

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

SEPTEMBER 2013

As published in the
New England Real Estate Journal

MONTHLY SALES AND LEASE REPORT

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Month of SEPTEMBER 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
Cummings Props.	Cummings Props.	Microline Surgical, Inc.	—	50 Dunham Rd. Beverly, MA	—	68,000 sf	Off./Ind./ R&D	L
Related Beal	Related Beal	—	—	400 Stuart St. Boston	\$6.2M	3,500 sf	Res.	S
A.F. Bellveau Revocable Trust	Coastal Comm'l. R.E.	KLM Realty Trust	KLM Realty Trust	Rte. 6 Mattapoisett, MA	—	1,991 sf on 52 acres	Ret./ Off.	S
GRE Tewksbury Property, LLC (Guggenheim R.E. and The Dolben Co. J.V.)	CBRE/N.E.	DSF IV Tewksbury Owner, LLC	—	Tewksbury, MA	\$46.75M	245 units	Res.	S
AVID Technologies (Nordblom Co.)	NAI Hunneman (Nordblom Co.)	Foliage Inc.	—	10 North Park Burlington, MA	—	30,208 sf	Off.	L
AVID Technologies (Nordblom Co.)	Cassidy Turley	Foliage Inc.	—	20 North Ave. Burlington, MA	—	29,776 sf	Off.	L
Preotle, Lane & Assoc.	Richard Barry Joyce & Ptrs.	Mgmt. Sciences for Health	Cassidy Turley	200 Rivers Edge Dr. Medford, MA	—	40,475 sf	Off.	L
Edwin & Robin Brookmyer	O'Brien Comm'l. Props.	Plastic Concepts, Inc.	—	2 Sterling Rd. Billerica, MA	—	20,000 sf	Ind.	S
—	CBRE/ The Boulos Co.	Market Milk Ptrs., LLC	—	46 Market St. Portland, ME	—	—	Res./ Ret.	S
Registry of Motor Vehicles	Registry Motor Vehicles	Thibeault Props.	Thibeault Props.	630 Washington St. Boston	\$8.2M	41,000 sf	Off.	S
Voltera, Goldberg & Jacobs	MG Comm'l. R.E.	The Torrey Construction Co.	Century 21 Commonwealth	3 Mill St. Attleboro, MA	\$595,000	7,800 sf	Off.	S
Heyman Props.	Holiday Fenoglio Fowler, L.P.	—	Holliday Fenoglio Fowler, L.P.	2-42 Fairhaven Commons Way Fairhaven, MA	\$23.8M	212,393 sf	Ret.	S
Ventron Int'l.	Cushman & Wakefield of N.H.	Campanelli and TriGate Capital J.V.	Campanelli and TriGate Capital J.V.	267 Lowell Rd. Hudson, NH	\$6.1M	152,554 sf on 13 acres	R&D	S
Kimco	CBRE/N.E.	Crosspoint Assoc.	—	263 Depot St. Manchester, VT	—	55,700 sf	Ret.	S
30 International Dr., LLC	Colliers Int'l./NH	Optima Bank & Trust Co.	Williams Relo Logic	20 International Dr. Portsmouth, NH	—	4,578 sf	Ret.	L
Billings Common Office Condo Park	—	Smart Mobility, Inc.	McLaughry Comm'l.	Wilder, VT	—	1,000 sf	Off.	L
Leonard Duffy & Assoc.	Nedde R.E.	Optimal Energy	—	Hinesburg, VT	—	4,000 sf	Off.	S
General Investment & Development Cos.	Jones Lang LaSalle	The Hamilton Co. and New England Realty Assoc.	Saul Ewing	311 Lowell St. Andover, MA	\$62.5M	193 units	Res.	S

