

New England Real Estate Journal

**nerej**

**SALES AND LEASES  
TRANSACTION REPORT**

**JULY 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 JULY 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
FPR Realty Trust	CBRE	Legacy Pearl, LLC	Legacy R.E. Ventures	345 Boylston St. Newton, MA	\$2.926M	18,600 sf	Off.	S
27 Strathmore Assoc.	R.W. Holmes Realty Co.	Robert Grant and William Balz	R.W. Holmes Realty Co.	27 Strathmore Rd. Natick, MA	\$1.95M	16,000 sf	Off.	S
Clarion Ptrs.	CBRE/ New England	Boston Financial Investment Mgmt.	Cushman & Wakefield	101 Arch St. Boston	—	37,841 sf	Off.	L
The Manzo Co. Tambone Investment Grp. and Old Hill Ptrs.	The Manzo Co., Tambone Investment Grp. and Old Hill Ptrs.	LPS Design Assoc., Inc.	The Manzo Co.	55 West St. Walpole, MA	—	2,254 sf	Off.	L
Foulger- Pratt	Cushman & Wakefield	North River	Cushman & Wakefield	200 Inner Belt Rd. Somerville, MA	—	186,326 sf on 4 acres	Off.	L
—	Kinlin Grover Comm'l. Group	Fred Astaire Dance Studio	Kinlin Grover Comm'l. Group	9 Aldrin Rd. Plymouth, MA	—	3,600 sf	Flex	L
Parsons Comm'l.	Cresa Boston	Medtronic Navigation	Cresa Minneapolis	305 Foster St. Littleton, MA	—	11,028 sf	Off.	L
GSM Realty Trust	NAI Norwood Group	CPI Mgmt., LLC	NAI Norwood Group	299 Vaughan St. Portsmouth, NH	\$1.6M	1.8 acres	Ret.	S
JHR Development	CBRE/ The Boulos Co.	Paradigm Windows Solution	—	56 Milliken St. Portland, ME	—	109,589 sf	Ind.	L
Gendron Drive, LLC	CBRE/ The Boulos Co.	Baxter Brewing Co.	—	2-4 Gendron Dr. Portland, ME	—	8,490 SF	Off.	L
SCS Family Realty, LLC	CBRE/ The Boulos Co.	Maine R.E. Information Systems	Fishman Realty	Darling Ave. So. Portland, ME	—	2,640 sf	Off.	S
—	—	Ritchie Bros Auctioneers	Colliers Int'l.	39 Hackett Hill Rd. Hooksett, NH	—	54 acres	Comm'l.	L
Rivers Edge Apts.	CBRE/ Portsmouth	University of New Hampshire	CBRE/ Portsmouth	277 Main St. Durham, NH	\$4,621M	48 units in 39,372 sf	Res.	S
RAM Construction	CBRE/ Portsmouth	10 Sumner Dr., LLC	CBRE/ Portsmouth	10 Sumner Dr. Dover, NH	\$1.125M	27,800 sf	Whse.	S
GI Plastek Industrial Facility	Marcus & Millichap R.E. Investment Services	(Private Investor)	Marcus & Millichap R.E. Investment Services	5 Wickers Dr. Wolfeboro, NH	\$4.98M	94,400 sf	Ind.	S
John Vratsenes Trust	United Multi Family	459 Kennard Realty, LLC	United Multi Family	336-504 Kennard Rd. Manchester, NH	\$7.51M	87 units	Res.	S
Mack-Cali Realty Corp.	HK Group	The Davis Cos.	—	40 Richards Ave. Norwalk, CT	\$16.5M	145,487 sf	Off.	S
Meritage Props. & Ivy Realty	CBRE/N.E.	Workbar	Workbar	711 Atlantic Ave. Boston	—	8,033 sf	Off.	L
Meritage Props. & Ivy Realty	CBRE/N.E.	Minuteman Health	Newmark Grubb Knight Frank	711 Atlantic Ave. Boston	—	5,020 sf	Off.	L
Copley Investments	Keliher R.E.	Atlantic Group Int'l.	—	73 Newbury St. Boston	—	1,185 sf	Off.	L

