

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**NOVEMBER 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 NOVEMBER 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
Salem Maynard Trust	Metrowest Comm'l. R.E.	Mass. State College Building Authority	Metrowest Comm'l. R.E.	31, 35 and 37 Salem End Rd. and 75-79 Maynard Rd. and 1060 Worcester Rd. Framingham, MA	\$6.6M	—	Res.	S
—	Northeast Private Client Group	Kimberly Apts. and Sullivan Apts.	Northeast Private Client Group	140 Alice St. and 45 Wheeler Ave. Bridgeport, CT	\$2.75M	46 units	Res.	S
—	Northeast Private Client Group	155 Wayne Navcapman	Northeast Private Client Group	155 Wayne St. Bridgeport, CT	\$975,000	20 units	Res.	S
840 Howard Navcapman	Northeast Private Client Group	Conn. Realty Trust	Northeast Private Client Group	840 Howard Ave. Bridgeport, Ct	\$910,000	21 units	Res.	S
Aim Co. Fall River	Marcus & Millichap	Highlands North Realty Trust	Marcus & Millichap	37 Courtney St. Fall River, MA	\$20.5M	216 units	Res.	S
Wells II - 9 Technology Dr.	Cushman & Wakefield	Bose Corp.	McCall & Almy	9 Technology Dr. Westborough, MA	—	250,813 sf	Off.	L
Sterlingwear	Burgess Props.	Heath Props.	Burgess Props.	183 Orleans St. East Boston, MA	\$2.1M	—	Ind.	S
Geraldine's Lounge	Geraldine Jacobson	Joseph E. Stevens	Keller Williams	1509 Elm St. West Springfield, MA	\$405,000	3,746 sf	Ret.	S
Carver Square Corp.	Baldwin Realty Group	Market Square	—	124-28 Main St. Carver, MA	\$1.35M	44,600 sf 3 bldgs. on 3.46 acres	Ret.	S
—	Group Boston R.E.	—	—	180 Marlborough St. Boston	\$3.15M	2,707 sf	Res.	S
Estelle Moses	Concord Comm'l. R.E.	Jonathan and Lauren Halle	—	114 Dover Rd. Chichester, NH	\$399,000	Bldg. on 3.1 acres	Ret.	S
—	Lang McLaughry Comm'l.	Help Systems	—	30 Airport Rd. West Lebanon, NH	—	1,800 sf	Off.	L
Goodwives Shopping Ctr.	HK Group	JoyRide Cycle Studio	—	Darien, CT	—	4,207 sf	Ret.	L
Goodwives Shopping Ctr.	HK Group	Alex and Ani	—	117 Post Rd. East Westport, CT	—	1,860 sf	Ret.	L
Goodwives Shopping Ctr.	HK Group	Eyeglasses.com	—	147 Post Rd. East Westport, CT	—	2,000 sf	Ret.	L
Goodwives Shopping Ctr.	HK Group	Oddz	—	139 Post Rd. East Westport, CT	—	2,052 sf	Ret.	L
Goodwives Shopping Ctr.	HK Group	George Subkoff Antiques	—	5 Post Rd. West Westport, CT	—	1,875 sf	Ret.	L
Goodwives Shopping Ctr.	HK Group	Spruce	—	90 Post Rd. East Westport, CT	—	2,450 sf Plus	Ret.	L
—	—	Marco Construction Corp.	Albert Realtors	758 West Industrial Dr. Cranston, RI	—	1,100 sf	Ind.	L
Hobbs Brook Mgmt., LLC	Cushman & Wakefield/ Hayes & Sherry	Dassault Systèmes	—	1301 Atwood Ave. Johnston, RI	—	90,000 sf	Off.	L
Howland Assoc., LLC	Paramount Props.	Fellowship Health Resources, Inc.	Paramount Props.	25 Blackstone Valley Pl. Lincoln, RI	—	13,675 sf	Off.	L

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—	HK Group	Blow Dry	—	76 Church Ln. Westport, CT	—	850 sf	Ret.	L
—	HK Group	Mergermarket US Ltd	—	15 Ketchem St. Westport, CT	—	2,800 sf	Ret.	L
—	HK Group	Clapboard Hill Advisors and Washington Wealth Mgmt.	—	450 Post Rd. East Westport, CT	—	3,270 sf	Off.	L
—	HK Group	Triple Point Technology	—	257 Riverside Ave. Westport, CT	—	5,387 sf	Off.	L
—	HK Group	VK R.E.	—	979 Post Rd. East Westport, CT	—	1,400 sf	Off.	L
