Area Credit Union	Southpoint Group	Local Investor	Southpoint Group	12 Fitch St. Norwalk, CT	\$750,000	15,860 sf	Mixed Use	S
Combined Proprs.	Combined Proprs.	Community Action Programs Inter-City Inc. Shipped Fresh Produce and State Garden	—	191-201 Williams St. Chelsea, MA	—	43,810 sf	Ret.	L
Equity Office Proprs.	Equity Office Proprs.	Winslow Evans and Crocker	Cresa Boston	175 Federal St. Boston	—	23,088 sf	Off.	L
Skanska USA Comm'l Development	Skanska USA Comm'l Development	Foundation Medicine, Inc.	—	150 Second St. Cambridge, MA	—	61,591 sf	Off.	L
Normandy R.E. Ptrs.	Normandy R.E. Ptrs.	Emerson Hospital	Avison Young	300 Baker Ave. Concord, MA	—	80,785 sf	Off.	L
—	Atlantic Comm'l. R.E., LLC	Eastern Foundry & Fittings, LLC	Quinn Assoc., Inc.	76 Production Rd. Walpole, MA	—	15,311 sf	Ind.	L
Andrew Goodwin	Glickman Kovago & Co.	Capital Realty Advisors, LLC	—	619 Southridge St. Auburn, MA	—	18,000 sf on 3 acres	Ret.	S
Intown West Assoc. L.P. and Westtown LLC	Institutional Property Advisors	UOB Eagle Rock Multifamily Property Fund LP	—	Harford, CT	\$29.5M	597 units	Res.	S
—	—	GHP Office Realty	GHP Office Realty	83 East Ave. Norwalk, CT	—	40,000 sf	Off.	S
David Anspach	Silver Pine R.E.	Family & Children's Agency	CBRE Group	140 Water St. Norwalk, CT	—	9,000 sf	Off.	L
215 Church Street LLC	Press/Cuozzo	Net215 Church, LLC	Frank Micali	215 Church St. New Haven, CT	\$1.9M	11,306 sf	Off.	S
Griffin Land & Nurseries	CB Richard Ellis	Hanover Insurance Group	CLW R.E. Services	5&7 Waterside Crossing Windsor, CT	—	34,100 sf	Off.	L
Cucinelli Proprs. LLC	Levey Miller Maretz	Christopher DUBY, Atty. at Law	Dow Realty	2558 Whitney Ave. Hamden, CT	—	1,334 sf	Off.	L
—	—	Samson Dental	HK Group	1023 Main St. Bridgeport, CT	—	—	Off.	L
—	—	Save Our Youth	HK Group	1023 Main St. Bridgeport, CT	—	—	Off.	L
Davis Realty	O, R & L Comm'l.	The School of Rock	The New Haven Group	845 Boston Post Rd. Madison, CT	—	3,000 sf	School	L
—	—	MCP Medical LLC	Marcus Ptrs.	40 Cross St. Norwalk, CT	—	70,000 sf	Off.	S
—	Matthews Comm'l. Proprs.	Beardsworth Group Inc.	Matthews Comm'l. Proprs.	1085 Waterbury Rd. Thomaston, CT	—	14,000 sf	Ind./Off.	L

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Matrix Corporate Ctr.	Matrix Corporate Ctr.	Boehringer Ingelheim Pharmaceuticals, Inc.	Cushman & Wakefield	Ridgebury Rd. Danbury, CT	—	—	Ind. Off.	L
CRCP Pleasant St. LLC	Richards Barry Joyce & Ptrs., LLC	Normandy R.E. Ptrs.	Normandy R.E. Ptrs.	15 Pleasant St. Framingham, MA	\$5.5M	95,000 sf	Off.	S
Manchem LLC	Development	Polymer Corp.	The Stubblebine Co.	One Third St. Palmer, MA	—	58,000 sf	Ind.	L
Abbey Road Advisors LLC	Cushman & Wakefield	Vatti- Manhattan Group	Angel Comm'l. LLC	1000 Bridgeport Ave. Shelton, CT	—	3,494 sf	Off.	L
Commonwealth REIT	Cassidy Turley	Dellbrook Construction	Cushman & Wakefield	One Adams Pl. Quincy, MA	—	9,943 sf	Off.	L
Commonwealth REIT	Cassidy Turley	Grossman Cos.	Grossman Cos.	One Adams Pl. Quincy, MA	—	7.195 sf	Off.	L
Jose & Maria Henriques	United Multi Family	Hildreth Apts., LLC	United Multi Family	50 Hildreth St. Lowell, MA	\$1.8M	24 units	Res.	S
Paramount Realty Assoc. LP	CBRE	Art of the Event	Burgess Props.	353 Middlesex Ave. Wilmington, MA	—	32,676 sf	Ind.	L
—	CBRE	Swagelock Conn.	Vidal/ Wettenstein	25 Village Ln. Wallingford, CT	—	13,500 sf	Ind.	L
Liberty Square Holdings	NAI Hunneman	Coumbia Laboratories, Inc.	Avison Young	4 Liberty Sq. Boston	—	3,309 sf	Off.	L
