

New England Real Estate Journal

nerej

**SALES AND LEASES
TRANSACTION REPORT**

AUGUST 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 AUGUST 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
Calare Props., Inc.	CBRE/N.E.	Grossman Cos. Inc.	CBRE/N.E.	60 Maple St. Mansfield, MA	\$7.05M	225,000 sf	Ind.	S
RRE VIP Wilmington, LLC	Chozick Realty	Wilmington Oaks, LLC	—	Wilmington, CT	\$8,426,500	128 units	Res.	S
Hemlen Co.	R.W. Holmes Realty Co., Inc.	Vinten Corp.	St. James R.E. Advisors	61 Innerbelt Rd. Somerville, MA	—	24,000 sf	Off./ R&D	L
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Taxware, LLC (div. of Vesta Equity Ptrs.)	CB Richard Ellis - N.E. Ptrs.	200 Ballardvale St. Wilmington, MA	—	49,000 sf	Off.	L
Beverly - Boston, L.P.	Avison Young	Prometric, Inc.	Lincoln Property Co.	239 Causeway St. Boston	—	3,351 sf	Off.	L
Normandy R.E.	Cassidy Turley	Oxford Instruments America, Inc.	Cresa Boston	300 Baker Ave. Concord, MA	—	21,250 sf	Off.	L
Combined Props.	Combined Props.	CorePower Yga	National Site Selection Service, Inc.	312 Mystic Ave. Medford, MA	—	5,472 sf	Ret.	L
DSF Slatersville Mill, LLC	CBRE/N.E.	Residences at Slatersville Mill, LLC (Acumen R.E.)	—	North Smithfield, RI	—	224 units	Res.	S
Pippin Bros. Assoc., et al	Lang McLaughry Comm'l.	Thomas & Patricia Norton	—	Wilder, VT	—	189 acres of land	—	S
Pinkerton Place Shopping Ctr.	Summit Realty Ptrs.	Vanguard Dental Group	—	Derry, NH	—	5,328 sf	Ret.	L
Pinkerton Place Shopping Ctr.	Summit Realty Ptrs.	Go Wireless	—	Derry, NH	—	1,550 sf	Ret.	L
Thompsons Point Inc.	Fishman Realty Group	The Forefront Ptrs.	—	Portland, ME	—	25 acres	Mixed Use	S
General Investment & Development Co.	Jones Lang LaSalle	The Hamilton Co.	—	311 Lowell St. Andover, MA	\$62.5M	193 units	Res.	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. 64 Chamberlain and 210 Burwell St. Fairhaven, CT	\$5.M	98 units in 4 bldgs.	Res.	S
Altus Realty, Inc.	Cushman & Wakefield	Deloitte, LLP	Paramount Props.	10 Charles St. Providence, RI	—	12,007 sf	Off.	L
Harbour View Assoc.	Paramount Props.	R.I. Dermatology & Cosmetic, LLC	—	95 Pitman St. Providence, RI	—	2,650 sf	Ret.	L
Equity Office	Equity Office	Skadden, Arps, Slate, Meagher & Flom	Skadden, Arps, Slate, Meagher & Flom	500 Boylston St. Boston	—	47,000 sf	Off.	L
Westgate Mall	M&J Assoc., Inc.	Harbor Freight Tools	Mercury Props., Group	Westgate Dr. Brockton, MA	—	23,000 sf	Ret.	L
K-Marsh-Palmer, LLC	United Multi Family	Mayflower LJS LLC	United Multi Family	66 Mayflower Ave. Middleboro, MA	\$3.5M	38 units	Res.	S
Plympton Street LLC	United Multi Family	Emerald Park LJS LLC	United Multi Family	89 Plympton St. Middleboro, MA	\$1,512,500	16 units	Res.	S