—	HK Group	Bonemark, Inc.	—	965 Post Rd. East Westport, CT	—	1,750 sf	Off.	L
—	Donahue & Assoc.	Vermont Hard Cider Co.	—	Brandon, VT	—	132,000 sf	Whse.	L
Geiger of Austria	Donahue & Assoc.	BAT R.E.	Geiger of Austria	38 Pond Lane Middlebury, VT	—	52,000 sf on 18 acres	Mfg.	S
—	NAI Norwood	Sperry Tents Seacoast	The Kane Co.	436 Shattuck Way Newington, NH	—	14,500 sf	Off./ Ind.	L
Boicar Realty	The Valentine Group	Mass. Land Title Loan, Inc.	Colliers Int'l.	98-100 No. Broadway Salem, NH	—	1,800 sf	Ret.	L
Brady Sullivan Props.	Brady Sullivan Props.	Fuel Lighting, Furuya Metals, Pillpack, SubitUp, Amoskeag Auction, etc.	—	250 Commercial St. Manchester, NH	—	Total 18,000 sf Plus	Off.	L
John & Mary Miele	Marcus & Millichap	Morello, LLC	Marcus & Millichap	287 Newbury, St. Boston	\$3.905M	4 apts 700 sf Retail	Res./ Ret.	S
Brooks Automation	—	The RAM Cos.	The RAM Cos.	16 Elizabeth Dr. Chelmsford, MA	—	91,476 sf on 5.65 acres	Off./ Lab.	S
Galaxy Development	Galaxy Development	Planet Fitness	—	Rte. 101 Dayville, CT	—	18,000 sf	Ret.	L
MediaTek USA	Avison Young	Sonian, Inc.	The Shaffer Co.	3 Allied Dr. Dedham, MA	—	9,050 sf	Off.	L
1162-1172 Springfield Realty/ 1176 Realty Trust	King & Newton, LLC	1162-1172 Springfield St. Realty Trust II	—	Feeding Hills, MA	\$1.6M	44 atps. in 2 bldgs.	Res.	S
595 Main Realty, LLC	King & Newton	Glory, Inc.	—	595 Main St. Springfield, MA	\$326,000	10,100 sf	Ret.	S
Development Assoc.	Development Assoc.	Cooley Dickinson Healthcare	—	22 Atwood Dr. Northampton, MA	—	40,495 sf	Off.	L
Steve Wnuk	O'Brien Comm'l. Props., Inc.	Rollstone Props.	—	100 Park St. Ayer, MA	\$180,000	—	Comm'l.	S
Mashpee Investors	The Business Exchange	Oak & Ember Inc.	The Realty Advisory, Inc.	Mashpee, MA	—	4,500 sf	Ret.	L
Normandy R.E. Ptrs.	RBJ&P	Cavium, Inc.	Avison Young & Lincoln Property Co.	600 Nickerson Rd. Marlborough, MA	—	103,100 sf	—	L

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Construction Planning & Mgmt.	Nordlund Assoc. Inc.	Mutoh America, Inc. & SMC Corp.	—	99 Rosewood Rd. Danvers, MA	—	Total 10,500 sf	Off.	L
American Locomotive Works	—	The Foundry Assoc., LP	CBRE/N.E.	Providence, RI	\$19.05M	200,000 sf 11.8 acres	Off.	S
RI Rentals, LLC	Keller Williams	AMBA Capital Group, Inc.	—	Central Falls, RI	\$1.5M	62 units in 11 bldgs.	Res.	S
LSREP2 Nova Investments II, LLC	CBRE/N.E.	Liberty Title & Escrow Co.	Sweeney R.E. & Appraisal	275 West Natick Rd. Warwick, RI	\$2.6M	105,118 sf on 1.95 acres	Off.	S
Steven Rossi	Patriot Realty	161 Ridge Street Realty, LLC	Albert Realtors	60 Walnut Grove Ave. Cranston, RI	\$525,000	12,832 sf	Multi-use	S
Hackman Capital Ptrs. and Calare Props.	Hackman Capital Ptrs. and Calare Props.	Nypro	—	112 Barnum Rd. Devens, MA	—	205,095 sf	Ind.	L
Lakeview Realty Trust	Boston R.E. Advisors	166 Salem Street Realty	NAI Hunneman	3-11A Lakeview St. Arlington, MA	\$3.99M	10 units	Res.	S
Pinnacle Capital Development	United Multi Family	E&M Realty Trust	United Multi Family	56-58 Bowdoin Ave. Dorchester, MA	\$3.4M	31 units	Res.	S
CMI Prop.	Elliot & Co.	American Holt	American Holt	129-147 Morgan Dr. Norwood, MA	—	5,417 sf	Mixed Use	L
The Davis Co.	The Davis Co.	American Red Cross	Studley, Inc. and McCall & Almy	100 Rustcraft Rd. Dedham, MA	—	150,000 sf	Off.	L
