

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**MAY 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 MAY 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
Brady Sullivan Props.	Brady Sullivan Props.	Schaefer Mortgage	Schaefer Mortgage	1750 Elm St. Manchester, NH	—	4,100 sf	Off.	L
Brady Sullivan Props.	Brady Sullivan Props.	Boston Therapeutics	Boston Therapeutics	1750 Elm St. Manchester, NH	—	3,144 sf	Off.	L
Brady Sullivan Props.	Brady Sullivan Props.	Why Not Lease It, LLC	Prudential Verani Realty	1750 Elm St. Manchester, NH	—	21,000 sf	Off.	L
Winthrop Realty Trust	Richards Barry Joyce & Ptrs.	Carter Validus Mission Capital REIT, Inc.	Richards Barry Joyce & Ptrs.	15 Shattuck Rd. Andover, MA	\$12M	92,700 sf	Off.	S
—	Richards Barry Joyce & Ptrs.	Griffin Props. and Echo Bridge Ptrs. J.V.	Richards Barry Joyce & Ptrs.	5 Omni Way Chelmsford, MA	\$3.8M	131,000 sf	Off.	S
1764 Litchfield Tpke., LLC	New Haven Group	Woodbridge Group, LLC	Levey Miller Maretz, LLC	1764 Litchfield Tpke. Woodbridge, CT.	—	3,000 sf	Off.	L
D'Auria Services LLC	Parsons Comm'l. Group, Inc.	TSL Realty LLC	—	179 Boston Rd. Southborough, MA	\$775,000	6,000 sf on 3 acres	Ind.	S
—	HK Group	Golden Hill Custom Cabinetry	HK Group	247 Ash St. Bridgeport, CT	\$230,000	8,024 sf on .36 acres	Ind.	S
Combined Props.	Combined Props.	Core Brands (Nortek)	CBRE	Two Corporaton Way Peabody, MA	—	4,982 sf	Off.	L
—	O'Brien Comm'l. Props.	Avent, Inc.	O'Brien Comm'l. Props.	2-8 Craig Rd. Acton, MA	—	45,000 sf	Ind.	L
Ernest Tretz	Baldwin Pearson	Seaboard Industries, Inc.	Angel Comm'l. LLC	100A Benton St. Stratford, CT	—	32,000 sf	Ind./ Flex	L
Trustees	CBRE	Ace Ticket	Avison Young	656 Beacon St. Boston	—	3,400 sf	—	L
Kent Foods	NAI Norwood Group	Liberty Utilities	Jackman Comm'l. Realty	15 Buttrick Rd. Londonderry, NH	\$1.8M	24,000 sf	Off.	S
—	Concord Comm'l. R.E.	Concord Pilates	—	2½ Beacon St. Concord, NH	—	—	Off.	L
—	Concord Comm'l. R.E.	Saving Faces Acne & Skin Care Clinic	—	2½ Beacon St. Concord, NH	—	—	Off.	L
—	Concord Comm'l. R.E.	FUSE Web Design LLP	—	2½ Beacon St. Concord, NH	—	—	Off.	L
Concord Crossing	Morrill Mill Pond LLC	Blue Line Draft Systems LLC	—	2 Whitney Rd. Concord, NH	—	238 sf	Off.	L
Prudential R.E. Investors	CBRE/N.E.	Mack-Cali Realty Corp.	CBRE/N.E.	Revere, MA	\$149.3M	722 apts.	Res.	S
—	—	Mark Coppola (New World Realty)	Parsons Comm'l. Group, Inc.	60 Howard St. Watertown, MA	\$1,000,015	12,200 sf	Off.	S
—	CBRE/ New England	Gaia R.E.	—	Providence, RI	—	478 units	Res.	S
Arpin Assoc.	Paramount Props. Group	DAO Chemical	MG Comm'l.	99 James Murphy Hwy. West Warwick, RI	—	30,000 sf on 10.68 acres	Whse.	L
Allen Allen & Korson	Kirby Comm'l.	UBS Financial Services	Cushman & Wakefield/ Hayes & Sherry	130 Bellevue Ave. Newport RI	—	3,023 sf	Off.	L

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National Development	R.W. Holmes Realty Co., Inc.	Hamilton Storage	R.W. Holmes Realty Co., Inc.	3 Forge Park Franklin, MA	—	52,000 sf on 8.3 acres	Off.	L
GRH Realty, Inc.	Nordlund Assoc.	Hansen Aerospace	Avison Young	11 River St. Middleton, MA	—	11,000 sf	Whse.	L