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 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
243 Park Street Realty Trust	United Multi Family	243 Park Street LLC	United Multi Family	243 Park St. No. Attleboro, MA	\$1.86M	24 units	Res.	S
McGrath Realty Trust	Rosen Realty	John Vemis	Conway Comm'l.	396 South Ave. Whitman, MA	\$500,000	Bldg. on 2.6 acres	Ret./ Off.	S
—	Conway Comm'l.	Ridder Road LLC	—	Rte. 58 Halifax, MA	\$429,000	12 acres of land	Res.	S
Parsons Comm'l.	Cresa Boston	Medtronic Navigation	Cresa Minneapolis	305 Foster St. Littleton, MA	—	11,028 sf	Off.	L
—	—	Jabez, LLC	O'Brien Comm'l. Proprs.	336 and 350 Baker Ave. Concord, MA	\$1.525M	—	Off.	S
—	O'Brien Comm'l. Proprs.	Dr. Marcus Favero and Dr. Esther Dechant	—	801 Main St. Concord, MA	\$390,000	—	Ret.	S
—	O'Brien Comm'l. Proprs.	Brian Li	—	410 Waverly St. and 12 Irving St. Framingham, MA	\$1.325M	—	Off.	S
One Financial Center	—	Coverys	Newmark Grubb Knight Frank	One Financial Ctr. Boston	—	56,936 sf	Off.	L
A.P. Dawson Realty LLC	Auburndale Realty Co.	9 Robert Bonazzoli Realty Trust	Auburndale Realty Co.	50 Brigham St. Marlboro, MA	—	4,060 sf	Ind.	L
15 Park Row West Holdings	CBRE/N.E.	Albany Road R.E. Partners	—	15 Park Row West Providence, RI	\$13.225	117,981 sf	Off.	S
WWJD, Inc.	Shoreline Realty	Robert Ferraro	Albert Realtors	70 Point Judith Rd. Narragansett, RI	\$375,000	1,584 sf	Ret.	S
—	MG Comm'l.	Great Clips and Little Caesars	—	40-50 Airport Rd. Warwick, RI	—	3,700 sf	Ret.	L
Frank Paolino	MG Comm'l.	Daherty's Ale House	—	Jefferson Blvd. Warwick, RI	—	7,600 sf	Ret.	L
Frank Paolino	MG Comm'l.	Piezoni's Restaurant	—	618 George Washington Hwy. Lincoln, RI	—	1,900 sf	Ret.	L
—	MG Comm'l.	Berry Berry Frozen Yogurt	—	1235 Oaklawn Ave. Cranston, RI	—	2,600 sf	Ret.	L
—	MG Comm'l.	Red Wing Brands	—	20 Commerce Way Seekonk, MA	—	2,560 sf	Ret.	L
BFS Holdings, Inc.	Sweeney R.E. and Appraisal	Michael and Karen Martin	—	44 Danielson Pike Fosters, RI	—	2,556 sf on 15.1 acres	Off./ Ret.	S
BFS Holdings, Inc.	Sweeney R.E. R.E. and Appraisal	Dr. Angeles Felix	—	2138 Mendon Rd. Cumberland, RI	—	1,986 sf	Ret.	S
—	Richards Barry Joyce & Ptrs.	McKesson Medical-Surgical	CBRE/N.E.	55 Lyman St. Northborough, MA	—	203,662 sf	Whse.	L
Equity Office (Blackstone)	Equity Office (Blackstone)	Morgan Stanley	Jones Lang LaSalle	One Post Office Sq. Boston	\$545M	821,000 sf	Off.	S
Darling Dev. Corp.	Paramount Proprs. Group, Inc.	All My Sons Moving & Storage Co.	—	50 Industrial Ct. Seekonk, MA	—	7,200 sf	Ind.	L
Invesco R.E.	Lincoln Property Co.	Weston Patrick	Boston Realty Advisors	84 State St. Boston	—	10,488 sf	Off.	L

