

New England Real Estate Journal

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**SALES AND LEASES  
TRANSACTION REPORT**

**JANUARY 2014**

As published in the  
New England Real Estate Journal

# MONTHLY SALES AND LEASE REPORT

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ADDRESS	SALE PRICE	SIZE	REP. OF SELLER/LESSOR	BUYER/LESSEE	REP. OF BUYER/LESSEE	NEREJ URL
488 Main Ave. Norwalk, CT	—	6,735 sf	Cushman & Wakefield	Advanced Specialty Care	Cushman & Wakefield	<a href="http://nerej.com/57068">nerej.com/57068</a>
49 Lowell St. Peabody, MA	\$600,000	5,100 sf	The Mega Group, Inc.	Making a Difference in Peabody Foundation, Inc.	The Mega Group, Inc.	<a href="http://nerej.com/68638">nerej.com/68638</a>
The Block on Congress	—	343,000 sf in 5 bldgs	CBRE/N.E.	Related R.E. Recovery Fund	CBRE/N.E.	<a href="http://nerej.com/68639">nerej.com/68639</a>
70 Mechanic St. Foxboro, MA	—	252,000 sf	Lexington Realty Trust	Invensys Systems, Inc.	Jones Lang LaSalle	<a href="http://nerej.com/68641">nerej.com/68641</a>
35 New England Business Center Andover, MA	—	23,359 sf	CBRE/N.E.	TASC, Inc.	DTZ (Washington DC)	<a href="http://nerej.com/68642">nerej.com/68642</a>
478 Rte. 6A	\$525,000	3,248 sf	Kinlin Grover Comm'l.	Gary Grainger	Robert Paul Props.	<a href="http://nerej.com/68643">nerej.com/68643</a>
561-63 Forest Ave. Portland, ME	—	11,024 sf	CBRE/ The Boulos Co.	EA Realty, LLC	CBRE/ The Boulos Co.	<a href="http://nerej.com/68646">nerej.com/68646</a>
Plaza 29 Portland, ME	—	13,020 sf	CBRE/ The Boulos Co.	AIM Broadway, LLC	CBRE/ The Boulos Co.	<a href="http://nerej.com/68646">nerej.com/68646</a>
7 Davis Farm Rd. Portland, ME	—	11+ acres	CBRE/ The Boulos Co.	Pizzagalli Props.	—	<a href="http://nerej.com/68646">nerej.com/68646</a>
505 Washington Ave. Portland, MA	—	12 units 11,526 sf	CBRE/ The Boulos Co.	Steve Hilton	CBRE/ The Boulos Co.	<a href="http://nerej.com/68646">nerej.com/68646</a>
90 Spencer Dr. Wells, ME	—	124,420 sf	CBRE/ The Boulos Co.	Wasco Products	CBRE/ The Boulos Co.	<a href="http://nerej.com/68646">nerej.com/68646</a>
48 North Branford Rd. Branford, CT	\$1.16M	26,000 sf on 1.65 acres	The Geenty Group	IBE, LLC	The Geenty Group	<a href="http://nerej.com/68650">nerej.com/68650</a>
166 Middlesex St. Chelmsford, MA	—	5,000 sf	O'Brien Comm'l. Props., Inc.	The Chelmsford Sports Club	O'Brien Comm'l. Props., Inc.	<a href="http://nerej.com/68647">nerej.com/68647</a>
275 Billerica Rd. Chelmsford, MA	—	12,740 sf	O'Brien Comm'l. Props., Inc.	Pro Av Systems	—	<a href="http://nerej.com/68647">nerej.com/68647</a>
181 Stedman St. Lowell, MA	—	6,350 sf	O'Brien Comm'l. Props., Inc.	Constitution Construction, Bobby Spindell Training and Paresh Patel	—	<a href="http://nerej.com/68647">nerej.com/68647</a>
750 Narragansett Park Dr. East Providence, RI	\$700,000	11,000 sf on 1.55 acres	MG Comm'l.	Contech Research, Inc.	MG Comm'l.	<a href="http://nerej.com/68671">nerej.com/68671</a>
24 Albion Rd. Lincoln, RI	—	4,000 sf	MG Comm'l.	A.T. Cross Co.	—	<a href="http://nerej.com/68671">nerej.com/68671</a>
28 Wolcott St. Providence, RI	\$650,000	7,472 sf	Sweeney R.E. & Appraisal	Cargill Westside Group, LLC	Residential Props., LTD	<a href="http://nerej.com/68672">nerej.com/68672</a>
210 West Exchange St. Providence, RI	\$1.75M	50,000 sf	Capstone Props.	West X Capital LLC	—	<a href="http://nerej.com/68676">nerej.com/68676</a>
27 Libera St. Cranston, RI	—	2,626 sf	Albert Realtors	Steven and Shirley Nardillo	—	<a href="http://nerej.com/68678">nerej.com/68678</a>