E&F Realty Assoc.	—	LCB Senior Living, LLC	Cushman & Wakefield	3 Edgewater Dr. Norwood, MA	—	9,030 sf	Off.	L
Brady Sullivan Props.	Brady Sullivan Props.	Goodman Network	Brady Sullivan Props.	670 Commercial St. Manchester, NH	—	13,591 sf	Off.	L
Brady Sullivan Props.	Brady Sullivan Props.	Premier Education Group	Premier Education Group	670 Commercial St. Manchester, NH	—	27,000 sf	Off.	L
Gramacy, LLC	King & Newton, LLC Comm'l. R.E.	GP Apts. LLC	—	146 Suffield St. Agawam, MA	\$2.7M	32 apts.	Res.	S
Century Investment Co.	Century Investment Co.	Leslie's Pool Supplies	Atlantic Retail Props.	Memorial Ave. W. Springfield, MA	—	3,500 sf	Ret.	L
Century Investment Co.	Century Investment Co.	Karoun Yoga	North-East Sites	Memorial Ave. W. Springfield, MA	—	1,800 sf	Ret.	L
Century Investment Co.	Century Investment Co.	Tufts Dental Facility	Colebrook Realty Services, Inc.	1275 Elm St. W. Springfield, MA	—	3,000 sf	Off.	L
Century Investment Co.	Century Investment Co.	Veterans Admin.	Crown Prsp.	95 Ashley Ave. Springfield, MA	—	6,600 sf	Off.	L
Century Investment Co.	Century Investment Co.	Freedom Credit Union	Fitzgerald & Co.	1985 Main St. Springfield, MA	—	4,400 sf	Ret.	L
Westborough Warehouse, LLC	O'Brien Comm'l. Props., Inc.	CLC Custom Packaging & Labeling, Inc.	—	57 Brigham St. Westborough, MA	—	49,514 sf	Ind.	L
Greenfield Corporate Center	Development Assoc.	Commonwealth of Mass.	Development Assoc.	101 Munson St. Agawam, MA	—	56,998 sf on 25 acres	Off.	L
Northampton/I-91 Professional Ctr.	Development Assoc.	New England Dermatology & Laser Ctr.	Development Assoc.	8 Atwood Dr. Northampton, MA	—	2,545 sf	Off.	L
Agawam Silver, LLC	Development Assoc.	Print Now Technologies, Inc.	—	630 Silver St. Agawam, MA	—	3,200 sf	Off.	L
Northampton I-91 Professional Ctr.	Development Assoc.	Cooley Dickinson Health Care	Development Assoc.	22 Atwood St. Northampton, MA	—	40,495 sf	Off.	L
Campanelli	Campanelli	Cambridge Savings Bank	Colliers Int'l.	300 Crown Colony Quincy, MA	—	2,600 sf	Off.	L
Spring Garden Inn (Linda Guberski Jesse Hawkins)	Kinlin Grover and Quinn Assoc.	—	Gil Owren	East Sandwich, MA	\$525,000	12 units in 4,216 sf on 9.5 acres	Res.	S
Fairlane Wildwood, LLC	Fairlane Props.	Verizon New England	CB Richard Ellis	275 Wildwood Ave. Woburn, MA	—	72,299 sf	Ind.	L
Boston Land Development	—	Hamilton Northeast, LLC	The Hamilton Co.	650 Columbus Ave. Boston	\$52M	134 units	Res.	S
Simon Property Group	CBRE New England	Wayfair Com	Richards Barry Joyce & Ptrs.	Offices at Copley Place Boston	—	105,000 sf	Off.	L

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—	Charlesgate Multifamily	—	—	5-15 Hancock St. Everett, MA	\$5.85M	55 units	Res.	S
—	Richards Barry Joyce & Ptrs.	Clark Cutler McDermott Co.	Richards Barry Joyce & Ptrs.	130 Constitution Blvd. Franklin, MA	—	59,970 sf	Ind.	L
D'Amato Investments, LLC	The Geenty Group	Timothy Kron	The Geenty Group	205 Research Dr. Milford, CT	—	800 sf	Ind./ Off.	L
Brady Sullivan Props.	Brady Sullivan Props.	Thunderhead, Inc.	Thunderhead, Inc.	250 Commercial St. Manchester, NH	—	5,500 sf	Ind.	L