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 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
Skanska USA Comm'l Dev. Inc.	Skanska USA Comm'l. Dev. Inc.	Bluebird Bio	—	150 Second St. Cambridge, MA	—	43,586 sf	Off.	L
Green Brick Dev. LLC	New Dover Assoc., Inc.	JOR Greenleaf, LLC	—	1 H.F. Browns Way Natick, MA	\$3.85M	31,581 sf	Flex/Off.	S
—	Keliher R.E. Inc.	Spike Aerospace	—	399 Newbury St. Boston	—	750 sf	Off.	L
—	Keliher R.E. Inc.	Pure Barre	—	350 Newbury St. Boston	—	2,000 sf	Ret.	L
Fairmount Heights Assoc., LP	Chozick Realty	Country Village Apts., LLC	Heights Mgmt. Co.	Waterbury, CT	\$17.02M	232 Units	Res.	S
Hubbell Inc.	Coldwell Banker NRT Inc. and USI	The University of New Haven	—	Merritt/Wilber Cross Pkwy. New Haven, CT	\$3.025M	70,000 sf on 46 acres	School	S
CSFB 2001-CP4 Research Dr. LLC	NGKF Capital Markets and Auction.com	Rugby Realty	Newmark Grubb Knight Frank	Four Research Dr., LLC	\$8.5M	157,776 sf	Off.	S
Houlihan Parnes Realtors, LLC	GHP Office Realty, LLC	Tracy Locke	GHP Office Realty, LLC	131 Danbury Rd. Wilton, CT	—	42,408 sf	Off.	L
Houlihan Parnes Realtors, LLC	GHP Office Realty, LLC	Enterprise Rent-A-Car	GHP Office Realty, LLC	131 Danbury Rd. Wilton, CT	—	7,000 sf	Off.	L
U.S. Post Office	CB Richard Ellis	Southbury Village Square LLC	Matthews Comm'l. Props.	Main St. South Watertown, CT	\$1.26M	25 acres	Land	S
—	—	PM Sales	Matthews Comm'l. Props.	100 New Wood Rd. Watertown, CT	\$587,500	17,600 sf	Ind.	S
—	The Geenty Group	My Service Co. Net, LLC (dba Used Fitness Equipment Whse.)	—	222 Universal Dr. North Haven, CT	—	10,199 sf	Ret.	L
65 South Turnpike, LLC	The Geenty Group	Joerns, LLC	The Geenty Group	65 So. Turnpike Rd. Wallingford, CT	—	3,000 sf	Ind.	L
Allegiance Realty Corp.	Newmark Grubb Knight Frank	Crown Forwarding Inc.	Cresa Fairfield County	44 Old Ridgebury Rd. Danbury, CT	—	—	Off.	L
RSB Assoc.	ORL Comm'l.	Luigi Ferraro	Pearce Comm'l. R.E.	30 Montowese Ave. North Haven, CT	—	9,400 sf	Ind.	S
—	HK Group	—	HK Group	470 Main Ave. Norwalk, CT	—	2,000 sf	Ret.	L
—	HK Group	Jessica Ryan	HK Group	235 Post Road West Norwalk, CT	—	1,378 sf	Ret.	L
—	—	Flintridge Development Co.	Atherton & Assoc.	33 Main St. Newtown, CT	\$775,000	7,900 sf	Mixed Use	S
Wilmington Oak Apts. (University of CT)	Chozick Realty, Inc.	—	—	Wilmington, CT	—	128 units	Res.	S
Combined Props., Inc.	Combined Props., Inc.	Yell-O-Glow	Newmark Grubb Knight Frank	21-25 Arlington St. Chelsea, MA	—	61,526 sf	Ind.	L
Crosspoint Assoc. Inc.	Cresa Boston	Zipcar	Cresa Boston	3 Thomson Pl. Boston	—	46,000 sf	Ret.	L

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 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
Merritt River Comm'l. LLC	—	CT Sports Physical Therapy & Wellness	Southpoint Group LLC	20 Glover Ave. Norwalk, CT	—	1,910 sf	Ret.	L
321 Whitney LLC	Press/Cuozzo Comm'l. Services	Gebric & Gebric	Weichert	321 Whitney Ave. New Haven, CT	—	—	Ret.	L
1370 Barnum LLC	Macus & Millichap R.E. Investment Services	VDM Cos., LLC	Marcus & Millichap R.E. Investment Services	1350 Barnum Ave. Stratford, CT	\$1.05M	—	Ret.	S
Aspen Dental	Marcus & Millichap R.E. Investment Services	R&R Dayton, LLC	Marcus & Millichap R.E. Investment Services	Rte. 202 Stratford, CT	\$1.335M	3,200 sf	Ret.	S
Fleischer Jacobs R.E. Holdings	Nedde R.E.	Quantum Leap Capital	Donahue & Assoc.	620 Hinesburg Rd. So. Burlington, VT	—	—	Off.	L
Fairlane Proprs.	Godino & Co.	Barrett Technology	Mohr Ptrs.	59-85 Chapel St. Newton, MA	—	6,000 sf	Off./ R&D	L
Fairlane Proprs.	Godino & Co.	Boston Device Development	Newmark Grubb Knight Frank	59-85 Chapel St. Newton, MA	—	3,800 sf	Off.	L
Fairlane Proprs.	Godino & Co.	Overhead Door of Metrowest	Conway Comm'l.	59-85 Chapel St. Newton, MA	—	1,700 sf	Off.	L
Nordblom Co.	CBRE/N.E.	ValueOptions Inc.	The Ezra Co.	1000 Washington St. Boston	—	39,385 sf	Off.	L
Rockland Haverstraw LLC	The Grossman Cos.	Great American Insurance Co.	Jones Lang LaSalle	Ten 99 Hingham St. Rockland, MA	—	1,700 sf	Off.	L
Christmas Farm Inn and Spa	Wason Assoc. Hospitality R.E. Brokerage Group	—	—	Jackson, NH	\$60,000 per room	—	Res.	S
Best Western	Wason Assoc. Hospitality R.E. Brokerage Group	—	—	Freeport, ME	\$44,000 per room	—	Res.	S
Red Carpet	Wason Assoc. Hospitality R.E. Brokerage Group	—	—	New London, CT	\$26,000 per room	—	Res.	S
Royalty Inn and Health Club	Wason Assoc. Hospitality R.E. Brokerage Group	—	—	Gorham, NH	\$45,000 per room	—	Res.	S
Brookside and Pondside Motel	Wason Assoc. Hospitality R.E. Brokerage Group	—	—	Williamstown, MA	—	30 rooms	Res.	S
Daniel Webster Crossing	GEM Realty	Linear Retail Proprs. LLC	Linear Retail Proprs. LLC	8 Spit Brook Rd. Nashua, NH	\$6.225M	28,030 sf	Ret.	S
Simon Property Group, Inc.	Simon Property Group, Inc.	Boylston Proprs. and The Wilder Cos.	Boylston Proprs. and The Wilder Cos.	Arsenal St. Watertown, MA	—	225,000 sf	Ret.	S
Commerce Way Marketplace	CBRE/N.E.	Integrated Proprs.	—	112 Commerce Way Woburn, MA	—	57,000 sf	Ret.	S
Combined Proprs., Inc.	Combined Proprs., Inc.	Core Power Yoga	National Site Selection Service, Inc.	312 Mystic Ave. Medford, MA	—	5,472 sf	Ret.	L
John Dough's Pizza	HK Group	Sweet Lucy Lynn's	—	77 North Main St. So. Norwalk, CT	—	3,300 sf	Ret.	S
Tim's Philly Steaks	HK Group	Royal Guard Fish & Chips	—	336 Westport Ave. Norwalk, CT	—	1,400 sf	Ret.	S

