

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

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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