Springster Foudation	Jones Lang LaSalle	Chesterton Capital	NAI Hunneman	98 George P. Hasett Dr. Medford, MA	\$2M	16,308 sf	Off.	S
56 Plaistow Road, LLC	Marcus & Millichap R.E. Investment Services	Jodom Realty	Marcus & Millichap R.E. Investment Services	56 Plaistow Rd. Haverhill, MA	\$2.475M	5,200 sf on 1.3 acres	Ret.	S
Behringer Harvard Orange, LLC	Institutional Property Advisors	FF Realty II, LLC	—	Orange, CT	\$35.3M	168 units	Res.	S
GHP Office Realty	GHP Office Realty	Intergroup Assn. of FAI	—	83 East Ave. Norwalk, CT	—	—	Off.	L
GHP Office Realty	GHP Office Realty	Executive House Haircutting	—	83 East Ave. Norwalk, CT	—	—	Ret.	L
GHP Office Realty	GHP Office Realty	Overland French and Resnick	—	83 East Ave. Norwalk, CT	—	—	Ret.	L
Frank Geiger	HK Group	Freddy Miraballes	Aries, Deitch & Endelson	40 Belmont St. Fairfield, CT	\$1.2M	1.6 acres	Ret.	S
129 Boston Post Road, LLC	Pearce Comm'l. R.E.	Yale New Haven Hospital	Cushman & Wakefield	1291 Boston Post Rd. Madison, CT	—	4,124 sf	Off.	L
Antar, LLC	Matthews Comm'l.	United Rentals	—	2 Alliance Circle Beacon Falls, CT	—	13,500 sf on 5 acres	Ret.	L
Two Morand Assoc.	Matthews Comm'l.	Bobken Automatics	—	1495 Thomaston Ave. Waterbury, CT	—	14,000 sf	Ind.	L
Old Avon Realty	Coldwell Banker and National Realty Advisors	Capital Region Education Council	Jones Lang LaSalle	50 Waterville Rd. Avon, CT	\$2.698M	Bldg. on 10 acres	School	S
—	O,R&L Comm'l.	Common Goal Assoc.	O,R&L Comm'l.	1573 Highland Ave. Cheshire, CT	\$350,250	7,748 sf	Off.	S

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RJD Comm'l. Development	O,R&L Comm'l.	XVIVO Scientific Animation	CB Richard Ellis	915 Silas Deane Hwy. Wethersfield, CT	—	3,000 sf	Off.	L
European Motorcars	O,R&L Comm'l.	—	Goman & York	1138 Newfield St. Middletown, CT	—	9,904 sf	Ret.	L
Mill Rock Leasing	The Geenty Group	Fortis Business Media	—	141 Mill Rock Rd. Old Saybrook, CT	—	25,000 sf	Off.	L
The Fremont Group	Cushman & Wakefield	Joseph Merritt Graphics, Inc.	R. Calabrese Agency	101 Prestige Park Rd. East Hartford, CT	—	26,473 sf	Ret.	L
Elm Chester	Boston Real Estate Advisors	Michael Xidea (Realty Venture Nominee Trust)	Boston Real Estate Advisors	700 Providence Hwy. Norwood, MA	\$17M	38,400 sf on 6.78 acres	Ret.	S
E&E Realty Co.	The Nery Corp.	Branch Plaza	—	15-19 Smith Ave. Smithfield, RI	\$510,000	7,860 sf on 1.35 acres	Ret./ Res./ Whse.	S
Cummings Props.	Cummings Props and Stubblebine Co.	Sullivan, Cotter and Assoc., Inc.	Gaughan Cos.	300 Trade Center Woburn, MA	—	3,500 sf	Off.	L
Presidents Place	Jones Lang LaSalle	Best Doctors, Inc.	Boston Realty Advisors and Transwestern	1250 Hancock St. Quincy, MA	—	48,683 sf	Off.	L
20 Freedom Way	Barry Joyce & Ptrs.	Owens & Minor	Jackson & Cooksey	20 Freedom Way Franklin, MA	—	234,664 sf	Whse.	L
S&S Mystic Ave. Realty Trust	Re/Max Andrews Realty Service	Bretta & Grimaldi, P.A.	—	77 Mystic Ave. Medford, MA	—	3,872 sf	Off.	L
William E. McCarthy Realty Corp.	Re/Max Andrews Realty Service	Milhench Supply, Inc.	—	241B Mystic Ave. Medford, MA	—	3,200 sf	Off./ Wse.	L
John M. Corcoran Co.	CBRE/N.E.	Preservation of Affordable Housing	—	Framingham, MA	\$7.8M	53 units	Res.	S
Wellesley Prescott	Haynes Mgmt., Inc.	—	—	16 Prescott St. Wellesley Hills, MA	—	2,560 sf	Off.	L
