

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**OCTOBER 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 OCTOBER 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
Invesco R.E.	Cushman & Wakefield	Clarion Ptrs.	—	One Liberty Sq. Boston	\$54.4M	157,563 sf	Off.	S
FD Stonewater	Avison Young	Acabay	Donahue & Assoc.	354 & 356 Mountain View Dr. Colchester, VT	\$19.605M	110,389 sf	Off.	S
Canpro Lakeville Corporate Park	Canpro Investments	SAILS Library Network, Inc.	Canpro Investments	10 Riverside Dr. Lakeville, MA	—	2,681 sf	Off.	L
Harrison Commons, LLC	CBRE/N.E.	—	Kenney Development	James Court Boston	\$53.555M	136 units	Res.	S
CMI Property, Inc.	Elliot & Co., LLC	Amicheti, DeLuca & Co., P.C.	—	128 Carnegie Row Norwood, MA	—	4,451 sf	Off.	L
Chesterton Proprs.	Group Boston R.E.	Irays Santamaria, DMD, LLC	—	390 Commonwealth Ave. Boston	\$1.35M	2,960 sf	Mixed Use/ Condo	S
—	CBRE Portsmouth	Teledyne DG O'Brien	Nordlund Assoc., Inc.	162 Corporate Dr. Portsmouth, NH	—	65,000 sf	Ind.	L
S.A. Challenger	Kinlin Grover Comm'l.	Warren Dalton	Kinlin Grover Comm'l.	100 Dillingham Ave. Falmouth, MA	\$675,000	11,000 sf on 1.2 acres	Mixed Use	S
James D'Amato (71 West Main, LLC)	The Geenty Group	Rae's Driving School	The Geenty Group	71 West Main St. Branford, CT	—	857 sf	Ret.	L
—	Richards Barry Joyce & Ptrs., LLC	Trip Advisor	Cushman & Wakefield and Columbia Group Realty Advisors, Inc.	226 Causeway St. Boston	—	72,000 sf	Off.	L
SL Green Realty Corp.	HFF	Seaboard Proprs.	—	300 Main St. Stamford, CT	—	80,700 sf	Mixed Use	S
—	Wallace Co.	Eddie and Mike Gargano	Wallace Co.	Blue Hill Ave. and Seaver St. Dorchester, MA	\$870,000	21,000 sf of Land	Land	S
Church of Scientology	CBRE/N.E. and CBRE/Los Angeles	The Congress Group	—	441 Beacon St. Boston	—	20,000 sf	Multi Use Res.	S
State of N.H. Dept. of Administrative Services	NAI Norwood Group	Dartmouth Hitchcock	—	247-49 Pleasant St. Concord, NH	\$900,000	5,356 sf on .99 acre in 2 bldgs.	Off.	S
Tate Family Investments, LLC	Tinkham Realty, Inc.	Faith Baptist Church of Nashua	Harmony R.E.	321 Derry Rd. Hudson, NH	\$575,000	6,078 sf on 2.07 acres	To be built for Religious Purposes	S
The Crossings	Key Point Ptrs., LLC	Kohl's Department Store	—	Newington, NH	—	96,183 sf	Ret.	L
—	The Equity Group	National Grid (New England Power Co.)	Lang McLaughry Comm'l.	17 Interchange Dr. Lebanon, NH	—	23,500 sf	Ind./ Off.	L
CLE, Inc. (Canaan Fairgrounds)	The Equity Group	Gerngross Canaan Motor Club, LLC	—	Lebanon, NH	—	5,000 sf Meeting Hall in 8 bldgs. on 52 acres	Business and Recreation	S

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General Electric Capital Corp.	Colliers Int'l./N.H.	Carwhit A&S Realty, LLC	William & Reeves, LLC	39 Sheep Davis Rd. Pembroke, NH	\$2.6M	144,378 sf	Ind.	S
Isola Corp.	Colliers Int'l./N.H.	Performance Chemicals	—	40 Industrial Pk. Dr. Franklin, NH	—	99,700 sf	Ind.	S
125 Kublin Rd., LLC	Vear Comm'l. Props., Inc.	CVS Pharmacy	NAI Norwood Group	Dublin Rd. Peterborough, NH	\$2.985M	Lease of 1.97 acres	Ret.	S
John Wasileski (Sea Coast Mgmt. Co.)	The Dunham Group	Mid Coast Hospital	—	Topsham, ME	—	10,906 sf	Off.	L
—	—	Hancock Apts., LLC	The Valentine Group	153 West Hancock St. Manchester, NH	\$925,000	12 units	Res.	S
Otterson Street Realty, LLC	Prolman Realty, Inc.	33 Legends, LLC	—	2 West Otterson St. Nashua, NH	\$335,000	8,400 sf	—	S