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Foxrock Props.	The Conrad Group	Granite Medical	The Conrad Group	90 Libbey Pkwy. Weymouth, MA	—	13,444 sf	Off.	L
Westborough Investors, LP	CBRE	United Medical Systems, Inc.	Cushman & Wakefield	1700 West Park Dr. Westborough, MA	—	10,014 sf	Off.	L
Baltic Turnpike, LLC	New Dover Assoc., Inc.	Commerce City, LLC	Greater Boston Comm'l. Props., Inc.	287 Turnpike, Rd. Westborough, MA	\$6M	48,848 sf on 15.82 acres	Off.	S
—	Angel Comm'l.	GAT	Angel Comm'l.	578 Pepper St. Monroe, CT	—	21,000 sf	Whse./Off.	L
Janis Research Co.	The Stubblebine Co.	Markham Metals	Nordlund Assoc.	2 Jewell Dr. Wilmngton, MA	\$2M	31,810 sf	Ind.	S
Fenway Residential Props., LP	ARA New England	The Residences at Garden City, LLC	—	Cranston, RI	\$6.812M	94 units	Res.	S
North Blossom Realty LLC	Coldwell Banker Comm'l. Div.	Bread of Life Int'l. Worship Ctr.	Coldwell Banker Comm'l. Div.	37 No. Blossom St. E. Providence, RI	—	1,900 sf	Off./Mixed Use	L
Hamilton Holdings, LLC	United Multi Family	Hatfield Props.	—	1363 Smith St. No. Providence, RI	\$3.9M	55 units	Res.	S
Newport Health Property Mgmt., Inc.	Peter M. Scotti & Assoc.	29 Powel LLC	—	29 Powel Ave. Newport, RI	\$389,000	—	Mixed Use/Off.	S
Pasqualle Cortellosa	Peter M. Scotti & Assoc.	Clemence 91, LLC	—	91 Clemence St. Providence, RI	\$440,000	—	Mixed Use	S
Jonowika Realty Corp.	Peter M. Scotti & Assoc.	AM Enterprises, LLC	—	215 Thayer St. Providence, RI	\$2.825M	3,700 sf on 8,140 sf of land	Ret.	S
DSF Slatersville Mill, LLC	CBRE/N.E.	Residences at Slatersville Mill, LLC	—	North Smithfield, RI	—	224 units	Res.	S
Tari, LLC	Albert Realtors	Brian Mullaney	Albert Realtors	832 Dyer Ave. Cranston, RI	—	172 sf	Off.	L
Financial Boston Investment Property #1 State, LP	Sweeney R.E. & Appraisal	Fidelity National Financial	Orion Realty Group	One State St. Providence, RI	—	6,000 sf	Off.	L
Succah, LLC	Deneberg Realty Advisors	McGregor 2, LLC	Insight Realty Group	1261-1299 Blue Hill Ave. Mattapan, MA	\$2.4M	43,684 sf	Mixed Use	S
Crosstown Center	Denenberg Realty Advisors	Cumberland Farms	CBRE Grossman	801 Mass Ave. Boston	—	5,343 sf	Ret.	L
Crosstown Center	Denenberg Realty Advisors	Roka Asian Restaurant	Denenberg Realty Advisors	801 Mass Ave. Boston	—	7,188 sf	Ret.	L
Hobbs Brook Mgmt. LLC	Hobbs Brook Mgmt. LLC	Dassault Systèmes	—	1301 Atwood Ave. Johnston, RI	—	90,000 sf	Off.	L
HallKeen Spring Hill Limited Ptrs.	CBRE/N.E.	Forest Props. Mgmt., Inc.	—	Plymouth, MA	\$22.25M	163 units	Res.	S
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Trane (Ingersoll Rand)	Cushman & Wakfield	181 Ballardvale St. Wilmington, MA	—	22,700 sf	Off.	L

