

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

FEBRUARY 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
Five Burlington Woods Burlington, MA	\$21.125M	103,973 sf	Jones Lang LaSalle	Capstone Props.	Capstone Props.	nerej.com/69268
2, 4 & 59 Chenell Dr. and 105 London Rd. Concord; 489 Lafayette Rd., Seabrook; 105 D.W. Hwy., Merrimack; 20 Commerce St., Hill; 995 Whittier Dr., Moultonboro; and 127 Main St., Salem, N.H.	\$7M	—	Premiere Props., Inc.	The Joseph Cos. (ZJBV Props., LLC)	Premiere Props., Inc.	nerej.com/69269
9 Dalton Ave. Pittsfield, MA	\$305,000	11 units	Century 21 Franklin St.	—	Century 21 Franklin St.	nerej.com/69269
Brigham Square Arlington, MA	\$50.5M	116 units	CBRE/N.E.	Intercontinental R.E. Corp.	—	nerej.com/69245
Chestnut Hill Sq. Chestnut Hill, MA	—	30,000 sf	New England Development	Beth Israel Deaconess Medical Center	New England Development	nerej.com/69246
Roanoak Ave. Willimantic, CT	\$1.65M	36 units	Chozick Realty Inc.	—	Chozick Realty Inc.	nerej.com/69247
3 and 5 Carlisle Rd. Westford, MA	—	144,541 sf	Cushman & Wakefield	Cynosure, Inc.	Cushman & Wakefield	nerej.com/69249
236 West Cummings Park Woburn, MA	—	6,786 sf	Burgess Props., Inc.	Chatime	Cummings Props.	nerej.com/69251
70 Blanchard Rd. Burlington, MA	—	16,564 sf	Avison Young	Advanstar and Guloti Insurance	Carbone Comm'l., R.E. Inc.	nerej.com/69254
One Highland Rd. North Truro, MA	\$1.28M	1,985 sf	Marcus & Millichap	Blodgett Ave., LLC	Marcus & Millichap	nerej.com/69255
650 Suffolk St. Lowell, MA	—	9,141 sf	Farley White (self)	SofTech, Inc.	Transwestern/RBJ	nerej.com/69265
475 Wildwood Ave. Woburn, MA	—	3,000 sf	Cummings Props. (self)	Olsen Cadillac	Cummings Props. (self)	nerej.com/69266
Ten Winthrop Sq. Boston	\$6.25M	27,256 sf	Cushman & Wakefield	Daniel René JV	Cushman & Wakefield	nerej.com/69281
Brookfield, CT	—	100 units on 4.76 acres (to be built)	—	JCS Capital, LLC and ACF Props., LLC JV	JCS Capital, LLC and ACF Props., LLC JV	nerej.com/69283
Dorchester, MA	\$24M	133 units	CBRE/N.E.	FF Realty II, LLC (Fairfield Residential)	—	nerej.com/69270
One Kendall Square Cambridge, MA	\$395M	670,000 sf	Cushman & Wakefield	DivcoWest	—	nerej.com/69275
Sandown, NH	\$2.85M	32 beds	—	Evergreen Health Group, LLC	Concord Comm'l. R.E.	nerej.com/69294
Rte. 4 Concord, NH	—	3,710 sf on 2 acres	Interchange Development, ILC	Drake Petroleum Co., Inc. (Xtramart)	Interchange Development, ILC	nerej.com/69297
Spit Brook Rd. Nashua, NH	—	1,619 sf	The John Flatley Co.	Elizabeth Grady Salon	The John Flatley Co.	nerej.com/69299
White River Junction, VT	—	1,500 sf	Lang McLaughry Comm'l.	Key Communications Trust	—	nerej.com/69301

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695 East Main St. Stamford, CT	—	120,000 sf	BLT Financial Centre (self)	Deloitte LLP	Deloitte LLP	nerej.com/69508
77 Champion Dr. Chicopee, MA	—	72,060 sf	The Hart Group	Menck USA	CBRE	nerej.com/69509
One Winthrop Sq. Boston	\$36M	114,257 sf	Cushman & Wakefield	DivcoWest	—	nerej.com/69493