Landmark Crossing, LLC	The Valentine Group	Neuropathy Comfort Center	—	Rte. 102 Londonderry, NH	—	1,525 sf	Off.	L
Landmark Crossing, LLC	The Valentine Group	Premier Physical Therapy	—	Rte. 102 Londonderry, NH	—	1,465 sf	Off.	L
45 Province	RESIS	—	—	45 Province St. Boston	\$4.1M	2,628 sf	Res. Condo	S
ISM Holdings, Inc. (Roy Brazelton)	ISM Holdings, Inc. (Roy Brazelton)	Southwest Props., LLC	Southwest Props., LLC	725 Grafton St. Worcester, MA	\$2.6M	36,000 sf	Ret.	S
Alkon Realty Trust	Keliher R.E.	C.G. 3G Way, LLC	Keliher R.E.	3 Greenway Ct. Brookline, MA	\$3.65M	7 units	Res.	S
Simarano LLC	O'Brien Comm'l. Props., Inc.	Connors Design Group	—	257 Simarano Dr. Marlborough, MA	—	7,718 sf	Flex	L
—	Boston Realty Advisors	Micozzi Mgmt.	Boston Realty Advisors	40-46 Park St. Newton, MA	\$7M	25 units	Res.	S
Kantar Retail, LLC and Qgilry P.R. Worldwide, Inc.	CBRE	Otsuka America Pharmaceutical, Inc.	Avison Young	45 First St. Cambridge, MA	—	3,066 sf	Off.	L
Hudson Advisors LLC	Richards Barry Joyce & Ptrs.	Calare Props., Inc.	—	121 Hale St. Lowell, MA	\$4m	60,700 sf	R&D	S
Phineas Sprague Jr.	CBRE/ The Boulos Co.	CPB2	—	Portland, ME	—	10 acres	Ind.	S
—	—	Martin's Point Health Care	CBRE/ The Boulos Co.	579 Main St. Gorham, ME	—	28.38 acres	Ret.	S
October Corp.	CBRE/ The Boulos Co.	Novare, Ltd.	CBRE/ The Boulos Co.	40 Pineland Dr. New Gloucester, ME	—	1,767 sf	Off.	L
October Corp.	CBRE/ The Boulos Co.	Sun Diagnostics, LLC	CBRE/ The Boulos Co.	60 Pineland Dr. New Gloucester, ME	—	352 sf	Off.	L
Maroon Group, LLC	—	Chalmers Financial Services, LLC	CBRE/ The Boulos Co.	360 Rte. 1 Scarborough, ME	—	1,493 sf	Off.	L
Hannaford Bros.	CBRE/ The Boulos Co.	Tri Ton Nails	CBRE/ The Boulos Co.	295 Forest Ave. Portland, ME	—	1,046 sf	Ret.	L

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O'Brien Investment Mgmt.	O'Brien Comm'l. Props.	Bombay Duck Co., Ltd.	—	10-16 Craig Rd. Acton, MA	—	4,800 sf	Ind. (Meal Preparer)	L
Gray Eagle Corp.	The Geenty Group	F.E. Hall & Co., Inc.	Prudential Conn. Realty	11 Sycamore Way Branford, CT	—	768 sf	Off.	L
Rockland Haverstraw, LLC	The Grossman Cos.	Konika Minolta Business Solutions USA, Inc.	Cushman & Wakefield	Ten 99 Hingham St. Rockland, MA	—	3,738 sf	Off.	L
Panbro Realty Estate	Capstone Props.	R.P. Iannuccillo & Sons Construction Co.	—	450 Valley St. Providence, RI	asking price of \$650,000	23,900 sf	Ind.	S
Coventry Crossing LLC	Marcus & Millichap Investment Services	Cole Capital Advisors, Inc.	Marcus & Millichap Investment Services	Coventry Crossing Coventry, RI	\$11.6M	20,752 sf	Ret.	S
Mark Russo, Receiver of Best of New England, Inc.	Sweeney R.E. and Appraisal	TA Operating LLC	Sweeney R.E. and Appraisal	849 Victory Hwy. Providence, RI	\$1.71M	10,620 sf on 33.94 acres (truck stop)	Ret.	S
M.S. Ross	Olympus Group	Hope Medical Group	St. George Enterprises, LLC	1066 North Main St. Providence, RI	\$600,000	—	Off./ Ret.	S
Johnston Town Centre (Jeff Saletin)	Johnston Town Centre (Jeff Saletin)	PriceRite	—	Hartford Ave. Johnston, RI	—	40,000 sf	Ret.	L
The Shops at Quonset Point	New Boston Fund	BankNewport	—	Quonset Point Business Pk. No. Kingstown, RI	—	2,000 sf	Ret.	L
Edib Tabet	Albert Realtors	Marco Const. Corp.	—	75B Western Ind. Dr. Cranston, RI	—	1,100 sf	Whse.	L
Rumme Marshview, LLC	Marcus & Millichap R.E. Investment Services	Coventry Crossing, LLC	Marcus & Millichap R.E. Investment Services	5 Ward St. Revere, MA	\$16.4M	120,224 sf on 13.88 acres	Ret. Ground Lease Renewal	S