Waterbury Carlton Apts.	Northeast Private Client Group	Laui LLC	Northeast Private Client Group	170 Hillside Ave. Waterbury, CT	\$1.745M	66 units	Res.	S
Griffin Land	Griffin Land	Mistras Group	—	16 International Dr. East Granby, CT	—	17,000 sf	Ind.	L
Raymond & Ruth Ann Watts	Matthews Comm'l. Props.	Five Star Investments, LLC	Matthews Comm'l. Props.	608 Wolcott Rd. Wolcott, CT	\$266,000	5,648 sf	Ret./ Res.	S
Benerofe Props.	Matthews Comm'l. Props.	Take 2, Inc.	Drubner Comm'l.	567 S. Leonard St. Waterbury, CT	—	25,600 sf	Off.	L
Ernest Tretz	Baldwin Pearson	Seaboard Industries, Inc.	Angel Comm'l.	100A Benton St. Stratford, CT	—	32,000 sf	Ind./ Flex	L
Mais Realty, LLC	Levey Miller Maretz, LLC	D. Sneed Drywall, LLC	Levey Miller Maretz, LLC	459B Washington Ave. North Haven, CT	—	4,000 sf	Off./ Whse.	L
Pepper Ptrs.	Atherton & Assoc.	Datto, Inc.	Atherton & Assoc.	482-84 Pepper St. Monroe, CT	—	17,400 sf	Ind./ Off.	L
The Tretz Corp.	Vidal/ Wettenstein	Zeisler & Zeisler, PC	Vidal/ Wettenstein	10 Middle St. Bridgeport, CT	—	12,000 sf	Off.	L
Wells Fargo Bank, N.A.	R. Calabrese Agency, LLC	Technical Systems, Inc.	Levey Miller Maretz	116 North Plains Ind. Hwy. Wallingford, CT	—	12,004 sf	Ind.	S
Lee Farm Cooperative Park	CBRE/NY Institutional Group	Lee Farm Ptrs. (Summit Development and The Grossman Cos. J.V.)	—	Rtes. I 84 & 7 Danbury, CT	\$16.9M	216,000 sf	Off.	S
Harvard University	Harvard University	Athenahealth, Inc.	Avison & Young	Watertown, MA	\$168.5M	760,000 sf 11 bldgs. on 29 acres	Off.	S
Miran LLC Cranite Realty	Keller Williams Comm'l.	TK Props., d.b.a. Prompto Ten Minute Oil Change	Keller Williams Comm'l.	840 Second St. Manchester, NH	—	—	Ind.	S
William & Geraldine Demmerle	Keller Williams Comm'l.	Eastern Interior Construction, LLC	Keller Williams Comm'l.	265 South River Rd. Bedford, NH	\$550,000	—	Off.	S
Combined Props., Inc.	Combined Props., Inc.	Converge	CBRE	4 Technology Dr. Peabody, MA	—	72,288 sf	Off./ R&D	L
Veterans of Foreign Wars Hall	Conway Comm'l.	Mastrangelo Family Catering	Nuss Realty	10 Central St. Abington, MA	\$750,000	13,384 sf	Hall	S
Douglas Plaza Housing Co., L.P.	CBRE/N.E.	The Hamilton Co.	—	Columbus Ave. Boston	\$52M	122 units	Res.	S
Cummings Props.	Cummings Props.	Cryogenetics	The Stevens Group	14 Gill St. Woburn, MA	—	5,400 sf	Ind./ Flex	L

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Riverway Plaza	CBRE/N.E.	CBRE Global Investors	CBRE/N.E.	Rte. 3A Weymouth, MA	—	245,000 sf	Ret.	S
Joseph Rothman Westport, LLC	1529 Post Rd, East Westport, CT	Post Maple LLC	Angel Comm'l.	1529 Post Rd. East Westport, CT	\$3.45M	7,680 sf on 2.1 acres	Ret.	S
Olive Garden	Marcus & Millichap R.E. Investment Services	—	—	1013 County St. Taunton, MA	\$1.9M	7,497 sf	Ret.	S
Walpole Park South	Walpole Park South	Woodcraft Supply	—	3 Walpole Park South Walpole, MA	—	10,000 sf	Ret.	L
Shop Rite Shopping Ctr.	Royal Props., Inc.	The Tile Shop	—	360 Connecticut Ave. Norwalk, CT	—	20,740 sf	Ret.	L
Shop Rite Shopping Ctr.	Royal Props., Inc.	Sport Clips	RHYS	360 Connecticut Ave. Norwalk, CT	—	1,200 sf	Ret.	L
