

New England Real Estate Journal

**nerej**

**SALES AND LEASES  
TRANSACTION REPORT**

**JUNE 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 JUNE 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	Brady Sullivan	Franklin Pierce University	Franklin Pierce University	676 Commercial St. Manchester, NH	—	27,351 sf	School	L
—	Richards Barry Joyce & Ptrs.	Columbia Tech	Kelleher & Sadowsky	27 Otis St. Westborough, MA	—	68,135 sf	Whse.	L
—	Richards Barry Joyce & Ptrs.	Corporate Communications	CB Richard Ellis	27 Otis St. Westborough, MA	—	19,087 sf	Whse.	L
—	Richards Barry Joyce & Ptrs.	Rand- Whitney	Kelleher & Sadowsky	10 Otis St. Westborough, MA	—	73,710 sf	Whse.	L
—	Richards Barry Joyce & Ptrs	WorkflowOne	—	1-5 Sassacus Dr. Westborough, MA	—	116,000 sf	Whse.	L
Caswell's Seafood (Caswell Family)	Molisse Realty Group	Main Street Pizza, Deli, Subs & More	—	380 Washington St. Weymouth, MA	\$679,000	—	Ret.	S
Technology Point Props., LLC	O'Brien Comm'l. Props., Inc.	Encell Technology, Inc.	—	42 Nagog Park Acton, MA	—	5,500 sf	Off./ Lab	L
Nordblom	Nordblom	Tucker Saltzman & Dyer	Commonwealth Comm'l. Advisors	50 Congress St. Boston	—	5,300 sf	Off.	L
Paradigm Props.	Newmark Grubb Knight Frank	Inkhouse	Newmark Grubb Knight Frank	260 Charles St. Waltham, MA	—	11,000 sf	Off.	L
Paradigm Props.	Newmark Grubb Knight Frank	Lightwave	Newmark Grubb Knight Frank	260 Charles St. Waltham, MA	—	3,150 sf	Off.	L
The Praedium Group LLC	Avison Young	Proto-Pac Engineering Co.	Jones Lang LaSalle	301 Ballardvale St. Wilmington, MA	—	42,872 sf	Ind.	L
—	—	Ridgebury Tankers	Angel Comm'l., LLC	33 Riverside Ave. Westport, MA	—	2,695 sf	Off.	L
United Bank	Glickman Kovago & Co.	Pro Lawn Supply	Glickman Kovago & Co.	70-80 Freemont St. Worcester, MA	\$400,000	—	Ret.	S
Nordblom	Nordblom	Webber Restaurant Group	—	Third Ave. Burlington, MA	—	8,500 sf	Ret.	L
Summit Assoc.	CBRE/The Boulos Co.	Summit Terrace Assoc., LP	—	So. Portland, ME	\$9.7M	96 units	Res.	S
State of N.H. Dept. of Transportation	NAI Norwood Group	—	—	41 Range Rd. Windham, NH	\$1.25M	12,000 sf + on 11.7 acres	Ret.	S
Milan LLC Granite Realty	Keller Williams Comm'l.	TK Props (Prompto Ten Minute Oil Change)	Keller Williams Comm'l.	840 Second St. Manchester, NH	—	—	Ret.	S
William and Geraldine Demmerie	Keller Williams Comm'l.	Eastern Interior Construction, LLC	Keller Williams Comm'l.	265 South River Rd. Bedford, NH	\$550,000	—	Ret.	S
Franklin Savings Bank	Concord Comm'l. R.E.	Morning Dove Holdings, LLC	Live Well Homes & Rentals	Canterbury, NH	—	295 acres	Land	S