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JULY 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
Fishman Family L.P.	Boston Realty Advisors	—	—	197-205 Kent St. Brookline, MA	\$3.3M	12 condos	Res.	S
Commonwealth Trust II	United Multi Family	Greenline LJS LLC	—	1681-83 Commonwealth Ave. Brighton, MA	\$3M	15 units	Res.	S
Equus Capital Ptrs.	CB Richad Ellis	Springstone Financial	Cassidy Turley	2 Park Central Dr. Westborough, MA	—	11,089 sf	Off.	L
Hobbs Brook Mgmt.	Wyman Street Advisors	Compuware	Cresa Boston/ Detroit/Denver	404 Wyman St. Waltham, MA	—	68,145 sf	Off.	L
L.W. Hirst Assoc., Inc.	The Business Exchange	Hang Ten Inc. (d/b/a Old Jailhouse Tavern)	—	Orleans, MA	\$1.95M	9,216 sf on 3.56 acres	Ret.	S
Samuels & Assoc.	Cushman & Wakefield	Grand Stream Networks	Boston Realty Advisors	126 Brookline Ave. Boston	—	10,000 sf	Off.	L
A.P. Dawson Realty LLC	Auburndale Realty Co.	9 Robert Bonazzoli Ave. Realty Trust	Auburndale Realty Co.	50 Brigham St. Marlborough, MA	—	4,060 sf	Ind.	L
35 Bradley Dr., LLC	NAI Dunham Group	Pika Energy	Comm'l. Props.	35 Bradley Dr. Westbrook, ME	—	4,285 sf	Mixed Use	L
Contech Engineered Solutions	NAI Dunham Group	Fluid Imaging Technologies	—	200 Enterprise Dr. Scarborough, ME	—	16,771 sf	Off.	L
800 Northern Corp.	NAI Dunham Group	Sure Point Advisors	—	2 Monument Sq. Portland, ME	—	6,001 sf	Off.	L
Mercy Hospital	NAI Dunham Group	91 State St., LLC	Investcomm	91 State St. Portland, ME	—	13,795 sf in 6 units	Res.	S
Etheridge Foundry	NAI Dunham Group	Nick Nappi	Remax By The Bay	1025 Ocean Ave. Portland, ME	—	8,800 sf	Ind.	S
RED Realty Trust	NAI Dunham Group	Michaud Distributors, Inc.	—	72 Industrial Park Rd. Saco, ME	—	3,840 sf	Whse.	L
John and Doris Rich	NAI Dunham Group	Gould Co., LLC	Malone Comm'l. Brokers	414 Fore St. Portland, ME	—	4,950 sf	Ret./ Mixed Use	S
Sleepy Hollow Development	NAI Dunham Group	Plastic Supply, Inc.	—	510 County Rd. Westbrook, ME	—	7,500 sf	Whse./ Ind.	L
Southpark, LLC	NAI Dunham Group	Good Shepard Food Bank, Inc.	—	10 Arctic Circle Biddeford, ME	—	5,000 sf	Whse.	L
Adele C. and Gary N. Mack	NAI Dunham Group	Scarborough Property Holdings, LLC	—	2 Ginn Rd. Scarborough, ME	—	3 acres of land	—	S
Kayrose, LLC	Coldwell Banker Comm'l. NRT	CWG 168, LLC	Meiland R.E.	500 Dyer Ave. Cranston, R.I.	\$480,000	6,500 sf in 6 units	Ret.	S
Altus Realty, Inc.	Cushman & Wakefield	Deloitte, LLP	Paramount Props.	10 Charles St. Providence, RI	—	12,007 sf	Off.	L
Harbor View Assoc.	Paramount Props.	RI Dermatology and Cosmetic, LLC	—	92 Pitman St. Providence, RI	—	2,650 sf	Ret.	L
—	—	Beauty Service Company	Albert Realtors	1340 Plainfield St. Cranston, RI	—	1,000 sf	Ret.	L
15 Park Row West Holdings	CBRE/N.E.	Albany Road R.E. Ptrs.	—	15 Park Row West Providence	\$13.225M	117,981 sf	Off.	S