Burlington Centre	Davis Cos. and Principal R.E.	Davis Cos. and Principal R.E.	Davis Cos. and Principal R.E.	35 Corporate Dr. Burlington, MA	\$109M	47 acres in 4 bldgs.	Off. on 47 acres	S
28 Lord Road Trust	O'Brien Comm'l. Props.	US Technologies, Inc.	—	28 Lord Rd. Marlborough, MA	—	4,770 sf	Off. Condo.	L
Wells REIT II-9 Technology Dr., LLC	Cushman & Wakefield	Bose Corp.	—	9 Technology Dr. Westborough, MA	—	250,813 sf	Off.	L
BioMed Realty Trust, Inc. and Prudential R.E. Investors	Richards Barry Joyce & Ptrs.	Ipsen	Cresa Boston	650 East Kendall St. Cambridge, MA	—	62,600 sf	Lab./ Off.	L
Joe-Rie Investment Trust	Glickman Kovago & Co.	Sonias Realty Inc.	Glickman Kovago & Co.	1446 Grafton St. Worcester, MA	—	13,200 sf on .99 acre	—	S

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Jamestown Props. (Boston Marine Ind. Park)	Jamestown Props. (Boston Marine Ind. Park)	Mass. Challenge	—	Innovation District Boston	—	—	Off.	L
Steve Wnuk	O'Brien Comm'l. Props.	Rollstone Props., LLC and GMP Piping	—	100 Park St. Ayer, MA	\$180,000	—	Two Condos	S
Suffolk Devonshire LLC	NAI Hunneman Comm'l.	Physicians for Human Rights, Inc.	Avison Young	185 Devonshire St. Boston	—	2,142 sf	Off.	L
1032 Post Road East, LLC	HK Group	Milton Development LLC	Goldman, Gruden & Woods, LLC	1032 Post Rd. East Westport, CT	\$2.4M	6,579 sf on .43 acre	Ret.	S
Q SONO IV, LLC	R. Calabrese Agency, LLC	Capital Construction	R. Calabrese Agency, LLC	38-48 and 50 North Main St., CT	\$2.07M	22,500 sf	Ret./ Off.	S
ROI Valley View, LLC	Northeast Private Client Group	209 Wolcott Waterbury LLC	Northeast Private Client Group	209 Wolcott St. Waterbury, CT	\$1.85M	29 units and 11 garages on 2.32 acres	Res.	S
Coca-Cola Bottling Co. of Northeastern New England, Inc.	The Geenty Group	Responsible Land Holdings Northeast, LLC	Best Brokers	951 Bank St. New London, CT	\$550,000	52,000 sf on 5.1 acres	Ret.	S
—	Atherton & Assoc.	Chinmaya Mission Fairfield New Haven Inc.	Atherton & Assoc.	393 Derby Ave. Orange, CT	\$1.18M	11,000 sf in 2 bldgs. on 5 acres	for temple	S
Renzulli Props., LLC	Atherton & Assoc.	—	Atherton & Assoc.	51-53 Stony Hill Rd. Bethel, CT	\$450,000	2.3 acres	Res.	S
Old Hill Offices, LLC	Vidal/Wettenstein Comm'l. R.E.	Horizons National Student Enrichment Program	Stone Hill Farm Investments, Inc.	120 Post Rd., West Westport, CT	—	4,080 sf	Off.	L
Davie Enterprises, LLC	Pearce Comm'l. R.E.	388 East Main, LLC	—	388 Main St. Branford, CT	—	20,000 sf	Off.	S
Fazzone Investments & Props., LLC	Press/Cuozzo Comm'l. Services	Horizon Personal Training & Nutrition	Press/Cuozzo Comm'l. Services	1701 Highland Ave. Cheshire, CT	—	3,525 sf	Off.	L
D&L Manchester, LLC	Press/Cuozzo Realtors	1181 Whitney LLC	Press/Cuozzo Realtors	1181 Whitney Ave. Hamden, CT	\$885,000	8 units with 5 acres	Res.	S
Brookfield Square, LLC	Goodfellow Ashmore CORFAC Int'l.	A Cut Above Hair & Body Studio of Brookfield, LLC	Fischer R.E. Inc.	270 Federal Rd. Brookfield, CT	—	1,855 sf	Ret.	L

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—	—	The Davis Cos.	Cushman & Wakefield	27-43 Wormwood St. Boston	\$43.3M	154,891 sf	Off.	S
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Agfa Graphics	R.E. Strategies Corp.	200 Ballardvale Office Park Wilmington, MA	—	53,893 sf	Off.	L
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Kapa Biosystems	Decenbrele & Daniels	200 Ballardvale Office Park Wilmington, MA	—	9,203 sf	Off.	L