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300 Crown Colony Quincy, MA	\$15.9M	118,000 sf	Cushman & Wakefield	Grander Capital Ptrs.	Cushman & Wakefield	<a href="http://nerej.com/68903">nerej.com/68903</a>
200 State St. Boston	—	10,216 sf	McCall & Almy	McK Healthcare Advertising	Boston Realty Advisors	<a href="http://nerej.com/68888">nerej.com/68888</a>
801 Main St. Concord, MA	—	1,657 sf	O'Brien Comm'l. Props.	Monumental Financial Advisors, LLC	—	<a href="http://nerej.com/64987">nerej.com/64987</a>
Burlington, MA	—	312 units	CBRE/N.E.	Avalon Bay Communities, LLC	—	<a href="http://nerej.com/68889">nerej.com/68889</a>
92 Montvale Ave. Stoneham, MA	—	8,300 sf	Cummings Props.	North East Sports Consultants	—	<a href="http://nerej.com/68891">nerej.com/68891</a>
101 Summer St. Boston	—	—	—	ICON Architecture, Inc.	Avison Young	<a href="http://nerej.com/68892">nerej.com/68892</a>
122 Grove St. Franklin, MA	—	25,600 sf	Re/Max Executive Realty	Precision Dermatology, Inc.	MG Comm'l.	<a href="http://nerej.com/68893">nerej.com/68893</a>
10 Devon Dr., Acton and 4 Forge Hill Rd. Franklin, MA	\$63.25M	176 units	Holliday Feloglio Fowler	—	—	<a href="http://nerej.com/68894">nerej.com/68894</a>
245 Commonwealth Ave. Boston	\$6M	8 units in 8,950 sf	Keliher R.E.	K Props., LLC	—	<a href="http://nerej.com/68895">nerej.com/68895</a>
969 West Main St. Waterbury, CT	\$855,000	28,314 sf	Matthews Comm'l. Props.	Icarus II, LLC	Regions Comm'l., LLC	<a href="http://nerej.com/68901">nerej.com/68901</a>
905 Burnside Ave. East Hartford, CT	\$3.8M	72 units	United Multi Family	—	—	<a href="http://nerej.com/68938">nerej.com/68938</a>
Mansfield, CT	\$4.35M	76 units	Chozick Realty, Inc.	—	—	<a href="http://nerej.com/68905">nerej.com/68905</a>
1 Brewery St. New Haven, CT	\$1.753M	117,549 sf	The Geenty Group	Conn. Dept. of Transportation	The Geenty Group	<a href="http://nerej.com/68907">nerej.com/68907</a>
31 Whitney Ave. New Haven, CT	\$836,000	5,347 sf	Press/Cuozzo Comm'l. Services	Christian Union, Inc.	Colonial Props.	<a href="http://nerej.com/68908">nerej.com/68908</a>
83 Wooster Heights Rd. Danbury, CT	—	5,235 sf	Cushman & Wakefield	MCMC, LLC	Jones Lang LaSalle	<a href="http://nerej.com/68910">nerej.com/68910</a>
83 Wooster Heights Rd. Danbury, CT	—	3,892 sf	Cushman & Wakefield	Comcast of Connecticut, Inc.	Saugatuck Comm'l.	<a href="http://nerej.com/68910">nerej.com/68910</a>
25 Forest St. Stamford, CT	—	12 units	—	Houlihan-Parnes Realtors	Harrington, Ocko & Monk, LLP	<a href="http://nerej.com/68913">nerej.com/68913</a>
777 Commerce Dr. Fairfield, CT	—	10,622 sf	CBRE	Total Care and NH CLC Hartford	Rand Comm'l.	<a href="http://nerej.com/68915">nerej.com/68915</a>
201 Christian Ln. Berlin, CT	—	2,870 sf	Christian Lane Industrial Park West, LLC	Loaf Filter North, Inc.	CBRE/N.E.	<a href="http://nerej.com/68916">nerej.com/68916</a>
472 Boston Post Rd. Orange, CT	—	1,100 sf	Pearce Comm'l. R.E.	Dr. Jennifer Ghuraibauri	Pearce Comm'l. R.E.	<a href="http://nerej.com/68917">nerej.com/68917</a>
110 National Dr. Glastonbury, CT	—	4,600 sf	O,R&L Comm'l.	New England Center for Cognitive Behavioral Therapy	Coldwell Banker Residential	<a href="http://nerej.com/68918">nerej.com/68918</a>

