

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

DECEMBER 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 DECEMBER 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
Campanelli	Cushman & Wakefield	Magellan Jets	—	Rte. 3A North Quincy, MA	—	5,000 sf	Off.	L
Campanelli	Cushman & Wakefield	PharmaLogics	—	Rte. 3A North Quincy, MA	—	8,500 sf	Off.	L
Connors Props.	The Geenty Group	Fence Me In, LLC	The Geenty Group	33 Eastern Steel Rd. Milford, MA	—	1,500 sf	lind.	L
Framingham Newbury 135 CP1, LLC	Parsons Comm'l. Group	The Chrita McAuliffe Regional Charter Public School	New Dover Assoc., Inc.	135-139 Newbury St. Framingham, MA	\$4.95M	45,313 sf on 4.21 acres	Off./ Flex./ Whse.	S
MediaTek USA	Avison Young	Perfecto Mobile, Inc.	Richards Barry Joyce & Ptrs.	120 Presidential Way Woburn, MA	—	9,720 sf	Off.	L
REEM Property	Coastal Comm'l. R.E.	Oliveira Brothers Material, LLC	—	31-33 Middleboro Rd. Freetown, MA	\$255,000	5,526 sf and 1,324 sf on 4.06 acres	Comm'l. Res.	S
Dimas Botelho Revocable Trust	United Multi Family	13-19 Marney St. LLC	United Multi Family	13-19 Marney St. Cambridge, MA	\$2.887M	12 units	Res.	S
178 Phenix Ave., LLC	Marcus & Millichap	SPC Assoc., LLC	Marcus & Millichap	178 Phenix Ave. Cranston, RI	\$1.375M	2,900 sf on .67 acre	Ret.	S
Hajjar Mgmt.	The Conrad Group	A Fox & Hounds Petcare Inc.	Perry Brokerage	12 Grove St. Norwell, MA	—	7,486 sf	Ret.	L
Market Street Lynnfield	Cassidy Turley	Sachetta & Callahan LLC	—	600 Market St. Lynn, MA	—	4,463 sf	Off.	L
Stephen and Carol Carey	Stebbins Comm'l. Props.	John Skinner III	John Skinner II	587 Union St. Manchester, NH	\$320,000	4,800 sf	Off.	S
Estes Express Lines	CBRE/The Boulos Co.	Maine Dept. of Transportation	—	66 Industrial Dr. Augusta, ME	—	66,500 sf on 5.3 acres	Ind.	S
—	Summit Realty Ptrs.	Consolidated Electrical Distributors	Weeks Assoc. Comm'l. Realtors	Rte. 11 Old Lake Shore Rd. Gilford, NH	—	8,100 sf	Ret.	L
Hardman Cos.	Prolman Realty, Inc.	Schaefer Mortgage Corp.	Bean Seaver Smith Assoc.	135 Rte. 101A Amherst, NH	—	2,400 sf	Off.	L
Nedde R.E.	Nedde R.E.	Vermont League of Cities and Towns	—	89 Main St. Montpelier, VT	—	14,000 sf	Off.	L
—	Stebbins Comm'l. Props.	Lutheran Social Services	NAI Norwood Group	340 Granite St. Manchester, NH	—	7,000 sf	Off.	L
Greenland Village Shops	Colliers Int'l.	Aesthetica	—	655 Portsmouth Ave. Greenland, NH	—	1,078 sf	Ret.	L
Summit R.E. Strategies	Cushman & Wakefield/ Hayes & Sherry	Swipely	MG Comm'l.	10 Dorrance St. Providence, RI	—	25,750 sf	Off.	L
DBS Development, LLC	Paramount Props.	SuperMedia	—	300 Jefferson Blvd. Warwick, RI	—	7,233 sf	Off.	L
DBS Development, LLC	Paramount Props.	Ocean State Dermatology	Cushman & Wakefield	300 Jefferson Blvd. Warwick, RI	—	2,296 sf	Off.	L