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JULY 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
The Chiofaro Co.	Cushman & Wakefield	Walter & Shuffain	Cresa Boston	One International Pl. Boston	—	10,150 sf	Off.	L
Boston Props.	Cushman & Wakefield	Cushman & Wakefield	Cushman & Wakefield	225 Franklin St. Boston	—	36,555 sf	Off.	L
Harvey R. Goldstein Trust	Glickman & Kovago Co.	Myriad Engineering, Inc.	Glickman & Kovago Co.	96 Southbridge Rd. No. Oxford, MA	—	—	Ind.	S
Boston Props.	Avison Young	Flexion Therapeutics	The Shaffer Co.	10 Burlington Mall Rd. Burlington, MA	—	11,754 sf	Off.	L
Lord-Donnie LLC	Keliher R.E.	Glick Therapy	—	266 Beacon St. Boston	—	1,255 sf	Off.	L
—	Levey Miller Maretz, LLC	Burnt, LLC	OR&L Comm'l.	214 Amity Rd. Woodbridge, CT	—	1,450 sf	Ret.	L
—	Levey Miller Maretz, LLC	Hispanic Recruitment Services, Inc.	—	214 Amity Rd. Woodbridge, CT	—	—	Ret.	L
The Mack-Cali Realty Corp.	HK Group	The Davis Cos. of Boston	HK Group	40 Richards Ave. Norwalk, CT	\$16.5M	145,487 sf	Off.	S
—	Sky Realty Group at Broder Comm'l.	N.Y. Investor	Sky Realty Group at Broder Comm'l.	320 Quinnipiac Ave. 17-185 Quinnipiac Ave. & 17 Judith Terr. Fairhaven, CT	\$5.4M	98 units in 4 bldgs.	Res.	S
—	Prudential (North Haven)	—	Metro R.E.	9 South Cherry St. Wallingford, CT	\$336,500	3,418 sf on .16 acre	Off.	S
Clear Rock Props. & Artemis R.E. Ptrs. J.V.	Cassidy Turley	Corporate Executive Offices	D.H. White Comm'l. R.E.	75 Holly Hill Lane Greenwich, CT	—	24,593 sf	Off.	L
259-279 New Britain Rd., LLC	Coldwell Banker, W. Hartford	Arrow Performances, LLC dba Jaroop	The Geenty Group	279 New Britain Rd. Berlin, CT	—	1,785 sf	Off.	L
—	United Multi Family	Carabetta Org., Ltd.	United Multi Family	119-37 Bedford St. Hartford, CT	\$2.2M	85 units in 10 bldgs.	Res.	S
—	Levey Miller Maretz	Alexander Music Studios	Levey Miller Maretz	131 Bradley Rd. Woodbridge, CT	—	1,000 sf	Ret.	L
Malkin Props.	Malkin Props.	Conn. Attys. Title Insurance Co.	Colliers Int'l. CT., LLC	Merrittview Norwalk, CT	—	4,140 sf	Off.	L
Nordblom Co.	HFF	KBS Capital Advisors	HFF	50 Congress St. Boston	\$51M	179,872 sf	Off.	S
Kim Rich Realty Trust	Custom House Realty	West Corner Props., LLC	The Business Exchange LLC	235 Hull St. Cohasset, MA	\$1.27M	6,353 sf on .88 acre	Ret.	S
K Marsh-Palmer LLC and W Marsh-Palmer LLC	United Multi Family	—	United Multi Family	66 Mayflower Ave. Middleboro, MA	\$3.5M	38 apts.	Res.	S

# MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

## Month of JULY 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
Kiln Brook Office Park	—	Griffith Props.	CBRE/N.E.	70 Westview St. 20 Maguire Rd. 81, 83 & 131 Hartwell Ave. Lexington, MA	—	—	Off.	S
Commonwealth REIT	Cassidy Turley	United Multi Family Corp.	Cassidy Turley	Two Adams Pl. Braintree, MA	—	1,020 sf	Off.	L
CMT Realty Prsp.	Lee Ptrs.	Smart Source (Enterprise Group)	Avison Young	209 Burlington Rd. Bedford, MA	—	7,945 sf	Off.	L
—	Caselli Martin R.E.	Caregivers Home Solutions	HK Group	2875 Main St. Stratford, CT	—	1,200 sf	Off.	L
—	HK Group	Curly's	HK Group	333 State St. Bridgeport, CT	—	1,600 sf	Ret.	L
—	The Geenty Group	Composite Machining Experts, LLC	The Geenty Group	222 Universal Dr. No. Haven, CT	—	19,246 sf	Ind.	L
Heritage Plaza	Cushman & Wakefield	Katz Props.	Cushman & Wakefield	470 North Main St. E. Longmeadow, MA	\$28.45M	116,840 sf on 13.2 acres	Ret.	S
Millers Hallmark Cards	Vidal & Wettenstein	TR&Z USA Trading	Right Choice ReMax Realty	1370 Honeyspot Rd. Ext. Stratford, CT	—	20,000 sf	Whse./ Off.	S
The Carruccio Family (Michael's Mall)	Otis & Ahearn	MSA Mortgage	MSA Mortgage	Shirley St. Winthrop, MA	\$3.1M	24,460 sf	Ret.	S
Blueberry Realty	Leonard Lee Co., LLC	Good Neighbors Specialty Foods, LLC	Tinkham Realty	27 Executive Dr. Hudson, NH	—	26,600 sf	Ind./ Off.	L
Private Investors	Marcus & Millichap R.E. Investment Services	Private Investor	Marcus & Millichap R.E. Investment Services	451 Foxon Blvd. New Haven, CT	Joint Total	2,841 sf	Ret.	S
Private Investors	Marcus & Millichap R.E. Investment Services	Private Investor	Marcus & Millichap R.E. Investment Services	650 Main St. East Haven, CT	\$1.125M	2,314 sf	Ret.	S
Sackett Point IP Holdings, LLC	CB Richard Ellis	Craft Beer Guild Distributing of CT., LLC & L. Knife & Son, Inc.	The Geenty Group	352 Sackett Point Rd. North Haven, CT	—	12,637 sf	Whse./ Off.	L
The Nordblom Co.	The Nordblom Co	The Cronin Group	The Nordblom Co.	3rd Ave. Burlington, MA	—	8,400 sf	Ret.	L