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of AUGUST 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
Backstreet Restaurant	HK Group	Third Rail Restaurant	— Darien, CT	22 Center St.	—	1,500 sf	Ret.	S
Garde Realty, LLC	Stebbins Comm'l. Props.	Apex Wireless, LLC	—	581 Second St. Manchester, NH	—	1,600 sf	Ret.	L
Garde Realty, LLC	Stebbins Comm'l. Props.	Jackson Hewitt, Inc.	—	581 Second St. Manchester, NH	—	1,600 sf	Ret.	L
40 Scitico Rd., LLC	Conn. Comm'l. Realty & Select Homes	Somersault Jungle Gymnastics, LLC	Conn. Comm'l. Realty & Select Homes	40 Scitico Rd. Somers, CT	—	6,000 sf	Off.	L
Harvey Hoscak and Ed Connolly	The Kane Co.	—	Costantino R.E. LLC	121 Congress St. Portsmouth, NH	—	3,053 sf	Ret.	S
—	The Meg Cos.	Froyworld (Richard and Lynn Caesar)	R.E. Advisors Ltd.	240 No. Broadway Salem, NH	—	1,500 sf	Ret.	L
South Shore Medical Assoc. Inc.	The Conrad Group	South Shore Skin Center, LLC	Kinlin Grover Comm'l.	75 Washington St. Norwell, MA	\$3M	37,000 sf on 5.95 acres	Off.	S
—	Boston Realty Advisors	—	—	84 Fenway Boston	\$6.725M	22 units	Res.	S
Francini Organization	Vidal Wettenstein	Test America	—	12 Progress Dr. Shelton, CT	—	3,250 sf	Off./ Lab.	L
Citizens Bank	—	The Grossman Cos.	The Grossman Cos.	429 Harvard St. Brookline, MA	\$2.275M	3,000 sf on .25 acre	Ret.	S
—	—	NEA Credit Union	The Southpoint Group LLC	250 Westport Ave. Norwalk, CT	—	1,969 sf	Ret.	L
Combined Props.	Combined Props.	Doctors Express	Atlantic Retail	319 Centre St. Malden, MA	—	3,532 sf	Ret.	L
—	CBRE/N.E.	Urban Meritage and Novaya Ventures & L&B Realty	—	8 Newbury St. Boston	\$15.15M	19,000 sf	Mixed Use	S
Clark W. LLC	Keliher R.E.	Interior Design LLC	Commonwealth Comm'l. Advisors	234 Clarendon St. Boston	\$547,000	700 sf	Off.	S
King Street Props., LLC	—	UniQure	Cushman & Wakefield	1131 Hartwell Ave. Lexington, MA	—	53,343 sf	Off./Lab./ Mfg.	L
Janis Research Co., Inc.	The Stubblebine Co./ CORFAC Int'l.	The Hat Trick Group, LLC	Nordland Assoc., Inc.	2 Jewel Dr. Wilmington, MA	—	31,810 sf	Ind.	S
A-Jack's Realty Trust	The Stubblebine Co./ CORFAC Int'l.	ABBYELLA Realty, LLC	—	12 Republic Rd. Billerica, MA	—	9,000 sf	Ind.	S
Darling Development Corp.	Paramount Props. Group, Inc.	All My Sons Moving & Storage	—	50 Industrial Ct. Seekonk, MA	—	7,200 sf	Ind.	L