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Center Plaza Boston	\$307M	717,128 sf in 3 bldgs.	Cushman & Wakefield	Shorenstein Props.	—	<a href="http://nerej.com/68982">nerej.com/68982</a>
271 Wheeler Ave. Bridgeport, CT	\$154,000	5,259 sf	Pearce Comm'l. R.E.	The Installation Co.	Baldwin Pearson & Co. Inc.	<a href="http://nerej.com/68983">nerej.com/68983</a>
110 Jefferson Blvd. Warwick, RI	—	2,750 sf	Coast Realty Assoc.	Aflac	Cresa Providence	<a href="http://nerej.com/68984">nerej.com/68984</a>
Braintree and Woburn, MA	\$90M	234,000 sf in 2 bldgs.	—	Reliant Hospital Ptrs., LLC	Jones Lang LaSalle	<a href="http://nerej.com/68972">nerej.com/68972</a>
75 October Hill Rd. and 70 Barzok Dr. Holliston, MA	—	21,800 sf	Greater Boston Comm'l. Props.	Abbess Instruments and Oligo Factory	ReMax Executive Realty	<a href="http://nerej.com/68976">nerej.com/68976</a>
304 Daniel Webster Hwy. Nashua, NH	\$3.125M	5,692 sf	—	Linear Retail Props.	Spectra Realty	<a href="http://nerej.com/68988">nerej.com/68988</a>
181 No. Washington St. Boston	\$1.45M	1,526 sf on 3,302 sf lot	Marcus & Millichap	LAZ Parking	Marcus & Millichap	<a href="http://nerej.com/68974">nerej.com/68974</a>
3rd Ave. Burlington, MA	—	17,757 sf	Nordblom Co.	Boston Interiors	—	<a href="http://nerej.com/69012">nerej.com/69012</a>
3rd Ave. Burlington, MA	—	5,068 sf	Nordblom Co.	Carter's Diamonds & Fine Jewelers	—	<a href="http://nerej.com/69012">nerej.com/69012</a>
141 Mill Rock Rd. Old Saybrook, CT	—	—	The Geenty Group	From You Flowers	The Geenty Group	<a href="http://nerej.com/69013">nerej.com/69013</a>
386 Commerce Dr. Fairfield, CT	\$1.65M	18,311 sf on 1.23 acres	Angel Comm'l. LLC	David Cartwright (Hyundai Fairfield)	—	<a href="http://nerej.com/69005">nerej.com/69005</a>
480 New Haven Ave. Derby, CT	\$695,000	7.5 acres	Fischer R.E.	Master One, LLC	Fischer R.E.	<a href="http://nerej.com/69006">nerej.com/69006</a>
1880 East Main St. Torrington, CT	—	21,400 sf	Charter Realty & Development	Michaels	—	<a href="http://nerej.com/69009">nerej.com/69009</a>
33 Lambert Lind Hwy. Warwick, RI	—	11,600 sf	MG Comm'l.	Bounce U	—	<a href="http://nerej.com/68985">nerej.com/68985</a>
11 E. Main St. Avon, CT	—	4,300 sf	RM Bradley	Avon Moto Photo	—	<a href="http://nerej.com/68986">nerej.com/68986</a>
253 Naugatuck Ave. Milford, CT	—	800 sf	Colonial Props.	Coastal Canine Grooming	Colonial Props.	<a href="http://nerej.com/68987">nerej.com/68987</a>
263 Boston Post Rd. Orange, CT	—	2,000 sf	Colonial Props.	Sun West Mortgage	ReMax Right Choice	<a href="http://nerej.com/68987">nerej.com/68987</a>
973 Boston Post Rd. West Haven, CT	—	750 sf	Colonial Props.	Sangam Beauty Salon	—	<a href="http://nerej.com/68987">nerej.com/68987</a>
279 Wachaug Rd. Somers, CT	—	—	CT Comm'l. Realty & Select Homes	5A Baker's Factory Outlet	CT Comm'l. Realty & Select Homes	<a href="http://nerej.com/68989">nerej.com/68989</a>