Diamond Hill Ind. Park	Coldwell Banker	Ribbons by Design	Coldwell Banker	45 Industrial Rd. Cumberland, RI	—	4,200 sf	Off./ Whse.	L

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Skanska USA Comm'l. Development	Jones Lang LaSalle	Alexandria R.E. Equities, Inc.	Alexandria R.E. Equities, Inc.	150 Second St. Cambridge, MA	\$94.5M	123,000 sf	Off.	S
CommonWealth REIT	Cassidy Turley	Samsonite	Jones Lang LaSalle	575 West St. Mansfield, MA	—	75,218 sf	Off.	L
Estes Express Lines	CBRE/The Boulos Co.	State of Maine Dept. of Transportation	—	66 Industrial Dr. Augusta, ME	—	65,000 sf	Ind.	S
—	—	Cherrytree Group	—	233 Needham St. Newton, MA	—	—	Off.	L
Chris and David Connell	Century 21 Franklin St.	Alan Wilcox and Lynn Bertelli	MacCare Realty	19 Franklin St. Lee, MA	\$685,000	15 units	Res.	S
Harbor View Hotel's Captain's Cottage Suites	—	—	—	Edgartown Martha's Vineyard, MA	Total over \$10M	—	Res.	S
Hiller Printing, Inc.	The Nery Corp. d/b/a Coastal Comm'l. R.E.	11 William St. R.E. Trust, LLC	—	73 No. Water St. New Bedford, MA	\$790,000	6,227 sf on .43 acre	Comm'l.	S
—	Group Boston R.E.	—	—	133 Dudley Rd. Newton, MA	\$3.1M	4,868 sf on 3.3 acres	Res.	S
Metro West Collaborative Development	Metro West Collaborative Development	St. Joseph Hall Apts.	—	Watertown, MA	\$3.2M	25 units	Res.	S
Brady Sullivan Props.	Brady Sullivan Props.	Celular Freedom, India Palace, Zoo Health Club, Life Church	—	378 South Willow St. Manchester, NH	—	16,400 sf Total	Ret. and Church	L
Cohn, Dussi & Bilodeau	Capstone Props.	N.M.L.M. Realty, LLC	Willams & Stuart R.E.	10 Rosario Dr. Providence, RI	\$400,000	28,000 sf	Ind.	S
CL&G Realty, LLC	Ceceri & Assoc.	Ado Tabet	Albert Realtors	81A Western Industrial Dr. Cranston, RI	\$200,000	3,000 sf.	Off./ Whse.	S
Cynosure, Inc.	Cushman & Wakefield	Nordblom and Network Drive Owner, LLC	Nordblom and Network Drive Owner, LLC	15 Network Dr. Burlington, MA	\$25.75M	130,000 sf	Off.	S
MCP Mountain 297 State St., LLC	CB Richard Ellis/N.E.	Red Thread Spaces LLC	CB Richard Ellis/N.E.	297 State St. North Haven, CT	—	104,425 sf	Ind.	L
MCP Mountain 297 State St., LLC	CB Richard Ellis/N.E.	1-800-RACK- RAT	Colliers Int'l.	297 State St. North Haven, CT	—	53,761 sf	Ind.	L
Hackman Capital Ptrs., Oak Tree Capital and Calare Props.	Hackman Capital Ptrs., Oak Tree Capital and Calare Props.	O'Reilly Auto Parts	Jones Lang LaSalle	15 Independence Dr. Devens, MA	\$20.7M	370,545M	Whse./ Dist.	S
Inland American Realty Trust	Jones Lang LaSalle	Quiet Logistics	Colliers Int'l.	235 Barnum Rd. Devens, MA	—	184,000 sf	Ind.	L
Inland American Realty Trust	Jones Lang LaSalle	WNA	Jones Lang LaSalle	50 Independence Dr. Devens, MA	—	51,000 sf	Ind.	L