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JUNE 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
Clock Tower Business Ctr.	Burgess Props.	Kettle Cuisine	Burgess Props.	Lynnway Lynn, MA	—	203,000 sf	Ind.	L
Chris Connell	Century 21 Franklin St.	TJLR Onota LLC	Evergreen Buyer Brokers	110-118 Lincoln St. Pittsfield, MA	\$438,000	12 units	Res.	S
Commonwealth Trust II	United Multi Family	Greenline LJS LLC	—	10 Allston St. Allston, MA	\$2.4M	12 units	Res.	S
William Hicks	Group Boston R.E.	—	—	493 East Broadway South Boston, MA	\$910,000	3,400 sf	Mixed Use	S
Congress Plaza LLC	NAI Hunneman	Provenir	Cresa Boston	320 Congress St. Boston	—	3,180 sf	Off.	L
Back Bay Ptrs.	Boston Realty Advisors	The Boston Conservatory	Avison Young	400 Commonwealth Ave. Boston	—	3,200 sf	Off.	L
GSM Realty Trust	NAI Norwood	CPI Mgmt. LLC	—	299 Vaughan St. Portsmouth, NH	\$1.6M	1.8 acres Land	Ind.	S
PT Props. Holding LLC	Sweeney R.E. & Appraisal	158 Graham Dr. RI LP	Richards Barry Joyce & Ptrs.	110 Graham Dr. No. Smithfield, RI	\$4.8M	140,000 sf on 18.32 acres	Ind.	S
Northwest Park	Nordblom Co.	Cambridge Savings Bank	Nordblom Co.	3rd Ave. Burlington, MA	—	3,300 sf	Off.	L
C.J. Fox Co.	Capstone Props.	Omni Props.	Capstone Props.	2 Fox Place Providence, RI	\$3.5M	80,000 sf	Ind./ Off.	S
—	MG Comm'l. R.E.	AMX Holdings	—	1088 Bald Hill Rd. Warwick, RI	\$370,000	3,700 sf	Ret.	S
—	MG Comm'l. R.E.	SLW, LLC	—	257 Bullocks Point Dr. E. Providence, RI	\$250,000	2,800 sf	Ret.	S
—	Albert Realtors	—	—	1289 Cranston St. Cranston, RI	\$149,000	—	Ret./ Res.	S
—	Albert Realtors	Robert Siravo Jr.	—	244 Greenville Ave. Johnston, RI	\$350,000	7,663 sf	Ret.	S
Howland Assoc.	Paramount Props.	Fellowship Health Resources	Paramount Props.	25 Blackstone Valley Pl. Lincoln, RI	—	13,676 sf	Off.	L
Vermont Service Office Park Assoc.	Paramount Props.	Go East Promotions	Paramount Props.	83 Vermont Ave. Warwick, RI	—	5,200 sf	Flex	L
North Windham Props., LLC	Marcus & Millichap	ARC LWWDMMEOOI, LLC	Marcus & Millichap	64 Manchester, Dr. Windham, ME	\$12.4M	—	Ret.	S
CommonWealth REIT	Cushman & Wakefield	Campanelli/Trigate Capital J.V.	Cushman & Wakefield	Quincy, MA	\$16.3M	356,000 sf in 2 bldgs.	Off.	S
Normandy Newport Holdings	Normandy Newport Holdings	Foxrock Granite LLC	Jones Lang LaSalle	150 Newport Ave. Quincy, MA	\$13.975M	121,329 sf	Off.	S
Aspect Realty	O'Brien Comm'l. Props.	DCS	The Ezra Co.	67 Buena Vista Devens, MA	—	14,500 sf	Off.	L