Bangor, ME	\$26.25M	233,000 sf	HFF	GM Realty	GM Realty	nerej.com/69496
20 Seyon St. Watertown, MA	—	94,268 sf on 5 acres	CBRE/N.E.	Hilco R.E. LLC	—	nerej.com/69495
10 Roessler Rd. Woburn, MA	—	10,000 sf	Cummings Props.	Viridis 3D	The Stubblebine Group	nerej.com/69499
480 Pleasant St. Watertown, MA	—	33,658 sf	Jones Lang LaSalle	New England Research Institute	Jones Lang LaSalle	nerej.com/69497
480 Pleasant St. Watertown, MA	—	13,650 sf	Jones Lang LaSalle	pSivida Corp	Jones Lang LaSalle	nerej.com/69497
480 Pleasant St. Watertown, MA	—	2,397 sf	Jones Lang LaSalle	Digital Impulse	Cushman & Wakefield	nerej.com/69497
480 Pleasant St. Watertown, MA	—	2,422 sf	Jones Lang LaSalle	TRACS	Newmark Grubb Knight Frank	nerej.com/69497
190 Pleasant St. Ashland, MA	\$790,000	9,220 sf on 1.3 acres	Jones Lang LaSalle	190 Pleasant St., LLC	Metrowest Comm'l. R.E.	nerej.com/69501
One Highland Rd. North Truro, MA	\$1.28M	1,985 sf	Marcus & Millichap	Blodgett Avenue LLC	Marcus & Millichap	nerej.com/69255
870 Commonwealth Ave. Boston	—	6,404 sf	The Grossman Cos	Audio Concepts	—	nerej.com/69505
East Providence, RI	\$15.795M	194 units	Boston Realty Advisors	—	Boston Realty Advisors	nerej.com/69539
100 Westminster St. 30 Kennedy Plaza and 110 Westminster St. (parking lot) Providence, RI	\$64M	385,000 sf plus	Moses Afonso Ryan, Ltd.	Paolino Props.	Gibson, Dunn & Crutcher (N.Y.)	nerej.com/69538
West Main Rd. Middletown, RI	\$1.85M	3,600 sf	Marcus & Millichap	—	Marcus & Millichap	nerej.com/69542
214 Broadway Providence, RI	\$450,000	4,100 sf	Sweeney R.E. Appraisal	Marilyn Friedemann	Sweeney R.E. Appraisal	nerej.com/69543
668 Hartford Ave. Providence, RI	—	—	Sweeney R.E. Appraisal	—	Sweeney R.E. Appraisal	nerej.com/69543
120 Lambert Lind Hwy. Warwick, RI	—	3,400 sf	Capstone Props.	Fred Astaire Dance Studio	—	nerej.com/69544
120 Lambert Lind Hwy. Warwick, RI	—	2,280 sf	Capstone Props.	Geico Insurance	—	nerej.com/69544
13 Powder Hill Rd. Lincoln, RI	—	120,000 sf	Rodman R.E.	Hope Valley Industries	MG Comm'l.	nerej.com/69546

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222 West St. Keene, NH	Total	\$60,000 sf	—	Brady Sullivan	Brady Sullivan	nerej.com/69573
149 Emerald St. Keene, NH	\$4.5M	40,000 sf	—	Brady Sullivan	Brady Sullivan	nerej.com/69573
82 Hartwell Ave. Fall River, MA	\$2M	—	Collins Comm'l. R.E.	—	Cambridge Capital Advisors, LLC	nerej.com/69574
34 Commerce Way Woburn, MA	—	28,580 sf	—	Amgen	Binswanger	nerej.com/69575
400 Atlantic Ave. Boston	\$50M	—	Cushman & Wakefield	Credit Suisse	Lacy, Ltd.	nerej.com/69559
141 Longwater Dr. Norwell, MA	—	28,645 sf	—	Energy Services Group	Jones Lang LaSalle	nerej.com/69560
141 North Main St. Branford, CT	—	1,000 sf	The Geenty Group	Primordial Ink, LLC	The Geenty Group	nerej.com/69562
30 Nagog Park Acton, MA	\$1.175M	—	Cushman & Wakefield	InfoTree Investment, LLC	O'Brien Comm'l. Props., Inc.	nerej.com/69567
