

New England Real Estate Journal

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**SALES AND LEASES
TRANSACTION REPORT**

AUGUST 2014

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 AUGUST 2014

| ADDRESS | SALE PRICE | SIZE | REP. OF SELLER/LESSOR | BUYER/LESSEE | REP. OF BUYER/LESSEE | STORY LINK |
|---|--------------|-----------------------------|-------------------------------------|--|--|----------------------------|
| 400 Fifth Ave. Waltham, MA | \$19.7M | 116,000 sf | NAI Hunneman | Duffy Props | NAI Hunneman | CLICK HERE |
| 218 Broad St. New London, CT | \$667,500 | 12,000 sf | Conn. Comm'l. Realty | CIL Community Resources | Randall Realtors | CLICK HERE |
| 11 Brooks Dr. Braintree, MA | \$2.1M | 30,000 sf | NAI Hunneman | Ardente Supply | Residential Props., Ltd. | CLICK HERE |
| 150, 255, 300, 303 and 335 Bear Hill Rd.; 300 Second Ave.; and 60 & 69 Hickory Dr. Waltham, MA | \$35.5M | 220,000 sf | Eastdil Secured | Taurus Investment Holdings, LLC | Eastdil Secured | CLICK HERE |
| 12 Esquire Rd. Billerica, MA | — | 60,000 sf | 12 Esquire Rd. (self) | South Shore Gunitite Pools and Spars, Inc. | O'Brien Comm'l. Props. | CLICK HERE |
| 206-210 Mystic Ave. Medford, MA | — | 14,628 sf | Combined Props., Inc. | Meto Roofing Supplies | Combined Props., Inc. | CLICK HERE |
| 11-15 John St. Chestnut, Hill MA | \$1.549M | 4,000 sf | Boston Comm'l. Props. | Newton Investment Props., LLC | Coldwell Banker | CLICK HERE |
| Concord Farms Concord, MA | — | 293,789 sf on 31 acres | — | Paradigm Capital Advisors w/Alcion Ventures, L.P. | Paradigm Capital Advisors w/Alcion Ventures, L.P. | CLICK HERE |
| 2 Prince Ave. Lowell, MA | \$3.656M | 320,000 sf on 14.4 acres | J. Manning Auctioneers | — | — | CLICK HERE |
| 65 Memorial Rd. West Hartford, CT | — | 5,292 sf | Jones Lang LaSalle America, Inc. | Goldberg, Yolles and Leopore, LLC | National Realty Advisors | CLICK HERE |
| 14 Kane Industrial Dr. Hudson, MA | — | 5,800 sf | Greater Boston Comm'l. Props. | Play It Now | Greater Boston Comm'l. Props. | CLICK HERE |
| 12 Kane Industrial Park Hudson, MA | — | 6,750 sf | Greater Boston Comm'l. Props. | Dogs' Learning Center, LLC | Greater Boston Comm'l. Props. | CLICK HERE |
| 1077 Boston Post Rd. Darien, CT | — | 7,000 sf | Signature Group | Posh Nail & Spa | Collins Enterprises and Yale University | CLICK HERE |
| 416 Emerson Ave. Hampsted, NH | \$3.1M | 22,000 sf | — | Quick Stop Props., LLC | Shea Comm'l. Props., Inc. | CLICK HERE |
| 5 Perimeter Rd. Manchester, NH | \$1.4M | 59,000 sf on 5.15 acres | Colliers Int'l. | The Founders Academy | Cushman & Wakefield | CLICK HERE |
| 235 Gannett Dr. South Portland, ME | — | 8,000 sf | The Boulos Co. | EPS Props., LLC | — | CLICK HERE |
| 795 Main St. Westbrook, ME | — | 5,846 sf | The Boulos Co. | Mountain View, LLC | — | CLICK HERE |
| 901A Washington Ave. Portland, ME | — | 34,956 sf | The Boulos Co. | Spurwink Services | The Boulos Co. | CLICK HERE |
| 49 Dana Court Westbrook, ME | \$235,000 sf | 2 units | Cardente R.E. | Will Vercoe | Cardente R.E. | CLICK HERE |
| 4 Ledgeview Dr. Westbrook, mE | — | 20,500 sf | Malone Comm'l. Brokers | Hearst Props., Inc. | Compass Brokers | CLICK HERE |
| 25 Pearl St. Westbrook, ME | — | 21,550 sf | Malone Comm'l. Brokers | Cashstar | CBRE/ The Boulos Co. | CLICK HERE |