# MONTHLY SALES AND LEASE REPORT

## As Reported In The New England Real Estate Journal

### Month of JUNE 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
Symes	CBRE/NE	VNA Care Network	Mohr Ptrs.	199 Rosewood Dr. Danvers, MA	—	10,470 sf	Off.	L
KS Ptrs., LLC	Cushman & Wakfield	Richelieu Foods	Cushman & Wakfield	Braintree, MA	—	8,018 sf	Off./Ret.	L
Briarwood Hills Apts.	Chozick Realty Inc.	Briarwood Hill LLC	Chozick Realty Inc.	North Haven, CT	\$14.4M	176 units	Res.	S
Webster Bank	RM Bradley Brokerage Co.	Chestnut Hill Assoc. of Simsbury LLC	RM Bradley Brokerage Co.	690 Hopmeadow St. Simsbury, CT	\$1M	17,000 sf	Off./Ret.	S
—	Coldwell Banker	Hamilton Connections	The Southpoint Group	1515 Blackrock Tpke. Fairfield, CT	—	1,400 sf	Off.	L
Village Commons	R. Calabrese Agency, LLC	Liberty Driver's Education Ctr., LLC	—	329 Mai St. Wallingford, CT	\$80,000	902 sf	Off. Condo	S
Westcorp, LLC	R. Calabrese Agency, LLC	100 East Main St., LLC	R. Calabrese Agency, LLC	West St. Wallingford, CT	\$600,000	.75 acre	Comm'l. Land	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	Off.	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	Off.	S
1291 Boston Post Rd., LLC	Pearce R.E.	Guardian Life Insurance Co.	—	1291 Boston Post Rd. Madison, CT	—	32,000 sf	Off.	L
Parklands Office Park, LLC	Signature Group	Investment Metrics	Signature Group	Three Parklands, Dr. Darien, CT	—	7,000 sf	Off.	L
Equity Office and Blackstone	Cushman & Wakefield	Charles River Realty Investors and National Development	Cushman & Wakefield	Off Rtes. I-95/128 Burlington, MA	\$216M	Over 1 million s/f in 10 bldgs.	Off.	S
John G. Vratsenes Trust	United Multi Family	459 Kennard Realty, LLC	United Multi Family	336-504 Kennard Rd. Manchester, NH	\$7.51M	87 apts in 27 bldgs.	Res.	S
201 TSLF, LLC	—	Nordblum Co.	Nordblum Co.	201 Burlington Rd. Bedford, MA	\$5.65M	135,000 sf on 9.3 acres	R&D/Off.	S
Boston Props.	Boston Props.	Oliver Wyman	Avison Young	200 Clarendon St. Boston	—	54,849 sf	Off.	L
—	Charlesgate Multifamily	Stepcon LLC	—	71-75 Gainsborough St. Boston	\$3.5M	7 condos	Res.	S
Preotle, Lane Assoc. Ltd.	Richards Barry Joycs & Ptrs.	Cambridge Health Alliance	Cresa Boston	350 Main St. Malden, MA	—	56,750 sf	Off.	L
Multi-Employer Property Trust	CBRE/N.E.	Health Edge	Richards Barry Joyce & Ptrs	30 Corporate Dr. Burlington, MA	—	27,890 sf	Off.	L
Multi-Employer Property Trust	CBRE/N.E.	Lockheed Martin	Jones Lang LaSalle	35 Corporate Dr. Burlington, MA	—	14,596 sf	Off.	L
Multi-Employer Property Trust	CBRE/N.E.	Witt/Kieffer Co.	CBRE/N.E	35 Corporate Dr. Burlington, MA	—	3,621 sf	Off.	L
Multi-Employer Property Trust	CBRE/N.E.	iCap United, Inc.	iCap United, Inc.	35 Corporate Dr. Burlington, MA	—	1,844 sf	Off.	L

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JUNE 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
RCG North Andover Mills, LLC	RCG North Andover Mills, LLC	School Year Abroad	Parsons Comm'l. Group	120 Water St. No. Andover, MA	—	8,804 sf	Off.	L
CRA Realty Trust	Northeast Comm'l. Realty	FG Dental	—	Montvale Place Stoneham, MA	—	1,200 sf	Off.	L
H&J Newton LLC	D.A.B. Brokerage Services	Bierbrier Development Inc. Needham Street Village Shops	—	71 Needham St. Newton, MA	\$3.2M	19,552 sf on 27,475 sf parcel	Ret.	S
West Putnam Plaza	West Putnam Plaza	Urstadt Biddle Props., Inc.	Urstadt Biddle Props., Inc.	125-143 West Putnam Ave. Greenwich, CT	\$18M	9,300 sf	Ret.	S
Cos Cob Plaza	Cos Cob Plaza	Urstadt Biddle Props., Inc.	Urstadt Biddle Props., Inc.	393-407 East Putnam Ave. Greenwich, CT	\$18M	15,000 sf	Ret./ Off.	S
—	MG Comm'l. R.E. Services	AMX Holdings	—	1088 Bald Hill Rd. Warwick, RI	\$370,000	3,700 sf	Ret.	S
—	MG Comm'l. R.E. Services	SLW, LLC	—	257 Bullocks Point Dr. E. Providence, RI	\$250,000	2,800 sf	Ret.	S
B&V Realty	R. Calabrese Agency, LLC	AutoPart International	Comm'l. Realty Group	117 East Aurora St. Waterbury, CT	—	10,000 sf	Ret.	L
Clocktower Square #1, LLC	Royal Props., Inc.	Nuvita, LLC	Colonial Props.	477 Main St. Monroe, CT	—	2,486 sf	Ret.	L
Comtios, LLC	Dow Realty Co.	Nuvita, LLC	Colonial Props.	375 Morgan Lane West Haven, CT	—	1,600 sf	Ret.	L
486 Derby Ave., LLC	Colonial Props.	Lab Logistics	Colonial Props.	486 Derby Ave. West Haven, CT	—	3,200 sf	Off.	L
J. & A.M. Sokolowski	Advance Realty, LLC	Desmarais Props., LLC	Advance Realty, LLC	461 Broad St. Bristol, CT	\$300,000	4,800 sf	Ret.	S
Johnson & Wales University	Johnson & Wales University	The Sarchi Group	—	Seekonk, MA	\$1.65M	—	Res.	S
Remic Props.	Remic Props.	Access Sports Medicine	—	Plaistow, NH	—	4,500 sf	Ret.	L
Remic Props.	Remic Props.	Evergreen Garden Centers	—	Plaistow, NH	—	2,100 sf	Ret.	L
Linear Retail Props.	Linear Retail Props.	Craft Beer Celar	—	1241 Centre St. Newton, MA	—	3,117 sf	Ret.	L
KS Ptrs.	Cushman & Wakefield	Richelieu Foods	Cushman & Wakefield	Braintree, MA	—	8,018 sf	Off.	L
JAMP Realty, LLC	The Conrad Group	Yogurt City	The Conrad Group	Randolph, MA	—	1,500 sf	Ret.	L
Clarion Ptrs.	CBRE/N.E.	Rockland Trust	—	101 Arch St. Boston	—	5,208 sf	Ret./ Off.	L