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Merrimack County Savings Bank	O'Brien Comm'l. Props.	Triple M Moving & Storage	Greater Boston Comm'l. Props.	35 Scales Ln. Townsend, MA	\$650,000	39,000 sf on 10 acres	Ind.	S
David Bougopoulos	KW Comm'l.	Deborah T. Gates	Keller Williams Realty	423 Black Point Rd. Scarborough, ME	\$234,500	—	Ret.	S
—	O'Brien Comm'l. Props.	Alternative Care Providers, Inc.	—	275 Billerica Rd. Chelmsford, MA	—	7,500 sf	Off/Flex/ Whse.	L
—	Angel Comm'l. LLC	My Salon Suite	Cushman & Wakefield	427 Stillson Rd. Fairfield, CT	—	5,003 sf	Off.	L
Hamden Center II	Press/Cuozzo	Turtle & Hughes Integrated Supply	Press/Cuozzo	2321 Whitney Ave. Hamden, CT	—	5,500 sf	Off.	L
Campus View Apts. LLC	Chozick Realty, Inc.	Trinity Property Group, LLC	—	1300-1412 East St. New Britain, CT	\$4.725M	63 units	Res.	S
Jay Jerardi	United Multi Family	Mike Phelps	United Multi Family	11-17 Acton St. New Britain, CT	\$800,000	17 units	Res.	S
ECP New Britain LLC	Matthews Comm'l. Props.	Axela Development Group, LLC	Matthews Comm'l. Props.	643 Farmington Ave. New Britain, CT	\$1.65M	87,470 sf in 2 blds on 9 acres	Ret.	S
Nipote LLC	O,R&L Comm'l. LLC	Fountainville LLC	Wareck D'Ostilio Real Living	200-204 Alden Ave. New Haven, CT	\$800,000	9 units	Res.	S
—	Angel Comm'l.	GAT	Angel Comm'l.	578 Pepper St. Monroe, CT	—	21,000 sf	Whse./ Off	L
—	Group Boston R.E.	—	—	244 Newbury St. Boston	\$6M	4,800 sf	Ret./ Res.	S
Dakota Realty	AR Bonin Cos., LLC	Berkshire Dominion Holdings	—	91 Plaistow Rd. Plaistow, NH	\$930,000	10,200 sf	Off.	S
Pillar Realty LLC	O'Brien Comm'l. Props., Inc.	Mark R. Stanhope	O'Brien Comm'l. Props., Inc.	131 Coolidge St. Hudson, MA	—	1,100 sf	Off.	L
Pillar Realty LLC	O'Brien Comm'l. Props., Inc.	Trillium Construction Services	O'Brien Comm'l. Props., Inc.	131 Coolidge St. Hudson, MA	—	1,100 sf	Off.	L
—	Richards Barry Joyce & Ptrs.	Novaya R.E. Ventures	—	176 Grove St. and 130 Constitution Blvd. Franklin, MA	—	169,968 sf and 59,970 sf	Ind.	S
145 Charles St. Trust	145 Charles St. Trust	Linear Retail Props., LLC	Linear Retail Props., LLC	145 Charles St. Boston	\$1.65M	2,953 sf	Ret.	S

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Heritage Mall	Joyce B. O'Connor R.E., Inc.	David DeLollis	—	Southbridge St. Auburn, MA	\$3.7M	34,115 sf on 6 acres	Ret./ Off.	S
Taco Bell	HK Group	Dunkin Donuts	—	470 Main Ave. Norwalk, CT	—	2,000 sf	Ret.	L
—	HK Group	Jessica Ryan	—	235 Post Rd. West Westport, CT	—	1,328 sf	Ret.	L
—	Fini R.E.	Flip City Gym, LLC	NAI Norwood Group	746 Daniel Webster Hwy. Merrimack, NH	—	9,000 sf	Ret.	L
Tara Commons	John Flatley Co.	Orange Leaf Frozen Yogurt	—	Spit Brook Rd. Nashua, NH	—	1,976 sf	Ret.	L
Stillson, LLC	Angel Comm'l., LLC	My Salon Suite	—	427 Stillson Rd. Fairfield, CT	—	5,003 sf	Off.	L
Kenisco Props.	Kenisco Props.	J.P. Morgan Chase Bank	J.P. Morgan Chase Bank	Greenwich Ave. Greenwich CT	—	4,000 sf	Ret.	L
Strawberry Hill Animal Hospital	Vidal/Wettenstein Comm'l. R.E.	Sport PerformanceU, LLC	Vidal Wettstein Comm'l. R.E.	326 Westport Ave. Norwalk, CT	—	2,672 sf	Ret.	L
294-308 Farmington Ave., LLC	O,R&L Comm'l. R.E. Brokerage	8 Slice Enterprise LLC (dba Little Caesars)	Merrigan & Lefebvre Realty, Inc.	306 Farmington Ave. Hartford, CT	—	3,100 sf	Ret.	L
Cummings Props.	Cummings Props.	Commonwealth of Mass.	—	Rte. 128 Woburn, MA	—	139,000 sf	Court House	L
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Trane	Cushman & Wakefield	181 Ballardvale St. Wilmington, MA	—	22,700 sf	Off.	L
Echo Bridge, LLC	Haynes Mgmt. Inc.	Mothers Milk Bank	Haynes Mgmt. Inc.	377 Elliot St. Newton Upper Falls, MA	—	3,072 sf	Ret.	L
Echo Bridge, LLC	Haynes Mgmt. Inc.	Newton Chiropractic and Wellness	ReMax Leading Edge	383 Elliot St. Newton Upper Falls, MA	—	3,978 sf	Ret.	L
Echo Bridge, LLC	Haynes Mgmt. Inc.	St. Boniface Haiti Foundation	T3 Advisors	383 Elliot St. Newton Upper Falls, MA	—	2,245 sf	Ret.	L