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|---|------------|-------------------------------|---------------------------------|--|-------------------------------|----------------------------|
| 32 Derne St. Boston | \$15M | 47,480 sf | J.L.L. | 32 Derne St. LLC | — | CLICK HERE |
| 69 Winter St. Springfield, MA | \$9.6M | 262 units | Marcus & Millichap | Armoury Commons, LLC | Marcus & Millichap | CLICK HERE |
| 105 Second St. Chelsea, MA | — | 15,000 sf | Colliers Int'l. | Chelsea Clock | Burgess Props. | CLICK HERE |
| 500 Cummings Ctr. Beverly, MA | — | 12,752 sf | Cummings Props. | Sage Science | — | CLICK HERE |
| 1179 Ocean St. Marshfield, MA | — | — | Molisse Realty Group | The Green Light | — | CLICK HERE |
| One Lori Ann Dr. Warwick, RI | \$8.8M | 45,000 sf on 13 acres | Peter M. Scotti & Assoc. | Coastway | — | CLICK HERE |
| 850 Broadway East Providence, RI | \$875,000 | 4,966 sf in 14 units | Sweeney R.E. & Appraisal | 850 Broadway, LLC | Sweeney R.E. & Appraisal | CLICK HERE |
| 901 Waterman St. East Providence, RI | \$900,000 | 18,200 sf | Sweeney R.E. & Appraisal | Tantara Corp. | Sweeney R.E. & Appraisal | CLICK HERE |
| 236 Chapman St. Providence, RI | \$400,000 | 9,273 sf on 20,160 sf of land | Sweeney R.E. & Appraisal | 236 Chapman St., LLC | Sweeney R.E. & Appraisal | CLICK HERE |
| 120 Bernard St. Falmouth, MA | \$1M | 25,000 sf | Southeast Comm'l. | — | Southeast Comm'l. | CLICK HERE |
| 11.5 Industrial Dr. Mattapoisett, MA | \$1.5M | 45,000 sf | Southeast Comm'l. | — | Southeast Comm'l. | CLICK HERE |
| 57 Obery St. Plymouth, MA | \$350,000 | 2,500 sf | Southeast Comm'l. | Cape Cod VNA | — | CLICK HERE |
| 30 Kenny Dr. Cranston, RI | \$1.975M | — | CBRE/N.E. | 30 Kenny Dr., LLC | MG Comm'l. R.E. | CLICK HERE |
| 1130 Ten Rod Rd. North Kingstown, RI | \$217,500 | 2,320 sf | Paramount Props | Psychotherapy Practice of North Kingstown, LLC | ReMax/Butler Realty | CLICK HERE |
| 90 Lafayette St. Pawtucket, RI | \$535,000 | 19 units | Century 21 Commonwealth Comm'l. | TKF Realty, LLC | Century 21 Stachurski Agency | CLICK HERE |
| 40 Sharpe Dr. Cranston, RI | — | 4,000 sf | Saletin R.E. Group | R.I. Society of Certified Public Accountants | — | CLICK HERE |
| 5 Pleasant View Ave. Smithfield, RI | — | 1,800 sf | Coldwell Banker | NOBL Communications, LLC | Coldwell Banker | CLICK HERE |
| 10 City Point Waltham, MA | — | 150,000 sf | Boston Props. (self) | Wolverine Worldwide | Cassidy Turley and Mahr Ptrs. | CLICK HERE |
| 62 Perkins Rd. Londonderry, NH | \$1.62M | 26 acres | Keller Williams | Wallace Farm LLC | Keller Williams | CLICK HERE |
| 109 Powdermill Rd. Maynard, MA | \$2.3M | 114,467 sf on 10 acres | Parsons Comm'l. | Kailey Boo LLC | Parsons Comm'l. | CLICK HERE |
| 87 Cambridge Park Dr. Cambridge, MA | — | 37,186 sf | Cushman & Wakefield | Dicerna Pharmaceuticals | T3 Advisors | CLICK HERE |
| 10 Guest St. Brighton, MA | — | 18,000 sf | Avison Young | The Home for Little Wanderers | Colliers Int'l. | CLICK HERE |
| 535 Connecticut Ave. Norwalk, CT | \$13.5M | 179,000 sf | CBRE Group Inc. | Matrix Investment Group, LLC | CBRE Group Inc. | CLICK HERE |