Flamingo Realty Trust	Marcus & Millichap R.E. Investment Services	Greenwood Mgmt. Props. L.P.	Marcus & Millichap R.E. Investment Services	1449 Broadway Saugus, MA	\$1.81M	3,690 sf	Ret.	S
Cornerstone R.E. Advisors	Richards Barry Joyce & Ptrs.	Red Tail Solutions, Inc.	Cushman & Wakefield	112 Turnpike Rd. Westborough, MA	—	6,000 sf	Off.	L
CMI Property Inc.	Elliot & Co., LLC	American Holt	American Holt	129-147 Morgan Dr. Norwood, MA	—	5,417 sf	Whse.	L
Kowalsky Family (The Village Center)	Angel Comm'l. L.L.C.	Equity One, Inc.	Scott Gerard Esq. Murtha Cullina L.L.P.	605-645 Post Road East Westport, CT	\$54.25M	90,000 sf on 7.55 acres	Ret.	S
The Davis Cos.	The Davis Cos.	American Red Cross	Studley and McCall & Almy	100 Rustcraft Rd. Dedham, MA	—	150,000 sf	Off.	L
Naugatuck Valley Shopping Center	HFF	Cole R.E. Investments, Inc.	—	950 Wolcott St. Waterbury, CT	—	382,864 sf on 50.51 acres	Ret.	S
Johnies Foodmaster Retail Plaza	NAI Hunneman	Harley- Davidson	Wyman Street Advisors	Revere, MA	—	120,000 sf in 2 bldgs on 7.58 acres	Ret.	S
The Pavilion	Paramount Ptrs.	White's Bakery	—	Mansfield, MA	—	—	Ret.	L
Derby Street Shoppes	Derby Street Shoppes	Kate Spade New York	—	Derby St. Hingham, MA	—	3,400 sf	Ret.	L

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Springfield Plaza Center	Charter Realty	Planet Fitness	—	Springfield, MA	—	20,000 sf	Ret.	L
Springfield Plaza Center	Charter Realty	Aaron's Rentals	—	Springfield, MA	—	8,030 sf	Ret.	L
Springfield Plaza Center	Charter Realty	Rocky's Ace Hardware	—	Springfield, MA	—	25,500 sf	Ret.	L
Springfield Plaza Center	Charter Realty	99 Restaurant	—	Springfield, MA	—	5,500 sf	Ret.	L
Hooksett Landing	Realty Ptrs., NE	Anytime Fitness	—	Hooksett Rd. Hooksett, NH	—	5,000 sf	Ret.	L
D'Andrea's Plaza	—	Grimaldi's Pizzeria	Levey Miller Maretz Comm'l. R.E. Services	Woodbridge, CT	—	—	Ret.	L
Pembroke R.E.	Colliers Int'l.	Cosi	CRE Brokerage	Congress St. Boston	—	2,755 sf	Ret.	L
Pembroke R.E.	Colliers Int'l.	Blue State Coffee	Colliers Int'l.	Seaport West Boston	—	640 sf	Ret.	L
Pembroke R.E.	Colliers Int'l.	Blo Blow Dry Bar	Colliers Int'l.	Seaport West Boston	—	1,197 sf	Ret.	L
Burlington Market Place	Linear Retail Props.	Slow Bones	—	68 Burlington Rd. Burlington, MA	—	1,630 sf	Ret.	L
The Pamela Corp.	R. Calabrese Agency, LLC	Great American Donut, Inc. (Dunkin' Donuts)	—	235 Farmington Ave. Hartford, CT	—	1,974 sf	Ret.	L
Eurovest Development	Eurovest Development	R.E. Capital Ptrs. and Covington Realty Ptrs.	R.E. Capital Ptrs. and Covington Realty Ptrs.	800 Ocean Ave. Revere, MA	\$4.85M	1.65 acres	194 units to be built Res.	S
Brady Sullivan Props.	Brady Sullivan Props.	Southern New Hampshire University	Colliers Int'l.	1230 Elm St. Manchester, NH	—	40,000 sf	Off.	L
BioMed Realty Trust Inc.	Richards Barry Joyce & Ptrs.	Biomeasure, Inc.	Cresa Boston	650 East Kendall St. Cambridge, MA	—	63,000 sf	Off.	L
Chris Paine	The Stubblebine Co.	New England Chapel	R.W. Holmes	40 Kenwood Circle Franklin, MA	—	28,656 sf	Church & School	L
Chestnut/ Highland LLC	CBRE/ New England	The Avenues Group, LLC	—	136-38 Highland Ave. Somerville, MA	\$21.25M Total	66 units	Res.	S
Chestnut/ Highland LLC	CBRE/ New England	The Avenues Group, LLC	—	286-88 Chestnut Hill Ave. Boston	\$21.25M Total	50 units	Res.	S