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Security Information	Richards Barry Joyce & Ptrs.	200 Ballardvale Office Park Wilmington, MA	—	7,771 sf	Off.	L
AEW Capital Mgmt. and Griffith Props.	Jones Lang LaSalle	Righter Group Inc.	The Stubblebine Co.	200 Ballardvale Office Park Wilmington, MA	—	3,580 sf	Off.	L
—	Matthews Comm'l. Props.	ShelterLogic Corp.	Matthews Comm'l. Props.	1100 Buckingham St. Watertown, CT	—	103,000 sf	Whse./Mfg.	L
The Fallon Co.	CBRE/N.E.	Polaris Ptrs.	Richads Barry Joyce & Ptrs.	One Marina Pk. Dr. Boston	—	16,000 sf	Off.	L
—	Boston Realty Advisors	Lattice Engines & Albert Righter & Tittman Archts.	—	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	Boston Realty Advisors	Barletta Engineering	Vesper Realty Advisors	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	Boston Realty Advisors	Tomcat Enterprises	Lincoln Property Co.	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	Boston Realty Advisors	Mass. Community Colleges and Ann Kissam	Colliers Int'l.	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	Boston Realty Advisors	Autism Speaks	Newmark Grubb Knight Frank	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	Boston Realty Advisors	REsurety	REsurety	85 Devonshire St./ 262 Washington St. Boston	—	—	Off.	L
—	HK Fella	Milton Development LLC	HK Fella	1032 Post Rd. East Westport, CT.	\$2.4M	6,579 sf on .43 acre	Ret.	S
Thibeault Development and Rumney Marshview LLC	Marcus & Millichap R.E.	Coventry Crossing LLC	—	Ward St. Revere, MA	\$16.4M	—	Ret./Res.	S
—	—	Studley	Studley	53 State St. Boston	—	4,500 sf	Off.	L
—	M&J Assoc.	Dunkin Donuts	M&J Assoc.	563 Main St. Medfield, MA	—	2,410 sf	Ret.	L
Torchlight Investors	KeyPoint Ptrs., LLC	B-W Warrenville Operations, LLC	—	478 Boston Tpke. Shrewsbury, MA	—	24,740 sf	Ret.	S

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Charter Realty & Development	Charter Realty & Development	Royal India Café	—	Rte. 9 Shrewsbury, MA	—	2,481 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	Firestone Tire & Auto Care	—	Rte. 9 Shrewsbury, MA	—	8,000 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	Noodles & Co.	—	Rte. 9 Shrewsbury, MA	—	5,000 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	Ideal Image	—	Rte. 9 Shrewsbury, MA	—	3,000 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	Dollar Forever	—	Rte. 9 Shrewsbury, MA	—	5,450 sf	Ret.	L
Charter Realty & Development	Charter Realty & Development	The UPS Store	—	Rte. 9 Shrewsbury, MA	—	1,114 sf	Ret.	L
Pavilion	Paramount Ptrs.	White's Bakery	—	Mansfield, MA	—	—	Ret.	L
ISM Holdings, Inc.	ISM Holdings, Inc.	Southwest Props., LLC	Southwest Props., LLC	725 Grafton St. Worcester, MA	\$2.6M	36,000 sf on 4.2 acres	Ret.	S
Feldco Development	Malone Comm'l. Brokers	Maine Bureau of Motor Vehicles	—	Expedition Dr. Scarborough, ME	—	4,000 sf	Ret.	L
—	Powers & Co.	Greater Boston Running Co.	SRA Retail	Vinnin Square Plaza Swampscott, MA	—	3,496 sf	Ret.	L
950 Yale Avenue, LLC	Press/Cuozzo Comm'l. Services	All-Star Driver, LLC	Goodfellow Ashmore	950 Yale Ave. Wallingford, CT	—	1,500 sf	Ret.	L
Linear Retail Props.	Linear Retail Props.	Emerald Physicians	—	142 Orleans Rd. Harwich, MA	—	3,473 sf	Ret.	L
—	R. Calabrese Agency	Jimmy's II Family Restaurant	Drubner Comm'l. R.E. Services	579 Watertown Ave. Waterbury, CT	—	3,100 sf	Ret.	L