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|--|------------|---------------------------|-------------------------------------|---|---|----------------------------|
| Manchestser, CT | \$2.8M | 49,905 sf | Marcus & Millichap | — | Marcus & Millichap | CLICK HERE |
| 1031 New Britain Ave. West Hartford, CT | \$750,000 | 50,000 sf | R. Calabrese Agency | INVCAP LLC | R. Calabrese Agency | CLICK HERE |
| 50 Market Square Newington, CT | \$525,000 | 6,554 sf on .26 acres | Morrow Realty | BAJ Props., LLC | Morrow Realty | CLICK HERE |
| 80 Rado Dr. Naugatuck, CT | — | 70,400 sf | Gretsch Comm'l. R.E. | Yo-Farm Co. | Matthews Comm'l. Props. | CLICK HERE |
| 440 Middlefield St. Middletown, CT | — | 5,300 sf | Trevor Davis Comm'l. R.E. | Hartford Courant | CBRE/N.E. | CLICK HERE |
| 98 Washington St. Middletown, CT | — | 2,500 sf | Trevor Davis Comm'l. R.E. | Charles Computer Services | Trevor Davis Comm'l. R.E. | CLICK HERE |
| 98 Washington St. Middletown, CT | — | 3,618 sf | Trevor Davis Comm'l. R.E. | Change, Inc. | Trevor Davis Comm'l. R.E. | CLICK HERE |
| 79 East Putnam Ave. Greenwich, CT | — | 2,650 sf | GHP Office Realty, LLC | Davidoff Cigar Lounge, LLC and The Tobacconist | Alliance Realty Group | CLICK HERE |
| 79 East Putnam Ave. Greenwich, CT | — | 1,114 sf | GHP Office Realty, LLC | Canaan & Co. | — | CLICK HERE |
| 79 East Putnam Ave. Greenwich, CT | — | 685 sf | GHP Office Realty, LLC | Natalia Huang Piano Studio, LLC | — | CLICK HERE |
| 79 East Putnam Ave. Greenwich, CT | — | 551 sf | GHP Office Realty, LLC | Torrence Capital, LLC | — | CLICK HERE |
| 65 Memorial Rd. West Hartford, CT | — | 5,292 sf | Jones Lang LaSale Americas, Inc. | Goldberg Yolles and LePore LLC | National Realty Advisors, LLC | CLICK HERE |
| 83 Wooster Heights Rd. Danbury, CT | — | 10,004 sf | Cushman & Wakefield | Sigmund Software | Hudson Comm'l. R.E. | CLICK HERE |
| 83 Wooster Heights Rd. Danbury, CT | — | 2,776 sf | Cushman & Wakefield | Concentrix | Colliers Int'l. | CLICK HERE |
| 700 Longwater Dr. Norwell, MA | \$9.45M | 73,000 sf on 6.5 acres | The Conrad Group | Foxrock Props | — | CLICK HERE |
| 75-101 Federal St. Boston | — | 42,179 sf | Cushman & Wakefield | Jewish Vocational Services | Fairlane Props. and Brown & Wagner LLC | CLICK HERE |
| 111 Tremont St. Brighton, MA | \$8.2M | 62 apts. | Keliher R.E. | Jim Keliher of Mainsail Mgmt | — | CLICK HERE |
| 155 Northboro Rd. Southborough, MA | — | 12,432 sf | Greater Boston Comm'l. Props. | Webco Engineering | Greater Boston Comm'l. Props. | CLICK HERE |
| 65 Franklin St. Boston | — | 4,535 sf | Avison Young | Locately | — | CLICK HERE |
| 50 Cambridge St. Worcester, MA | \$16M | 69,000 sf | CBRE/N.E. | The Federated Cos. | — | CLICK HERE |
| Main Mall Rd. South Portland, ME | \$19.4M | 16,195 sf | Marcus & Millichap | Starbucks/ Mattress Firm | — | CLICK HERE |
| Rte. 146 Worcester, MA | \$49M | 386,853 sf on 44 acres | Cushman & Wakfield | RK Centers | — | CLICK HERE |

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| 2-20 Commerce Way Seekonk, MA | \$3.84M | 32,100 sf | MG Comm'l. | 20 Commerce, LLC | The Discovery Group | CLICK HERE |
| 3rd Ave. Brulington, MA | — | 9,000 sf | Nordblom Co. | Mitchell Gold + Bob Williams | — | CLICK HERE |
| Granite Place Quincy, MA | — | 29,615 sf | The Grossman Cos. | T.J. Maxx | — | CLICK HERE |
| 62 Charles St. Boston | — | 1,500 sf | Linear Retail | Persona Jewelry | — | CLICK HERE |
| 77 Main St. Playhouse Corner Southbury, CT | — | 1,400 sf | The R. Calabrese Agency | Edible Arrangements | The R. Calabrese Agency | CLICK HERE |
| 50 Rado Dr. Naugatuck, CT | — | 22,000 sf | Cushman & Wakefield | ITD Corp. | The Calabraee Agency | CLICK HERE |
| 100 Constitution Blvd. Franklin, MA | — | 192,000 sf | Transwestern/ RBJ | EMC Corp. | Cresa Boston | CLICK HERE |
| Exchange and Middle Sts. Portland, ME | \$8M | 68,000 sf | — | Middle Street Holdings, LLC | CBRE/The Boulos Co. | CLICK HERE |
| 55-65 Sharp St. Hingham, MA | \$4.025M | 37,000 sf in 3 bldgs. on 5.71 acres | Avison Young | Blue Diamond R.E. Group | — | CLICK HERE |
| 39-41 Mt. Vernon St. Boston | \$11.5M | 23,000 sf | Boston Realty Advisors | Mt. Vernon Ptrs. LLC (Daniel Rene) | — | CLICK HERE |
| 680-688 Washington St. Walpole, MA | \$1.875M | 8 units in 10,862 sf | United Multi Family | Mark Pearlstein | — | CLICK HERE |
| 859 Pine St. Fall River, MA | \$1.1M | 30 units | United Multi Family | KC Fall River Holdings II, LLC | — | CLICK HERE |
| 165-181 Cedar Hill St. Marlborough, MA | — | 26,202 sf | Greater Boston Comm'l. Props. | Partners | — | CLICK HERE |