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Campanelli	Campanelli	Grander Capital Ptrs.	Transwestern IRBS Capital Markets	700 & 900 Technology Park Dr. Billerica, MA	\$7.1M	87,000 sf	Off.	S
Franklin Industrial Park	Greater Boston Comm'l. Proprs.	Taylor Exhibition Services, Inc.	Greater Boston Comm'l. Proprs.	10 Liberty Way Franklin, MA	—	55,023 sf	Off.	L
—	CBRE/N.E.	101 Tremont Owner LLC, Alcion Ventures & Paradigm Proprs.	Charles River Realty Investors LLC	101 Tremont St. Boston	—	70,000 sf	Off./ Ret.	L
Brichman 40 Court LLC	CBRE	Kearney Donovan & McGee PC	Cresa Boston	40 Court St. Boston	—	Total	Off.	L
Brichman 40 Court LLC	CBRE	The Strategy Group	Cresa Boston	40 Court St. Boston	—	6,760 sf	Off.	L
C-Plastics	Foster Healey Realty	DC Realty LLC	Poirier Realty	243 Whitney St. Leominster, MA	\$950,000	10,000 sf on 6 acres	Ind./ Off.	S
Cummings Proprs.	Cummings Proprs.	Tufts University School of Engineering	—	200 Boston Ave. Medford, MA	—	9,700 sf	Lab.	L
EPMARC	The Stubblebine Co./CORFAC Int'l.	Cutis Pharma, Inc.	Parsons Comm'l.	841 Woburn, St. Wilmington, MA	—	28,800 sf	Off./ Ind.	L
A.L.L.C	Marcus & Millichap	Private Investor	Marcus Millichap	59 Lubec St. East Boston, MA	\$735,000	6 units	Res.	S
Double Bourbon Realty LLC	Nordlund Assoc., Inc.	Danielle's Bourbon St. Realty LLC	Nordlund Assoc., Inc.	6 Bourbon St. Peabody, MA	\$2.325M	33,810 sf	Ret./ Whse./	S
Vince Madrona	Metrowest Comm'l. R.E., Inc.	Nicholas Traiforos	Metrowest Comm'l. R.E., Inc.	130 Pond St. Ashland, MA	\$500,000	6,000 sf	Ret.	S
Rhode Island Mall	Rhode Island Mall	Private Investor	Holliday Fenoglio Fowler, L.P.	650 Bald Hill Rd. Warwick, RI	\$33.35M	226,515 sf	Ret.	S
—	O'Brien Comm'l. Proprs., Inc.	Crescent Innovations, Inc.	—	42 Nagog Park Acton, MA	—	—	Ind./Lab./ Off.	L
Dr. Michael Doyle d/b/a Kematt Industries, Inc.	Southpoint Group	—	DVB R.E.	148 East Ave. Norwalk, CT	\$385,000	1,650 sf	Med. Condo	S
12 Fitch St., LLC	Southpoint Group	SaSobek's World of Reptiles	Sabre Realty	12 Fitch St. Norwalk, CT	—	1,200 sf	Ret.	L
Groton Five Guys (Davelynn Proprs., LC)	Conn. Comm'l. Realty	Katz Proprs., LLC	Katz Proprs., LLC	143 Gold Star Hwy. Groton, CT	\$1.05M	3,150 sf	Ret.	S
Shelter Assoc., LP	Coldwell Banker Comm'l. NRT Inc.	William Raveis R.E.	William Raveis R.E.	2 Research Dr. Shelton, CT	\$2M	55,000 sf on 5 acres	Off.	S
Griffin Land & Nurseries, Inc.	Griffin Land & Nurseries, Inc.	Griffin Land LLC	Griffin Land LLC	Windsor, CT	\$9M	90 acres Land	—	S
WTE 940 Whitney, LLC	Press/Cuozzo Realtors	Woof, Inc. (The Barking Lot)	Press/Cuozzo Realtors	940 Sherman Ave. Hamden, CT	—	7,460 sf	Ret.	L

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MCP Imperial Ave., LLC	Cushman & Wakefield	Dr. Ellen Cortes, DDS	HK Group	29 Imperial Ave. Westport, CT	\$800,000	2,994 sf	Res./Off.	S