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11 East Main St. Avon, CT	—	4,300 sf	—	Avon Moto Photo	RM Bradley	<a href="http://nerej.com/69175">nerej.com/69175</a>
22 Batterymarch St. Boston	\$10.5M	35,000 sf	Taurus Investment Holdings	Kendall RC, LLC	—	<a href="http://nerej.com/69177">nerej.com/69177</a>
Longwater Place Norwell, MA	—	28,465 sf	The Conrad Group	Energy Services Group	Jones Lang LaSalle	<a href="http://nerej.com/69161">nerej.com/69161</a>
300 Crown Colony Quincy, MA	\$15.9M	118,000 sf	Cushman & Wakefield	Grander Capital Ptrs.	Cushman Wakefield	<a href="http://nerej.com/68903">nerej.com/68903</a>
20 Copeland St. Mansfield, MA	\$975,000	8 units on 117,612 sf	United Multi Family	Baybridge Realty, LLC	—	<a href="http://nerej.com/69162">nerej.com/69162</a>
24 Oak St. Amesbury, MA	\$15.4M	87 units in 2 bldgs.	NAI Hunneman	24 Oak Street, LLC	—	<a href="http://nerej.com/69165">nerej.com/69165</a>
Canton/ Dedham, MA	\$14.55M	144,243 sf in 4 bldgs.	Newmark Grubb Knight Frank	Jumbo Capital	—	<a href="http://nerej.com/69167">nerej.com/69167</a>
12 Cheryll Dr. Canton, CT	—	2,600 sf	CBRE/N.E.	Ben & Jerry	CBRE/N.E.	<a href="http://nerej.com/69168">nerej.com/69168</a>
330 Codman Hill Rd. Boxborough, MA	\$1.947M	45,308 sf	—	Sweeney Props. 330, LLC	O'Brien Comm'L. Props., Inc.	<a href="http://nerej.com/69169">nerej.com/69169</a>
240 McClellan Hwy. East Boston, MA	—	7,488 sf	The Grossman Cos.	CH Powell Co.	—	<a href="http://nerej.com/69171">nerej.com/69171</a>