8 Maple St. Monroe, CT	—	14,392 sf	Hodson Comm'l.	Baron Fulfillment, LLC	Keller Williams	nerej.com/69568
176 East Main St. Westborough, MA	—	2,704 sf	Greater Boston Comm'l. Props.	Hisperos, LLC	—	nerej.com/69569
161 Worcester, Rd. Framingham, MA	—	2,523 sf	Greater Boston Comm'l. Props.	Disrupter Beam	—	nerej.com/69569
28 Washington St. Wellesley, MA	—	1,275 sf	Greater Boston Comm'l. Props.	Integrity Tax and Business Ptrs.	—	nerej.com/69569
57 East Main St. Westborough, MA	—	778 sf	Greater Boston Comm'l. Props.	Stellar Apparel	—	nerej.com/69569
28 Washington St. Wellesley, MA	—	1,275 sf	The Haynes Mgmt., Inc.	Integrity Tax and Business Ptrs.	—	nerej.com/69570
892 Worcester, St. Wellesley, MA	—	1,419 sf	The Haynes Mgmt., Inc.	SN Consulting Group	—	nerej.com/69570
42 Washington St. Wellesley, MA	—	2,500 sf	The Haynes Mgmt., Inc.	Sagent Healthstaff	—	nerej.com/69570
44 Washington St. Wellesley, MA	—	500 sf	The Haynes Mgmt., Inc.	SD Events, LLC	—	nerej.com/69570
Echo Bridge Office Park Newton, MA	—	1,933 sf	The Haynes Mgmt., Inc.	Aflac	—	nerej.com/69570
115 Technology Dr. Trumbull, CT	Total	2,398 sf	Hodson Comm'l.	Trishul	Hodson Comm'l.	nerej.com/69625
115 Technology Dr. Trumbull, CT	\$761,000	1,132 sf	Hodson Comm'l.	Enterprises, LLC	Gabriel Agency	nerej.com/69625
115 Technology Dr. Trumbull, CT	\$195,000	—	Hodson Comm'l.	Yelena Sheptovitsky (Arvis Proteins)	Hodson Comm'l.	nerej.com/69625
176-78 Newington Rd. West Hartford, CT	\$14.25M	80,000 sf	CBRE/New England	Inland R.E.	—	nerej.com/69594
222 Post Road Westport, CT	\$5.75M	21,000 sf on 1.35 acres	HK Group	—	—	nerej.com/69596

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100 Washington St. Milford, CT	\$3.9M	49,625 sf	Angel Comm'l. LLC	—	Angel Comm'l. LLC	nerej.com/69598
463-65 Main St. East Haven, CT	\$445,000	20,593 sf	Colonial Props.	Image Paper.com, LLC	Colonial Props.	nerej.com/69601
274 Riverside Ave. Westport, CT	—	11,575 sf	Cushman & Wakefield	Northwestern Mutual	CBRE	nerej.com/69604
1330 Honeyspot Rd. Ext. Stratford, CT	—	38,000 sf	Colonial Realty Realty	Nuovo Pasta Productions	Vidal/ Wettenstein	nerej.com/69940
496-500 Silas Deane Hwy. Wethersfield, CT	\$525,000	5,243 sf	O, R&L Comm'l.	Panagie Plaza, LLC	ReMax Precision Realty	nerej.com/69941
398-402 Hope St. Providence, RI	—	—	Markham & DeRentis Assoc.	City Kitty	—	nerej.com/69942
84 Portsmouth Ave. Exeter, NH	—	4,000 sf	NAI Norwood Group	Northeast Credit Union	—	nerej.com/69944
3rd Avenue Burlington, MA	—	2,627 sf	Nordblom Co.	Paul Bakery	—	nerej.com/69954
307 Main St. Woburn, MA	\$625,000	6,800 sf	Carbone Comm'l. R.E.	Rye Knot Props.	Summit Realty Ptrs.	nerej.com/69957
475 Willard Ave. Newington, CT	—	306,900 sf	The Hampshire Cos.	Jade Jeans	Cushman & Wakefield	nerej.com/69958
Farmington, CT	—	21,600 sf	Marcus & Millichap	Raymour & Flanigan Props.	New England Retail Props. Inc.	nerej.com/69938
200 Boston Post Rd. Madison, CT	—	1,260 sf	Madison Commons	Dan & Joe's Barber Shop	Pearce R.E. Co.	nerej.com/69939