—	CBRE	Stark Office Suites	Goldschmidt & Assoc.	Two Greenwich Office Pk. Greenwich, CT	—	14,752 sf	Off.	L
Roundhouse Industrial Park	Matthews Comm'l. Proprs.	Aerial Lighting & Electric, Inc.	Matthews Comm'l. Proprs.	567-3 S. Leonard St. Waterbury, CT	—	16,150 sf	Ind.	L
Whitney Medical Group	Press/Cuozzo Comm'l. Services	SG&SG, LLC	Press/Cuozzo Comm'l. Services	2447 Whitney Ave. Hamden, CT	—	13,340 sf	Off.	S
Seligson Proprs.	The Southpoint Group	AMEC Carting	The Southpoint Group	145 Main St. Norwalk, CT	—	10,068 sf	Off.	L
The Landis Group	The Landis Group	Northwestern Mutual Life Insurance Co.	The Landis Group	400 Atlantic St. Stamford, CT	—	20,000 sf	Off.	L
Grest Ptrs., LLC (Home Depot)	CBRE	Paul V. Profeta & Assoc.	CBRE	1453 Pleasant St. Bridgewater, MA	\$24M	132,984 sf on 27 acres	Ret.	S
146 Highland Assoc., LLC	Matthews Comm'l. Proprs.	Highland Ave. Waterbury and Cameron Holdings	Matthews Comm'l. Proprs.	146 Highland Ave. Waterbury, CT	\$1.09M	7,600 sf	Off.	S
—	O'Brien Comm'l. Proprs.	Provia Labs	O'Brien Comm'l. Proprs.	11 Beaverbrook Rd. Littleton, MA	—	10,400 sf	Services	L
—	O'Brien Comm'l. Proprs.	G and C Group	Stubblebine Co. and Coldwell Banker	525 Main St. Acton, MA	—	—	Business	S
Cummings Proprs.	Cummings Proprs.	Ninety Nine Restaurants	Lincoln Property Co.	14 Gill St. Woburn, MA	—	11,000 sf	Off.	L
Commonwealth REIT	Commonwealth REIT	Peak Physical Therapy & Wellness, Inc.	Cushman & Wakefield	2300 Crown Colony Dr. Quincy, MA	—	3,000 sf	Ret.	L
Plymouth Rock Assurance	Jones Lang LaSalle	AKF Group	Cresa Boston	99 Bedford St. Boston	—	15,247 sf	Off.	L
Industrial Ave. East Realty Trust	Stubblebine Co.	Northbridge Building Products	Marcus Millichap	305 Industrial Ave. Lowell, MA	—	—	Ind.	L
Darelynn Proprs., LLC	Conn. Comm'l. Realty	Katz Proprs. LLC (Five Guys Burgers and Fries)	Exp Realty Advisors, Inc.	143 Gold Star Hwy. Groton, CT	\$1.05M	3,150 sf on 0.88 acre	Ret.	S
Marlborough Village Plaza	TRB & Assoc.	—	Everest Realty	488-530 Boston Post Rd. Marlborough, MA	\$5.675M	62,446 sf on 4.5 acres	Mixed Use Off./Ret.	S
General Growth Proprs.	General Growth Proprs.	TJ Maxx	Charter Realty & Development	Waterbury, CT	—	22,889 sf	Ret.	L
Wayside Commons	The Wilder Cos.	Ethan Allen	Paramount Ptrs.	Burlington, MA	—	12,000 sf	Ret.	L
FC, Inc.	R. Calabrese Agency	Family Dollar Store	—	200 Main St. Southington, CT	—	9,200 sf	Ret.	L
Bierbrier Development, Inc.	Bierbrier Development, Inc.	Bagelville	Barry Realty Group	Arlington, MA	—	3,525 sf	Ret.	L
Bierbrier Development, Inc.	Bierbrier Development, Inc.	CareWell Urgent Care	1st US Realty	Arlington, MA	—	2,494 sf	Ret.	L
Pennsylvania R.E. Investment Trust	Pennsylvania R.E. Investment Trust	Charlotte Russe	—	Dartmouth, MA	—	4,800 sf	Ret.	L