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JUNE 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
860/870-872 Commonwealth Ave. Trust	The Grossman Cos.	Elements Therapeutic Massage	Black Comm'l. Group	870 Commonwealth Ave. Boston	—	3,600 sf	Ret.	L
Malkin Props.	Malkin Props.	Elizabeth Arden	Cushman & Wakefield	200 First Stamford Pl. Stamford, CT	—	3,424 sf	Off.	L
Royal Props., Inc.	Royal Props. Inc.	Kiwi Spoon Frozen Yogurt	—	3065-3105 Berlin Tpke. Newington, CT	—	1,225 sf	Ret.	L
Royal Props. Inc.	Royal Props. Inc.	Galaxy Nails	—	3065-3105 Berlin Tpke. Newington, CT	—	1,500 sf	Ret.	L
Blue Back Square	The Pollock Cos.	Muse Paint Bar	RM Bradley Brokerage Co.	West Hartford, CT	—	1,822 sf	Ret.	L
—	M&J Assoc., Inc.	The Happy Chocolatier	M&J Assoc., Inc.	Rtes. 27 & 2A Acton, MA	—	1,700 sf	Ret.	L
—	—	Angio Dynamics	Cushman & Wakefield	26 Forest St. Marlborough, MA	—	31,000 sf	Off.	L
Campanelli	Richards Barry Joyce & Ptrs.	KWL, Inc./ Champion Logistics	Richards Barry Joyce & Ptrs.	15 Liberty Way Franklin, MA	\$4.3M	92,490 sf	Ind.	S
O'Brien Investment Mgmt.	O'Brien Comm'l. Props.	Spindle Mattress, LLC	O'Brien Comm'l. Props.	12-A Craig Rd. Acton, MA	—	4,800 sf	Ind.	L
Thornton Drive LP	Kinlin Grover Comm'l.	363 Main, LLC	Holly Mgmt.	363 Main St. Falmouth, MA	\$995,000	4 Res. 5 Comm'l.	Mixed Use	S
Seaport Wharf Portfolio	Seaport Wharf Portfolio	DivcoWest's Fund & Investment Fund	DivcoWest's Fund & Investment Fund	319A St. and 327-337 Summer St. Boston	—	133,718 sf and 650 parking spaces at 10 Necco St.	Off.	S
Ronos Props.	CBRE/ New England	Starwood Capital	CBRE/ New England	West Hartford, CT	\$106.3M	448,877 sf on 6.4 acres	Ret./ Res./Off.	S
Concord Littleton Props.	O'Brien Comm'l. Props.	Weymouth Enterprises	O'Brien Comm'l. Props.	40 Beharrell St. Concord, MA	—	4,865 sf	Ind.	L