14-16 Broad St. LLC	Atherton & Assoc.	Hebert & Assoc.	Atherton & Assoc.	14-16 Broad St. Milford, CT	\$465,000	3,600 sf	Ret.	S
Stop & Shop Plaza	The Grossman Cos., Inc.	Alexander Liquors	—	469-71 Salem St. Medford, MA	—	2,000 sf	Ret.	L
—	—	Cheesboy: Grilled Cheese To Go	Cheeseboy: Grilled Cheese To Go	280 Washington St. Boston	—	1,200 sf	Ret.	L
Bixmor	Bixmor	Moe's Southwest Grill	Prime Sites LLC	Groton Square Groton, CT	—	2,344 sf	Ret.	L
Linear Retail Props., LLC	Linear Retail Props., LLC	Elements Therapeutic Massage	Blake Comm'l.	550 Amherst St. Nashua, NH	—	—	Ret.	L
Plaza Enterprises LLC	Conn. Comm'l. Realty	New England Orthotic & Prosthetic Systems	Conn. Comm'l. Realty	113 Salem Plaza Norwich, CT	—	2,355 sf	Ret.	L
Estate of David P. Wilfert	Newmark Grubb Knight Frank	Andre Danesh and Sean Wilder	Andre Danesh and Sean Wilder	60 Pleasant St. and 1-17 Old Colony Ln. Arlington, MA	\$32.5M	250 units	Res.	S
Foxrock Props.	The Conrad Group	South Shore Medical Center	—	Longwater Place Norwell, MA	—	17,500 sf	Off.	L
Webster Bank	RM Bradley	Chestnut Hill Assoc.	RM Bradley	690 Hopmeadow St. Simsbury, CT	\$1M	17,000 sf	Off./ Ret.	S
Hamlin Realty Trust	Northeast Private Client Group	BK Realty Mgmt.	Northeast Private Client Group	765 Broadway Everett, MA	\$1.2M	13 units	Res.	S
Schoolhouse at Lower Mills	New Boston Fund	Urban Capital Ptrs., LLC	—	Lower Mills Dorchester, MA	—	62 units in 54,119 sf	Res.	S
Meeting House Lane Realty Assoc., LLC	Frank Sullivan R.E.	Cap Realty Trust	The Wallace Co.	Sagamore Beach, MA	\$1.05M	4,640 sf on 1.5 acres	Post Office	S
American National Red Cross	Trevor Davis Comm'l. R.E., LLC	Opportunity R.E. Equities, LLC	Re/Max MarketPlace	93-97 Broad St. Middletown, CT	\$172,000	4,444 sf	Ind.	S
—	Trevor Davis Comm'l. R.E. LLC	Abarientos Middletown R.E., LLC	Trevor Davis Comm'l. R.E. LLC	80 East Main St. Middletown, CT	\$377,000	6,084 sf	Ind./ Off.	S
Heitman Capital Mgmt.	Jones Lang LaSalle	Donnelly, Conroy & Gelhaar, LLP	Cresa Boston	260 Franklin St. Boston	—	7,200 sf	Off.	L

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—	—	Chamberlain Comm'l. Property, LLC	Coastal Comm'l. R.E.	Dartmouth, MA	—	5,274 sf on 1 acre	Off.	S
D&S Realty	Glickman Kovago & Co.	Hecht Shrewsbury, LLC	—	910 Boston Tpke. Shrewsbury, MA	\$2.5M	37,600 sf	Ind.	S
Westborough Warehouse, LLC	O'Brien Comm'l Props.	CLC Custom Packaging & Labeling	—	57 Brigham St. Westborough, MA	—	49,514 sf	Ind.	L
Braintree Executive Park, LLC	The Grossman Cos., Inc.	Building Trade Employers' Assn.	The Grossman Cos., Inc.	100 Grossman Dr. Braintree, MA	—	3,097 sf	Off.	L
Bertoldi Props. LLC	Coldwell Banker	Elizabeth Cole Jewelry	—	767 Hartford Ave. Johnston, RI	—	1,800 sf	Mixed Use	L
—	Marcus & Millichap	The Olive Garden	—	1013 County St. Taunton, MA	\$1.9M	7,497 sf	Ret.	S
Heitman Capital Mgmt.	Jones Lang LaSalle	TFC Financial Mgmt.	Cresa Boston	260 Franklin St. Boston	—	6,784 sf	Off.	L
1 Industrial Way Trust	O'Brien Comm'l. Props., Inc.	Social Smart Kids	O'Brien Comm'l. Props., Inc.	1 Industrial Way Tyngsboro, MA	—	1,200 sf	Off.	L