200 Boston Post Rd. Madison, CT	—	1,260 sf	Madison Commons	Meriano's Bake Shoppe	Pearce R.E. Co.	nerej.com/69939
Dracut, MA	1st of 8 sites: over \$30M	36,250 sf	—	Lakeview Shopping Ctr.	Keypoint Ptrs.	nerej.com/69946
Salem, MA	2nd of 8 sites:	5,610sf	—	(leased to Sleepy's & Supercuts)	Keypoint Ptrs.	nerej.com/69946
Westford, MA	3rd of 8 sites:	40,000 sf	—	Industrial Facility	Keypoint Ptrs.	nerej.com/69946
Groton, CT	4th of 8 sites:	6,889 sf	—	Anvance Auto Parts	Keypoint Ptrs.	nerej.com/69946
Providence, RI	5th of 8 sites:	121,660 sf	—	Shaw's Plaza	Keypoint Ptrs.	nerej.com/69946
Keene, NH	6th of 8 sites:	112,000 sf	—	Colony Mill Marketplace	Keypoint Ptrs.	nerej.com/69946
Keene, NH	7th of 8 sites:	100,000 sf	—	The Center at Keene	Keypoint Ptrs.	nerej.com/69946
Norfolk, MA	8th of 8 sites: total over \$30 M	14,409 sf	—	Norfolk Commons	Keypoint Ptrs.	nerej.com/69946
Stoughton, MA	\$15.8M	50,900 sf	Cushman & Wakefield	Shoppes at Page Point (Inland R.E. Acquisitions, Inc.)	—	nerej.com/69949
792 Beacon St. Newton, MA	\$6.9M	12,000 sf	Colliers Int'l.	Prower LLC	Coldwell Banker Comm'l. NRT	nerej.com/69953
67 Newton Rd. Danbury, CT	—	—	Hawley Cos.	Miracle-Ear Hearing Aid Ctrs., Franchise	Macmillan & Son Comm'l. R.E.	nerej.com/69928
533 South Broad St. Meridan, CT	—	—	In-Sight Retail	Miracle-Ear Hearing Aid Ctrs., Franchise	Macmillan & Son Comm'l. R.E.	nerej.com/69928

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325 New Boston St. Woburn, MA	—	10,875 sf	—	Publishers Circulation Fulfillment, Inc.	Greater Boston Comm'l. Props.	nerej.com/69921
128 Park St. Beverly, MA	—	6,000 sf	—	Publishers Circulation Fulfillment, Inc.	Greater Boston Comm'l. Props.	nerej.com/69921
370 Libby Industrial Pwy. Weymouth, MA	—	7,407 sf	—	Publishers Circulation Fulfillment, Inc.	Greater Boston Comm'l. Props.	nerej.com/69921
16 Boston Rd. Chelmsford, MA	\$4.346M	13,013 sf	Chelmsford Town Center, LLC	Chelmsford Pharmacy DST (CVS ground lease)	Chelmsford Town Center, LLC	nerej.com/69923
42 Nagog Park Acton, MA	—	9,230 sf	O'Brien Comm'l. Props., Inc.	TeraRecon	—	nerej.com/69926
62 Charles St. Boston	—	1,842 sf	Conviser Property Group	Peet's Coffee & Tea	Colliers	nerej.com/69947
502 Railroad St. St. Johnsbury, VT	\$1.75M	12,000 sf	Peabody & Smith Realty Comm'l.	R&R Realty Mgmt.	Peabody & Smith Realty Comm'l.	nerej.com/69913
250 Eliot St. Ashland, MA	—	7,500 sf	Parsons Comm'l. Group	Fallon Ambulance Service	Parsons Comm'l. Group	nerej.com/69914
55-57 Greens Farms Rd. Westport, RI	—	10,024 sf	Cushman & Wakefield	Daversa Ptrs.	Saugatuck Comm'l.	nerej.com/69915
55-57 Greens Farms Rd. Westport, RI	—	5,100 sf	Cushman & Wakefield	Synergy Corporate Technologies	Cushman & Wakefield	nerej.com/69915
55-57 Greens Farms Rd. Westport, RI	—	5,000 sf	Cushman & Wakefield	Broder & Orland	John Hastings R.E.	nerej.com/69915
Ten 99 Hingham St. Rockland, MA	—	4,800 sf	The Grossman Cos.	NES Financial	Mohn Ptrs.	nerej.com/69922