Blue Seals Corp.	Norwood Group	Liberty Utilites	Jackman Comm'l. Realty	15 Buttrick Rd. Londonderry, NH	\$1.8M	24,500 sf	Off.	S
ASB R.E. and Lincoln Prop. Co.	Richards Barry Joyce & Ptrs., LLC	IKEA	Cushman & Wakefield	100 Technology Center Dr. Stoughton, MA	—	101,065 sf	Whse./ Dist.	L
Charter Realty and Development	Charter Realty and Development	Bangor Furniture & Mattress	—	Bangor, ME	—	14,400 sf	Ret.	L
V&E Enterprises	CBRE/The Boulos Co.	Hobby Lobby	—	Stillwater Ave. Bangor, ME	—	55,000 sf	Ret.	L
V&E Enterprises	CBRE/The Boulos Co.	Buffalo Wild Wings	—	Stillwater Ave. Bangor, ME	—	7,200 sf	Ret.	L
Nordblom Co.	Nordblom Co.	Kings Bowl	Nordblom Co.	Burlington, MA	—	27,250 sf	Ret.	L
Bierbrier Development	Bierbrier Development	Men's Warehouse	—	Wellington Circle Medford, MA	—	5,483 sf	Ret.	L
Bierbrier Development	Bierbrier Development	Beach Bum Tanning	—	Wellington Circle Medford, MA	—	3,207 sf	Ret.	L
New Boston Fund	New Boston Fund	Bank Newport	New Boston Fund	Quonset Point No. Kingstown, RI	—	to build 2,000 sf land	Ret.	L
Wayside Cos.	Wayside Cos.	Ethan Allen	—	Burlington, MA	—	12,272 sf	Ret.	L
Wayside Cos.	Wayside Cos.	Starbucks	—	Burlington, MA	—	1,589 sf	Ret.	L
Wayside Cos.	Wayside Cos.	Potbelly Sandwich Shop	—	Burlington, MA	—	1,946 sf	Ret.	L
First & Main Marketplace (Messin Family)	—	Chama Grill	Meg Cos.	No. Andover, MA	—	5,000 sf	Ret.	L

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Hooksett Land Development	—	NE Tap House & Grill	Realty Ptrs.	Hooksett, NH	—	5,000 sf	Ret.	L
—	—	Orange Leaf Frozen Yogurt	Summit Realty Ptrs.	70 North Main St. Concord, MA	—	—	Ret.	L
RK Queen Plaza	RK Queen Plaza	Guitar Center	—	825-75 Queen St. Southington, CT	—	11,000 sf	Ret.	L
—	—	Miller's Roast Beef	MG Comm'l. R.E. Services	1592 Mineral Spring Ave. No. Providence, RI	—	3,000 sf	Ret.	L
Centerco Concord, LLC	Summit Realty Ptrs.	US Cellular	CBRE/Grossman Retail Advisors	240 Loudon Rd. Concord, NH	—	2,800 sf	Ret.	L
Diamond-Sinacori	Paramount Props.	Sweet Frog	M&J Assoc., Inc.	1899 Ocean St. Marshfield, MA	—	1,815 sf	Ret.	L
Three Brothers, LLC	The Geenty Group	Khawaja Sheraz	The Geenty Group	118 Grand Ave. New Haven, CT	—	1,364 sf	Ret.	L
McBride Props., Inc.	Reno Props. Group LLC	Premium Sports LLC	Reno Props. Group LLC	3153 Berlin Tpke. Newington, CT	—	3,000 sf	Ret.	L
McBride Props., Inc.	Reno Props. Group, LLC	Karma's Closet	Reno Props. Group, LLC	3153 Berlin Tpke. Newington, CT	—	1,400 sf	Ret.	L
RPG Harvard, LLC	Reno Props. Group, LLC	Mattress Mary	Reno Props. Group, LLC	2455 Berlin Tpke. Newington, CT	—	2,163 sf	Ret.	L
Belamos Park, LLC	Reno Props. Group, LLC	Choice Merchant Solutions, LLC	Reno Props. Group, LLC	60 Belamos Ave. Rocky Hill, CT	—	2,400 sf	Mfg./Dist.	L
Terry Enterprises, LLC	—	The Hospital of Central Conn. @ New Britain General & Bradley Memorial	Reno Props. Group, LLC	22 Pine St. Bristol, CT	—	15,000 sf	Hospital	L
Newington Professional Ctr., LLC	Reno Props. Group, LLC	Ascend Laboratories (Alkem Labs)	Reno Props. Group, LLC	1268 Main St. Newington, CT	—	1,710 sf	Lab.	L
Newington Professional Ctr., LLC	Reno Props. Group, LLC	Krupp & Jakabarski Mental Health Counselors	Reno Props. Group, LLC	1268 Main St. Newington, CT	—	580 sf	Ret.	L
Newington Professional Ctr., LLC	Reno Props. Group, LLC	Community Chiropractic	Reno Props. Group, LLC	1268 Main St. Newington, CT	—	925 sf	Ret.	L
Brixmor Property Group	Brixmor Property Group	Sweet Frog Premium Frozen Yogurt	Keller Williams Realty	Indian River Rd. at So. Lambert Rd. Orange, CT	—	2,000 sf	Ret.	L